



**Woodview, 84, Scotland Hill
Sandhurst
Berkshire, GU47 8JZ**

£700,000 Freehold



Located in the desirable area of Scotland Hill and originally built in c.1934, a beautiful character home which has undergone sympathetic extension to now provide five bedrooms with just under 2,000 sq ft of living accommodation. The versatile accommodation is now based over three floors and comprises an entrance hallway with beautiful wood flooring, study/family room, a 25' living/dining room with wood burner, a spacious kitchen which is semi open plan to a glass roof dining/family area, a separate utility room and a stunning shower room with granite tiling. To the first floor you will find a spacious guest bedroom with ensuite shower room, three further generous sized bedrooms and a delightful refitted modern family bathroom. The top floor provides a fantastic master suite with twin Velux style balcony windows, ample eaves storage and a ensuite shower room.

- Extended 5 bedroom 1930s character home
- Spacious living/dining room and semi open plan kitchen
- 'L' shaped garden with patio and summer house
- Nearly 2,000 sq.ft over three floors
- Guest ensuite, family bathroom, and top floor master suite
- Walk to station, shops, parks, and scenic walking/cycling routes

Outside, the property is approached via a block paved driveway with an additional parking space tucked away behind the shrub border. The remainder of the frontage is laid to lawn with a timber-built log store. The extensive tiered rear garden comprises a patio, with steps to a lawned area. Stepping stones lead to a decked seating area with the final tier being laid to lawn with a further decked area, summer house, outbuilding and garden shed. The garden benefits from mature shrub and flower borders and is an 'L' shape configuration.

Scotland Hill is a favoured area of Sandhurst providing easy access to Sandhurst train station which is only a few minutes' walk away. Sandhurst High Street with a good variety of shops, cafes, pubs and eateries and the York Town Road shopping parade are also within an easy stroll. Sandhurst Memorial Park, Yateley lakes and Swan Lake Park and Shepherds Meadow are also within easy reach making ideal places to walk or cycle.

Council Tax Band: E
 Local Authority: Bracknell Forest Council
 Energy Performance Rating: D





Scotland Hill, Sandhurst

Approximate Area = 1984 sq ft / 184.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1293716

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N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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