



33, Sandhurst Road
Crowthorne
Berkshire, RG45 7HR

£825,000 Freehold



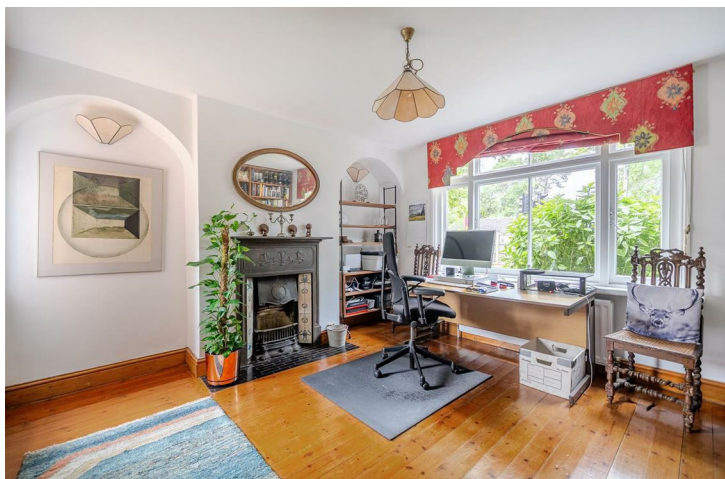
Believed to date back to c.1900 and located on a corner plot within easy reach of the renowned Edgbarrow Secondary School, an attractive detached character home which has undergone recent improvements by the current owners. The delightful accommodation comprises an entrance hallway with Victorian style encaustic tiles, a living room with bay window and fireplace, a separate dining room with ornate fire surround, a shaker style kitchen with solid wooden work tops and a breakfast room, there is also a utility and cloakroom to the ground floor. Upstairs you will find a master bedroom with fitted wardrobes and a five-piece ensuite, there are three further good sized bedrooms and a family bathroom.

- Corner plot with well-tended gardens
- Living room with bay window
- Master with ensuite bath/shower room
- Character features
- Shaker style kitchen with solid wood worktops
- Detached double garage and driveway

Outside, the property occupies a generous corner plot with a sizeable block paved driveway providing parking for numerous vehicles. There is also a detached double garage with light and power and eight solar panels mounted to the roof with a battery system which our client advised has provided revenue to them since the installation in 2023. The front garden is mainly laid to lawn with wood chip borders and a courtesy path to the front door and parking. At the rear, a pergola covers the rear entrance with an attractive mature Wisteria providing a delightful seating area. Steps then lead to the rear garden which is mainly laid to lawn.

This imposing family home is conveniently located within a short walk to the village high street with its array of shops, restaurants and amenities. Edgbarrow School and sports centre, the Wildmoor Heath Nature Reserve and Wellington College are also within a reasonable stroll too. Further nearby places of interest include 'The Ridges' National Trust, the Heath Lake and the Devil's Highway, all of these offering delightful woodland walks and local beauty spots. Viewings come highly recommended.

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





Sandhurst Road, Crowthorne

Approximate Area = 1394 sq ft / 129.5 sq m (excludes void)

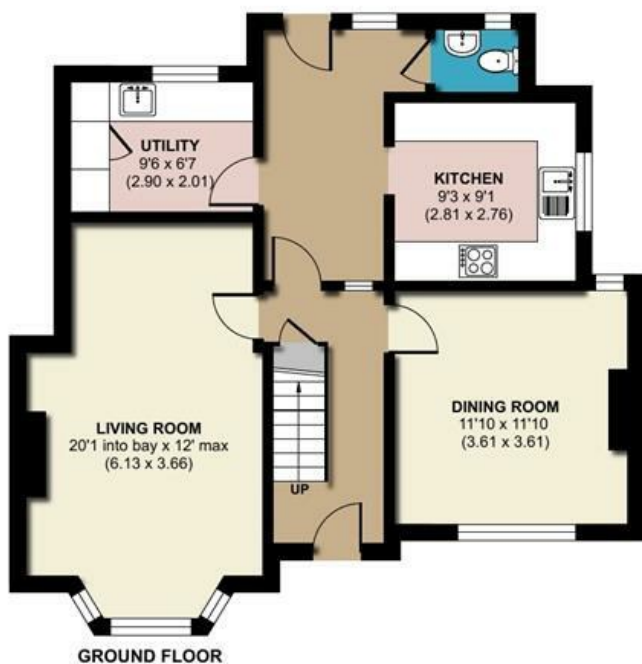
Garage = 336 sq ft / 31.2 sq m

Total = 1730 sq ft / 160.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Michael Hardy. REF: 1344268

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

Michael Hardy
MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk

www.michael-hardy.co.uk

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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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