



Orchard Gate, Sandhurst

£720,000



## Orchard Gate, Sandhurst

This spacious 4/5 bedroom house has excellent versatile living accommodation and is in need of some renovation and redecoration. Found within a very sought after area and quiet cul-de-sac in the heart of Sandhurst it is perfectly located within easy reach of excellent local schools, amenities, woodland walks, parks, lakes and transport networks.

### FEATURES

- Driveway parking for multiple cars as well as double garage
- Quiet location and private garden with mature shrubs and trees
- Multiple reception rooms and workshop
- Spacious double aspect lounge with fireplace
- Within catchment area for excellent local schools
- 0.5 miles to Eagle House School, 1.5 miles to Wellington College
- Easy reach of main roads, motorways and airports
- 0.6 miles to Sandhurst station, direct line to Reading, Guildford & Gatwick
- Nearby out of town superstores
- Band F – Bracknell Forest Borough Council

### ACCOMMODATION

- Entrance Hall
- Lounge
- Dining room
- Study
- Workshop
- Kitchen
- Cloakroom / toilet
- Store
- Master bedroom with en-suite
- Family bathroom

### OUTSIDE

- Front garden with mature trees and shrubs and path to front door
- Driveway with gate for cars at back
- Double garage
- Back garden with patio for entertaining
- Garden shed

### EPC RATING

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## Orchard Gate

Approximate Gross Internal Area 203.40 sq m / 2189.37 sq ft  
(Excluding Garage)

Garage Area 30.85 sq m / 332.06 sq ft

Total Area 234.25 sq m / 2521.44 sq ft (Including Garage)

RH = Roof Height



Ground Floor

First Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.

**Disclaimer:** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **GU47 8PP**



**NEWTON ROWE**  
SALES & LETTINGS

The Old Dairy, 7 Updown Hill, Windlesham, Surrey GU20 6AF  
enquiries@newtonrowe.co.uk | 01276 986900