



11, Edgbarrow Rise,
Sandhurst,
Berkshire, GU47 8QH

Guide Price £900,000 Freehold



Situated in a quiet secluded woodland setting, a stunning spacious detached family home which has been significantly improved by the current owners and immaculately maintained. Accommodation on the first floor offers five bedrooms, a family bathroom and two ensuite shower rooms to the surprisingly large master bedroom and guest bedroom all of which have recently been refitted. The ground floor accommodation comprises entrance hallway with a modern cloakroom, c.19ft living room, family room, beautifully refurbished kitchen/breakfast room with quartz work surfaces, a separate utility room and a conservatory. A viewing of this impressive family home is highly recommended in order to appreciate the spacious accommodation on offer.

- Stunning detached spacious family home
- Beautiful kitchen/breakfast room
- Double garage and driveway parking
- Five bedrooms/two receptions
- Wooded backdrop
- Good local schools

To the front there is ample driveway parking. The generous sized secluded and well maintained rear south westerly garden has a mature woodland theme and is mainly laid to lawn with a large patio area. There is a separate section at the rear of the garden which is divided by ranch style fencing.

Edgbarrow Rise is located in Little Sandhurst and positioned adjacent to the grounds of Eagle House School/Wellington College. The property is situated midway between the villages of Crowthorne and Sandhurst with their associated shops, eateries and general amenities with the popular Wildmoor Heath Nature Reserve only about half of a mile away and Wellington Woods right on your doorstep. Edgbarrow school is also within walking distance.

NB: Photographs 2024

Council Tax Band: G
Local Authority: Bracknell Forest Council
Energy Performance Rating: C

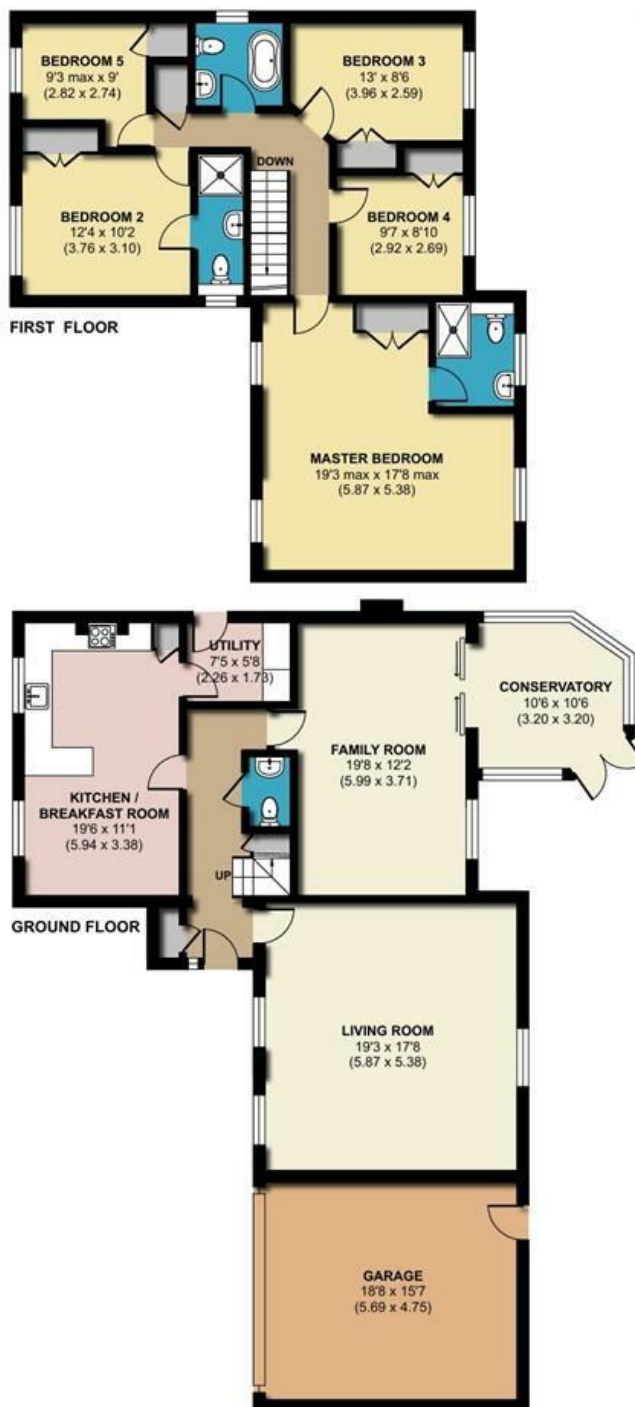




Edgbarrow Rise, Sandhurst

Approximate Area = 2398 sq ft / 222.7 sq m (includes attached garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1193169

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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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