



10, Cock-A-Dobby  
Sandhurst  
Berkshire, GU47 8LB

**OIRO £880,000 Freehold**





Enjoying an elevated position with impressive far reaching views, a well kept and spacious four bedroom detached home in a desirable cul-de-sac. The spacious accommodation comprises an entrance hallway, modern cloakroom, a kitchen/breakfast room with utility room and an impressive sizeable dining room. Upstairs you will find a 21' double aspect living room with sliding doors opening to a balcony with impressive views, there is also a guest room which is accessed off the living room. The master bedroom is a good sized double with fitted double wardrobe and an ensuite bathroom, there are three further well proportioned bedrooms with fitted double wardrobes and a family bathroom. Further features include a summer house with built in sauna, a double garage and driveway parking.

- Elevated position with far reaching views
- 21' living room with balcony
- Summer house with sauna
- Spacious versatile accommodation
- Tiered spacious garden
- Double garage with driveway parking

The outside of the property sits in a small cul-de-sac in an elevated position with driveway parking and a double garage with light and power and upper mezzanine storage area, the remainder of the frontage is laid to lawn with mature trees and shrubs. The sloping rear garden comprises a small terraced patio which then steps up to a larger patio which is ideal for entertaining. Steps then lead to the lawned area with mature foliage and trees. To the very rear of the garden you will find a summer house with a built in sauna. The top tier of the garden enjoys impressive views across Hampshire.

Cock-A-Dobby 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 is 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: G  
Local Authority: Bracknell Forest Council  
Energy Performance Rating: D









## Cock-a-Dobby, Sandhurst

Approximate Area = 1691 sq ft / 157 sq m

Garage = 323 sq ft / 30 sq m

Outbuilding = 164 sq ft / 15.2 sq m

Total = 2178 sq ft / 202.2 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). © nichcom 2025. Produced for Michael Hardy. REF: 1383841

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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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