



Honey Cottage Newtown Road, Sandhurst, GU47 9EH

Offers in excess of £510,000

Nestled on Newtown Road in the charming town of Sandhurst, this delightful detached house, built in 1840, offers a perfect blend of character and modern living. Spanning an impressive 1249 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family time. The well-presented kitchen is a highlight, providing a functional space for culinary pursuits.

The accommodation on offer briefly consists: Entrance porch, formal living room with real log burner in fireplace, family room and a door leading to the kitchen. There is plenty of work space and storage and space for white goods in the kitchen and this in turn leads to the downstairs WC. Stairs then lead to the first floor landing with doors to four generous sized bedrooms, the principal bedroom with an en-suite shower room. The family four piece suite bathroom completes the living space.

Outside, the generous garden presents a wonderful opportunity for outdoor relaxation and recreation, perfect for children to play or for hosting summer gatherings. The property also includes convenient parking and a garage, adding to the overall appeal and functionality of this charming residence.

With its historical charm and modern amenities, this characterful home on Newtown Road is an excellent choice for those seeking a peaceful yet vibrant community in Sandhurst. The location is sought after and with excellent access via road and rail, this area is popular amongst those looking to commute into the city of London.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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