MICHAEL HARDY
SALES & LETTING

23, Florence Road,
Sandhurst,
Berkshire, GU47 0QB

£825,000 Freehold

Located in a desirable non-estate setting and offered to the market with no onward chain, this impressive detached residence was built by the current owner to exacting specifications. The gated entrance opens to an imposing home with accommodation arranged as follows: an entrance hallway, playroom/family room, study and a modern cloakroom, leading to a 24’ living room with a feature fireplace. Sliding doors open into the impressive 27’ two-tone kitchen, which features fitted appliances, a central island, a roof lantern and bi-fold doors to the garden. Upstairs, a spacious landing features double doors opening to a front-facing balcony. The layout includes a generous master bedroom with a modern en-suite shower room, three further well-proportioned bedrooms and a stylish family bathroom. The guest bedroom also benefits from direct access to a roof terrace enjoying views over the rear garden. The property further boasts a c.130’ rear garden alongside a garage that has been converted into a self-contained annexe (NB: this conversion is unofficial and has not been signed off by the council).

- No onward chain
- Self-contained annexe
- Impressive master bedroom with ensuite
- Bespoke one-off build
- Stunning 27’ kitchen/dining room
- Three versatile reception rooms

Double gates open to this imposing home with private driveway parking. The remainder of the frontage is enclosed by a brick wall and ornate metal railings. The extensive rear garden measures approximately 130’ in length, featuring a generous patio with the remainder mainly laid to lawn and bordered by mature shrubs and trees. The single-width garage has been converted into a modern annexe comprising an open-plan living room/kitchenette with contemporary units, a modern shower room, and a double bedroom. (NB: the garage conversion does not have planning or building regulation sign off).

Situated in the desirable area of College Town, the property is within easy reach of neighbouring Camberley and Crowthorne. Florence Road is a highly sought-after location with a variety of local shops, eateries and the Meadows Superstore all within close proximity. There are also many pleasant woodland walks nearby, including Shepherd Meadow and the ever-popular Swinley Forest, which provides an excellent recreational space for walkers and cyclists.

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

Floorplan

Florence Road, College Town, Sandhurst

Approximate Area = 1942 sq ft / 180.4 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). ©nichecom 2026. Produced for Michael Hardy. REF: 1497341

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
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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