



**The Byre, Ambarrow Farm Courtyard, Ambarrow Lane  
Sandhurst  
Berkshire, GU47 8JE**

**£725,000 Freehold**





Located in an idyllic semi-rural setting with an abundance of walks and countryside on your doorstep, yet within only a few minutes' drive of Crowthorne train station and amenities, a beautiful four/five bedroom home in a private and exclusive courtyard setting. The desirable and versatile accommodation comprises an entrance vestibule with double doors opening to a spacious split-level dining/living room which benefits from a working fireplace with ornate surround and patio doors opening to the garden. The stylish kitchen has granite worktops, with a carved drainer and granite breakfast bar, and benefits from a separate utility which leads to a modern cloakroom. To the first floor you will find an impressive master bedroom with an array of high end fitted wardrobes and a beautiful ensuite with oversized shower. There are two further bedrooms with the guest suite benefitting from a well presented 'jack & jill' bathroom. The top floor which was an addition to the original accommodation comprises two further versatile rooms which could be used as bedrooms but are currently configured as a family room and study.

- Desirable semi-rural setting
- Stunning condition inside and out
- Impressive master bedroom with ensuite
- Versatile accommodation
- Four/five bedrooms
- Beautiful garden and private parking

To the front is a well-tended garden with a paved pathway leading to the front door. The manicured lawn sits within the well-stocked varied borders and offers a good degree of privacy. There is a lovely summer house (waiting for consent from the Local Planning Authority) with terrace and small patio. The property benefits from a garage, with light and power, in a separate block within the courtyard and an allocated parking space can be found directly outside the property.

Ambarrow Farm Courtyard is located along a country lane in a rural location being of similar distance to Crowthorne, Finchampstead and Sandhurst with the market town of Wokingham only a few miles to the north. Nearby are numerous woodland walks and beauty spots including the National Trust Ridges, Heathlake Nature Reserve, the Tri-Lakes Activity Centre and the Blackwater river.

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

There is an annual estate charge of c.£900.00, including emptying of septic tank. NB: The vendor believes the septic tank complies with current building regulations although a survey will need to be carried out during the purchase process to confirm this to be correct. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.







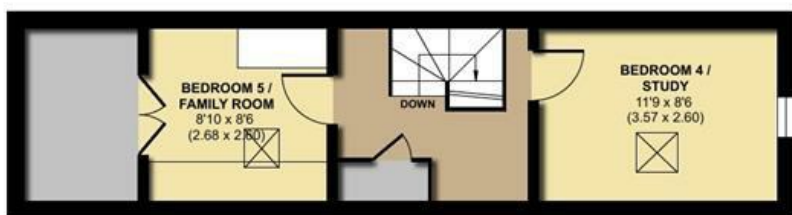
## Ambarrow Lane, Sandhurst

Approximate Area = 1505 sq ft / 139.8 sq m

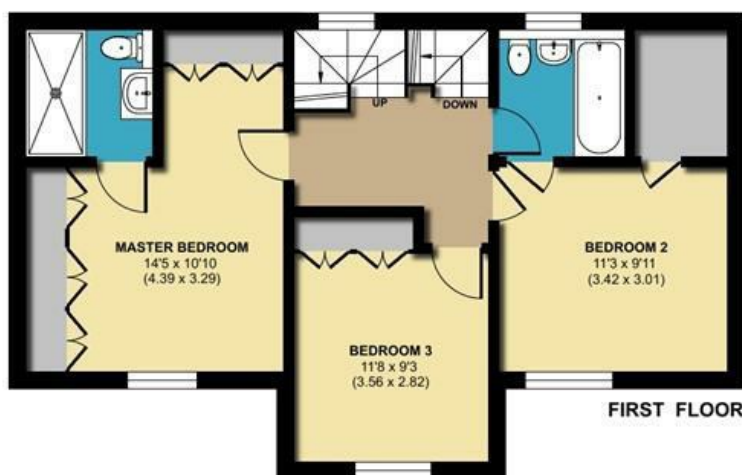
Limited Use Area(s) = 52 sq ft / 4.8 sq m

Total = 1557 sq ft / 144.6 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1354538

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

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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