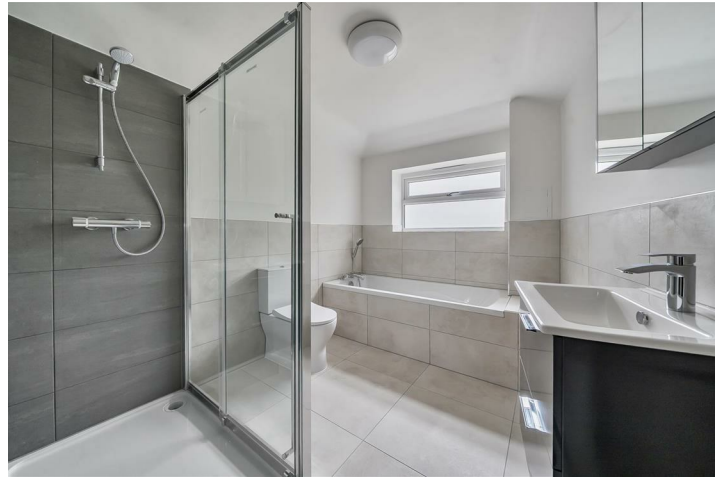




6a, Shaftesbury Close  
Bracknell  
Berkshire, RG12 9PX

**OIEO £400,000 Freehold**





Located in a desirable cul-de-sac, a brand new individually designed two bedroom detached home which offers spacious accommodation of just under 900 sq ft and benefits from a ten year structural warranty. The sizeable accommodation comprises an entrance hallway, cloakroom, a good sized living/dining room and a stylish kitchen with patio doors to the garden. The downstairs also benefits from underfloor heating and additional storage, including an understairs cupboard. Upstairs you will find a 15' x 7'10 master bedroom with a door leading to an extra room which could potential be a walk-in wardrobe or small study. There is a further guest bedroom includes a fitted bulkhead wardrobe, and the landing provides a full-height storage cupboard and an impressive four piece bathroom which includes a shower and a bath. The property is eco friendly using an energy efficient heat pump system.

- Two bedroom detached home
- Provision for EV charging point (wiring in situ)
- High quality finish throughout
- New build home with 10-year structural warranty
- Eco friendly with air source heat pump
- Landscaped garden and driveway parking

Outside, to the front of the property is a gravel drive and block paved pathway to the front door. Side access opens to the rear garden which is longer in length than you would typically find for a two bedroom property. There is a patio, a lawned area and a gravel path leading to the rear of the garden where you will find two storage sheds. The air source heat pump is located behind the wooden trellis. The garden is fully panel fence enclosed.

This desirable new build home is located close to the Bracknell Leisure Centre with its variety of sporting facilities and about a mile to Bracknell railway station and the newly regenerated Lexicon shopping facility. There is good convenient access to the A329(M), M4 and M3 motorways. Coral Reef Bracknell's Waterworld and The Lookout Discovery Centre are also within easy reach.

Council Tax Band: D  
 Local Authority: Bracknell Forest Council  
 Energy Performance Rating: B



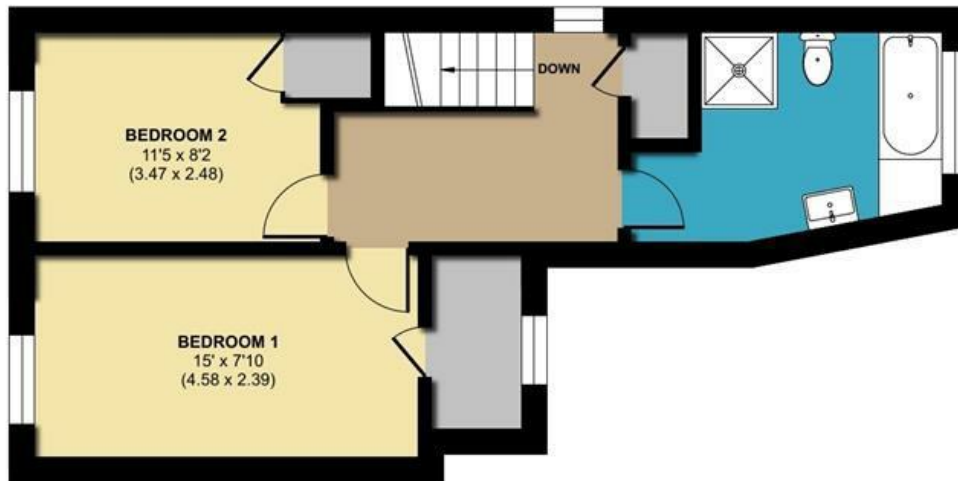




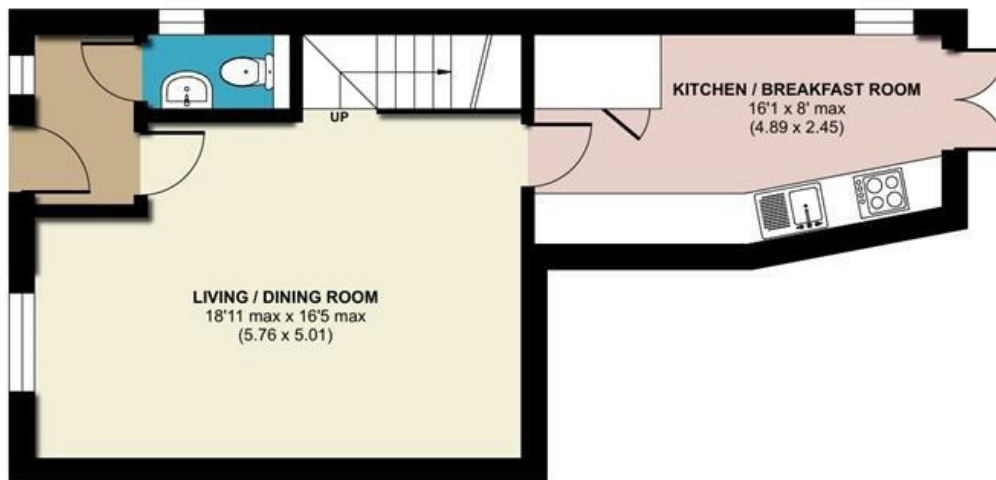
## Shaftesbury Close, Bracknell

Approximate Area = 873 sq ft / 81.1 sq m

For identification only - Not to scale



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: 1381387

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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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Ref: 18458605 | Folio: C5994 | 18th November 2025