



21, New Road  
Sandhurst  
Berkshire, GU47 8EF

**OIEO £725,000 Freehold**



Situated in a quiet and convenient non estate location is this exceptionally well presented detached spacious period family home. Accommodation comprises entrance porch, c.23ft living room, c.29ft kitchen/dining room opening into an orangery with bi-fold doors overlooking the rear garden, utility room with w/c, and a family/playroom. Upstairs there is a spacious master bedroom with an ensuite shower room and a walk in wardrobe, three further generous sized bedrooms and a refitted family bathroom suite. Further benefits include a well presented good sized secluded rear garden, garage, parking, uPVC double glazing and gas central heating. A viewing of this family home is highly recommended.

- Non estate location
- Two bathrooms
- Ensuite & dressing room in master bedroom
- Four bedrooms
- Detached single garage and parking space
- Spacious kitchen/diner and orangery

To the front there is an enclosed gated garden area with space for parking and to the side is shared driveway leading to the garage, parking space and gated side access to the rear garden. The well presented and generous sized secluded rear garden is mainly laid to lawn with flower and shrub borders including a variety of trees plants and hedges, a further spacious patio area and located at the back of the garden is a decked and gravelled area with a constructed and fully covered seating area which includes power.

New road is a quiet sought after non estate road with a number of established properties and is within a short walk of Sandhurst train station and the local shopping parade and public houses. Horseshoe Lake Activity Centre, Ambarrow Woods and Sandhurst Memorial Park are also within easy reach. St Michaels C. of E. School is only a short walk away and New Scotland hill school is also within close proximity.

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





## New Road, Sandhurst

Approximate Area = 1773 sq ft / 164.7 sq m (excludes detached garage)

Garage = 132 sq ft / 12.2 sq m

Total = 1905 sq ft / 176.9 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 2025. Produced for Michael Hardy. REF: 1332151

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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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