MICHAEL HARDY
SALES & LETTING

5, By Water View,
Sandhurst,
Berkshire, GU47 8AF

£775,000 Freehold

Situated in an enviable setting fronting onto open grassland which backs onto The Yateley Lakes, a beautifully presented and highly desirable four bedroom family home which is presented in immaculate order throughout. Benefitting from four double bedrooms (two with ensuites) and a single garage with driveway and separate designated parking, this lovely home warrants viewing to fully appreciate all that is on offer. The spacious accommodation comprises an entrance hallway, a modern cloakroom, a 23' living/dining room with delightful views to the front, a stunning open plan kitchen/breakfast room with separate utility and a study/family room. Upstairs you will find a master bedroom with fitted wardrobes and a lovely ensuite, the guest bedroom also benefits from an ensuite shower room. There are two further double bedrooms and a delightful family bathroom. The property also has a private and secluded rear garden with wooden decked area and a garden bar making this an ideal house to entertain family and friends.

- Stunning setting overlooking open grassland
- Stunning open plan kitchen/breakfast room
- Garage and driveway parking
- Four double bedrooms with two ensuites
- Living room & study
- Secluded rear garden with bar

The property is ideally located toward the head of a private cul-de-sac with stunning views over the open grassland, balancing pond and winding paths. There is driveway parking directly in front of the garage with benefits from light and power. The rear garden is of a secluded nature being panel fence and brick wall enclosed with a patio and timber decking, a garden bar and outside power providing a fantastic space for entertaining. The remainder of the garden is laid to lawn.

Sandhurst Gardens is one of the more recent developments in Sandhurst built by Bloor Homes. The development is incredibly popular with its community hall, easy access Sandhurst High Street and train station and the delightful walks through the open parkland. The neighbouring areas of Crowthorne and Yateley are also within easy reach.

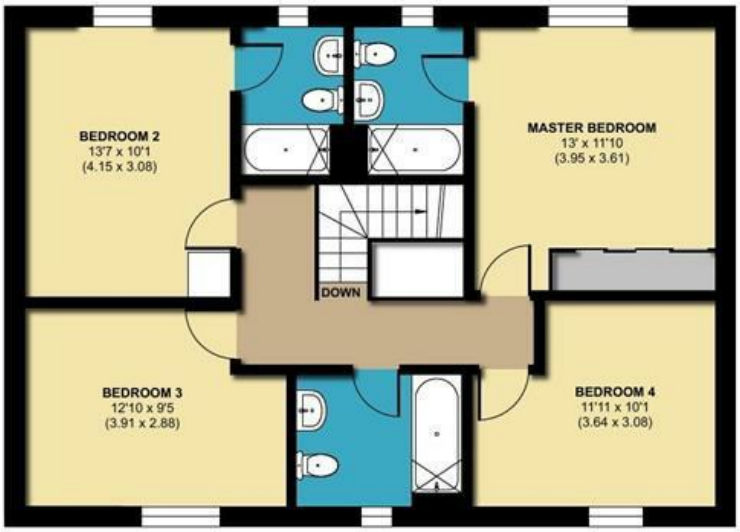
There is an annual estate charge of c.£434.28 which covers the cost of the upkeep and maintenance of communal areas and facilities. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

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

Floorplan

By Water View, Sandhurst

Approximate Area = 1705 sq ft / 158.3 sq m
Garage = 201 sq ft / 18.6 sq m
Total = 1906 sq ft / 176.9 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 2026. Produced for Michael Hardy. REF: 1529221

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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