



**Ivy House, 8, Gibbons Close  
Sandhurst  
Berkshire, GU47 9BB**

**Fixed Asking Price £700,000 Freehold**



Located in a desirable location and positioned at the head of the cul-de-sac, a delightful extended detached family home which is presented in excellent order throughout. The versatile accommodation comprises an entrance hallway, fully tiled modern cloakroom, a shaker style kitchen with doors to the garden and a separate utility room, a dining room/playroom and a spacious living room with media wall and doors to the garden. To the first floor you will find a master bedroom with fitted wardrobe units and a stylish ensuite shower room. There are three further bedrooms and a modern family bathroom. The top floor comprises a spacious room which is currently used as a gym but could be used as a home office or bedroom.

- Desirable head of cul-de-sac-setting
- Three storey living with versatile accommodation
- Matching high quality cloakroom, ensuite & family bathroom
- 2,0230 sq. ft. of accommodation (including garage)
- Living room with media wall & doors to garden
- Detached double garage and ample driveway parking

Outside, the front is enclosed by a low level brick wall and panel fencing with a pathway leading to the front door, the shed at the rear of the garage and access to the rear garden, the remainder of the front garden is laid to lawn. Driveway parking is located directly in front of the detached double garage with light, power and a fully boarded loft. The well manicured rear garden is fully enclosed and of a secluded nature with a spacious decked area and the remainder laid to lawn. There are well tended shrub and flower borders, an outside power socket and lighting in both the decking and borders. The plot of land to the left-hand side of the property has planning permission for a detached family home to be built, full plans can be found on Bracknell Forests planning portal under the reference: 22/00868/FUL

This desirable home is situated within walking distance of the highly regarded Uplands Primary School in the heart of Sandhurst. The road provides a pleasant mix of detached houses is ideally placed for commuters with M3 and M4 access, as well as local railway links and the High Street with its array of shops, restaurants and amenities. The nearby Meadows superstores and Sandhurst Memorial Park are also within easy reach.

Council Tax Band: F

Local Authority: Bracknell Forest Council

Energy Performance Rating: D





# Floorplan

## Gibbons Close, Sandhurst

Approximate Area = 1593 sq ft / 147.9 sq m

Limited Use Area(s) = 124 sq ft / 11.5 sq m

Garage = 313 sq ft / 29 sq m

Total = 2030 sq ft / 187.1 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



GARAGE



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: 1296401

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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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