



Seymours



# Edgbarrow Rise Sandhurst, GU47 8QH £1,000,000

Arrange a viewing: 01276 534100

## Property Details

-  5 bedrooms
-  3 baths
-  EPC Rating TBC
-  2381 sqft (inc garage)
-  Sandhurst Station (0.9 miles)

- No onward chain
- Beautifully refurbished Kitchen breakfast room
- Five bedrooms
- Two reception rooms and a conservatory
- Modern refitted bathrooms and cloakrooms
- Fabulous gardens
- Double garage and driveway
- Backing onto woods
- Good local schools

A fabulous, detached family home which has been the subject of significant improvement and modernization. This superb house offers impressive living space with two receptions and a conservatory whilst incorporating wood flooring through the majority of the house. There are five double bedrooms and three refitted bathrooms. There is also an impressive kitchen breakfast room with quartz worksurfaces and a modern cloakroom. The property also benefits from a double garage as well as a magnificent rear garden which backs onto Woodland. Situated in the convenient and sought after Little Sandhurst which is convenient for both the towns of Sandhurst and Crowthorne. There is a good range of local shops, amenities, pubs and restaurants as well as an abundance of local schools including the Edgbarrow school with its currently Outstanding ofsted. Edgbarrow woods local nature reserve is close by and is ideal for walking. There are good road links close by and Sandhurst railway station is under a mile away.

[01276 534100](tel:01276534100) / [james@seymours-blackwater.co.uk](mailto:james@seymours-blackwater.co.uk)



### Edgbarrow Rise

Approximate Gross Internal Area = 195.3 sq m / 2103 sq ft  
 Garage = 25.8 sq m / 278 sq ft  
 Total = 221.1 sq m / 2381 sq ft

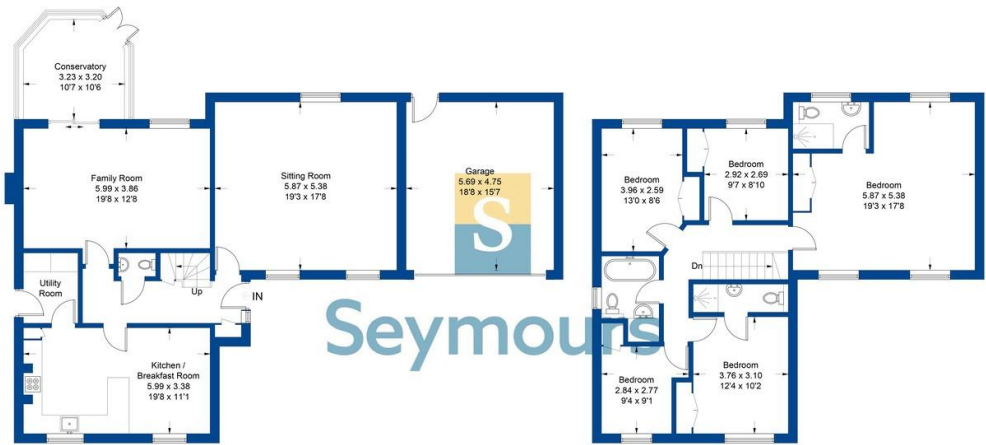


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1073218)