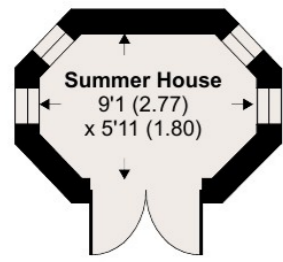


St. Marys Close, Sandhurst, GU47

Approximate Area = 1267 sq ft / 117.7 sq m
 Garage = 329 sq ft / 30.6 sq m
 Outbuilding = 47 sq ft / 4.4 sq m
 Total = 1643 sq ft / 152.6 sq m
 For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



ST. MARYS CLOSE, SANDHURST, CAMBERLEY, GU47

OIEO £700,000

A well presented bungalow with a detached garage, positioned on a private plot of 0.2 acre.

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ACCOMMODATION

- Well presented bungalow
- Two reception rooms
- Utility room
- Principal bedroom with en suite
- Summer house
- Private position
- Secluded position
- Good communications
- No onward chain

DESCRIPTION

Nestled in the picturesque heart of Sandhurst, this well presented detached bungalow is positioned in a most private and secluded setting.

Situated on a generous 0.2 acre plot, this property boasts an array of desirable features, including an en suite principal bedroom, a spacious double garage, a smart summer house and a generous wrap around garden.

Arranged on one level, there is the potential to extend, subject to the necessary planning consents. The accommodation comprises porch way, inviting entrance hallway, fully fitted kitchen, adjoining utility room with door to side, double aspect sitting room with open fireplace and French doors to patio area, dining room and cloakroom.

Furthermore there is a principal bedroom with built in wardrobe and en suite bathroom, two further double bedrooms, one with built in wardrobes, family bathroom, airing cupboard and storage cupboard.



Outside
The wrap around garden is most secluded and consists of a generous expanse of lawn, garden summer house, raised beds and borders, established shrubs and trees, two patios. At the front of the house there is a large gravelled driveway with parking for several vehicles and detached double garage.

LOCATION
Situated in a tranquil in a private cul-de-sac of three properties, this stunning setting provides convenient access to Sandhurst Village, Crowthorne, Finchampstead and the market town of Wokingham, which offers a range of shops, amenities and services. The large towns of Reading and Camberley are within approximately ten and five miles each. There are also excellent roads links to both the M3 and M4 nearby and Heathrow Airport is approximately 23 miles away. The area is well served with both state and private schools including Wellington College, Bearwood College, Eagle House School and Ludgrove School.

LOCAL AUTHORITY
Bracknell Forest Council

DISCLAIMER
Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	