

BRANKSOME HILL ROAD, SANDHURST GU47  
OFFERS IN EXCESS OF £575,000

ROAD MAP



HYBRID MAP



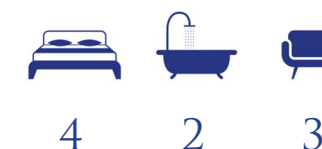
TERRAIN MAP



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www.knightsproperty.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	70	79
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

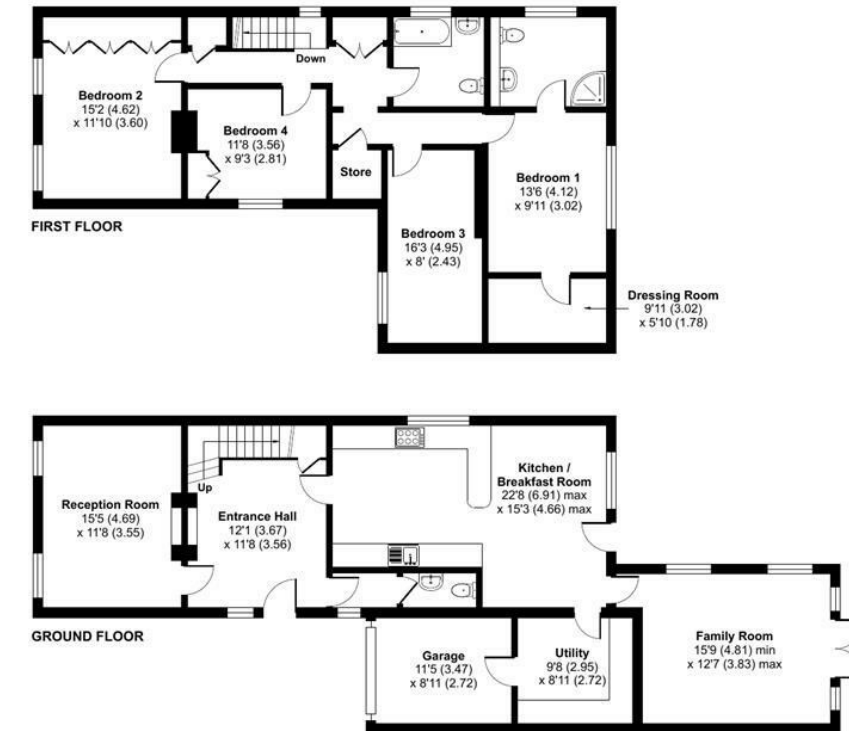




## FLOORPLAN

### Branksome Hill Road, Sandhurst, GU47

Approximate Area = 1876 sq ft / 174.3 sq m  
 Garage = 192 sq ft / 17.8 sq m  
 Total = 2068 sq ft / 192.1 sq m  
 For identification only - Not to scale



## MAIN FEATURES

- Well Presented Detached Property
- Four Good-Size Bedrooms
- Sizeable Rear Garden
- Close To Local Amenities
- En Suite & Dressing Room To Bedroom One
- Driveway Parking
- Versatile Living
- Good Transport Links
- Close To Local Schools
- Spacious Entrance Hall

## FULL DETAILS

### Entrance Hall

Enter via door, understairs storage, laminate flooring and stairs leading to the first floor.

### Reception Room

Front aspect, fireplace and laminate flooring.

### Kitchen/Breakfast Room

Range of base and eye level units, sink, electric hob, oven/grill, dishwasher and tiled flooring. Door leading to the rear garden.

### Utility

Range of base level units and space for; washing machine and tumble dryer.

### Family Room

Vaulted ceiling, laminate flooring and doors leading to the rear garden.

### WC

Wash hand basin and low level WC.

### First Floor Landing

Carpet flooring and storage.

### Bedroom One

Rear aspect and carpet flooring. Door leading to dressing room and door leading to;

### En Suite

Shower cubicle, low level WC and wash hand basin.

### Bedroom Two

Front aspect, wardrobes and carpet flooring.

### Bedroom Three

Front aspect and laminate flooring.

### Bedroom Four

Storage and laminate flooring.

### Bathroom

Bath, low level WC, wash hand basin, tiled flooring and partly tiled walls.

### To The Front

Driveway parking.

### Garage

Up and over door.

### To The Rear

Mainly laid to lawn with a shingled area and a range of mature planting.

### Council Tax

Band F.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. KNIGHTS PROPERTY SERVICES. Produced for Knights Property Services. REF: 1279388

## BRANKSOME HILL ROAD, SANDHURST GU47

KNIGHTS PROPERTY SERVICES - For sale is this spacious and well presented detached home along Branksome Hill Road. The ground floor comprising; spacious entrance hall, modern kitchen/breakfast room, family room, reception room, along with a convenient WC. To the first floor there is a bathroom and four good-size bedrooms, offering plenty of space, in addition to an en suite and dressing room to bedroom one. The rear portion of the garage has been cleverly converted into a utility. The property further boasts driveway parking and a sizeable rear garden. Sandhurst has a wide range of amenities from the Meadows shopping centre, to the Memorial park and Swinley Forest. It is also ideally situated for great commuter links as well as a good selection of local schools.