

Lower Church Road | Sandhurst | GU47 8HW

£1,575,000

Freehold

Waterfords
Residential Sales & Lettings

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£1,575,000

WATERFORDS This immaculate 10-year-old, five-bedroom, three-bathroom detached home is set on a large plot of approximately 0.4 acres adjoining paddock land, in a beautiful semi-rural location, and includes a double garage and a spacious driveway.

- Five Double Bedrooms
- Underfloor Heating Throughout Ground Floor
- Beautiful Semi-Rural Location
- Just under 0.4 acre plot
- Three Bathrooms (Two En-Suites)
- Double Garage and Driveway Parking
- Electric Gates
- Built in 2016 by bespoke developer Scozak

Location

Lower Church Road is a peaceful country lane where properties rarely come to market, making this a unique opportunity. Ideally situated near the villages of Eversley, Crowthorne, Finchampstead, and Sandhurst, the location offers easy access to beautiful woodland walks and is just five minutes from the popular Horseshoe Lake.

Perfect for commuters, the area benefits from excellent transport links, with the M3 nearby and Sandhurst train station within walking distance, providing direct services to Reading and Guildford.

Swallow Cottage is also exceptionally well-placed for access to some of the region's most sought-after private and state schools, including the prestigious Wellington College, Eagle House, and Yateley Manor.

Description

This impressive home is set in an idyllic location, occupying a plot of

















approximately 0.4 acres that backs onto woodland and lakes beyond. Completed to the highest standards by Scozak Developments around ten years ago, the property features a traditional façade of stock brick under a clay tiled roof. Architectural details such as bonnet hips, plinth courses, double-struck pointing, and open soffits create a charming country feel that complements its setting and belies the modern, contemporary interior within.

As a bespoke developer, Scozak has taken great care with every detail of this individual home, combining traditional construction methods with contemporary finishes throughout to create a truly unique property. The spacious reception hall features a stunning oak staircase and leads to three generous reception rooms and a magnificent kitchen/family/dining room with bi-folding doors opening onto the rear garden. The bright, airy landing provides access to five bedrooms, including two with well-appointed en suites, along with a stylish family bathroom.

Accessed via remotely operated gates, the attractive resin-bonded gravel driveway provides ample parking for several vehicles. The double garage is fitted with an electric up-and-over door, lighting, and power. To the front, there is a lawned area with borders stocked with a variety of shrubs. At the rear, a full-width patio and covered outdoor dining area open onto formal lawned gardens, beyond which the rear half of the plot is designated as land for agricultural use. The garden is enclosed by six-foot close-boarded fencing and post-and-rail boundaries. The property also benefits from solar panels.



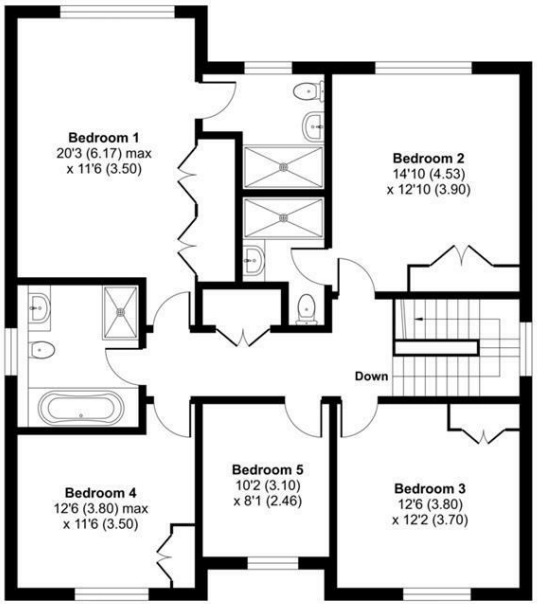




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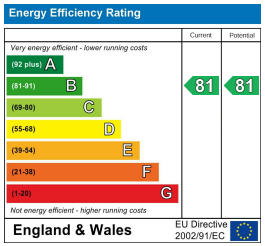
Approximate Area = 2626 sq ft / 243.9 sq m
Garage = 357 sq ft / 33.1 sq m
Total = 2983 sq ft / 277 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Waterfords. REF: 1370432

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35 Plough Road
Yateley
Hampshire
GU46 7UW
01252 870222
yateley@waterfords.co.uk