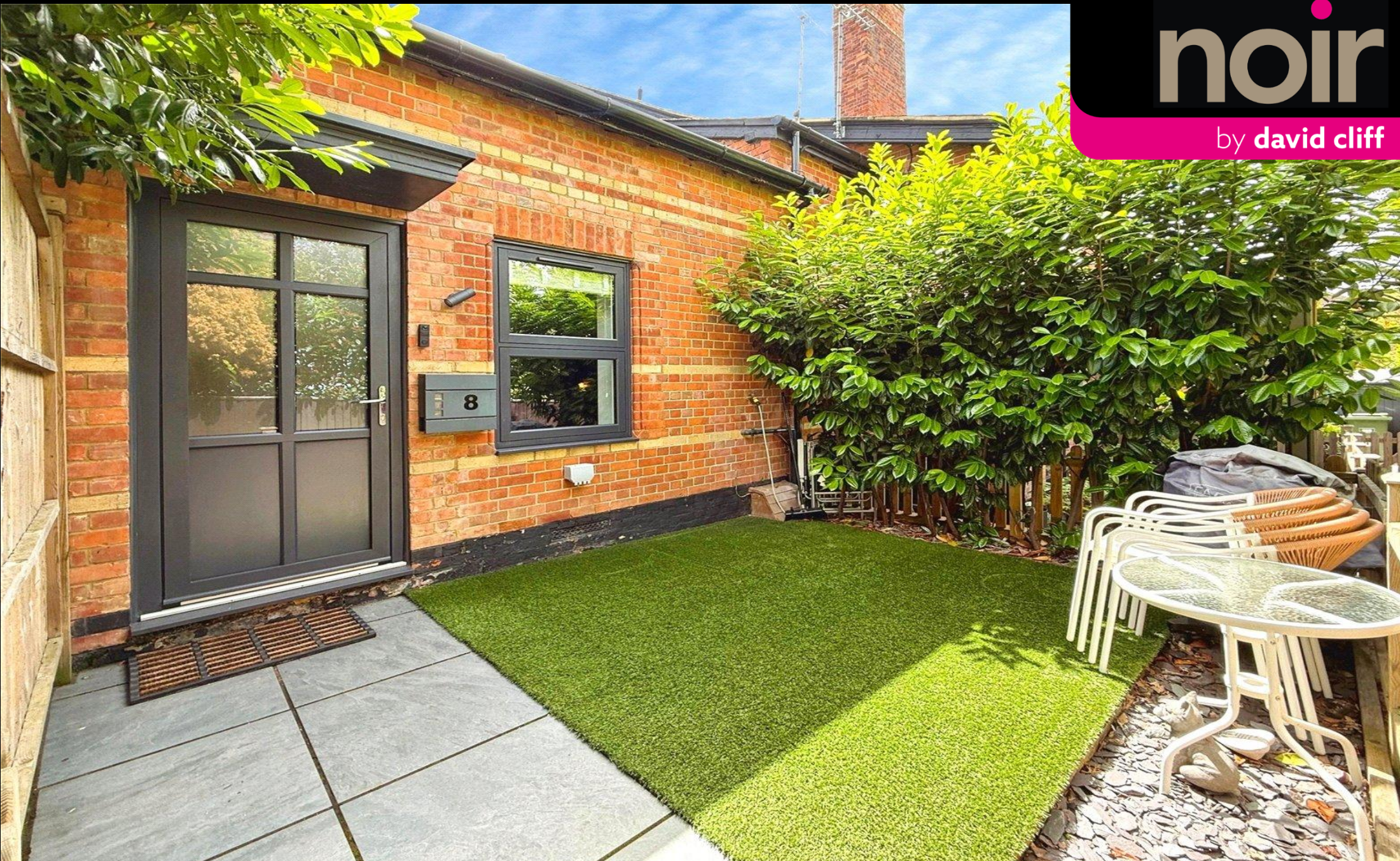


**noir**

by **david cliff**



Scotland Hill | Sandhurst  
Asking Price: £450,000

# noir

noir by david cliff - UNIQUE CHARACTER  
CONVERSION BOASTING VERSATILE  
LIVING SPACE

This impressive, unique modern conversion is presented in exceptional order throughout and features a small courtyard garden together with allocated parking and a visitors space too. Russell Hall Cottages is a small conversion that has been re-developed in recent years and boasts high end fittings throughout.

This freehold property is ideally located within walking distance of plenty of amenities including Sandhurst Station, local shops and woodland walks nearby. On top of this, you have great commuting links with both the M3 & M4 motorways within a short drive.

Accommodation on the ground floor of this bright and airy home comprises a spacious 20ft lounge with fitted storage, together with an open plan 20ft kitchen/diner and a downstairs WC, with additional space for utilities.



from the **noir** collection

On the first floor there are two double bedrooms, both great sizes with high ceilings & newly fitted wardrobes in one of the bedrooms. Finally, there is a fitted family bathroom presented in excellent order.

Viewings are highly advised to appreciate this truly unique and impressive home!

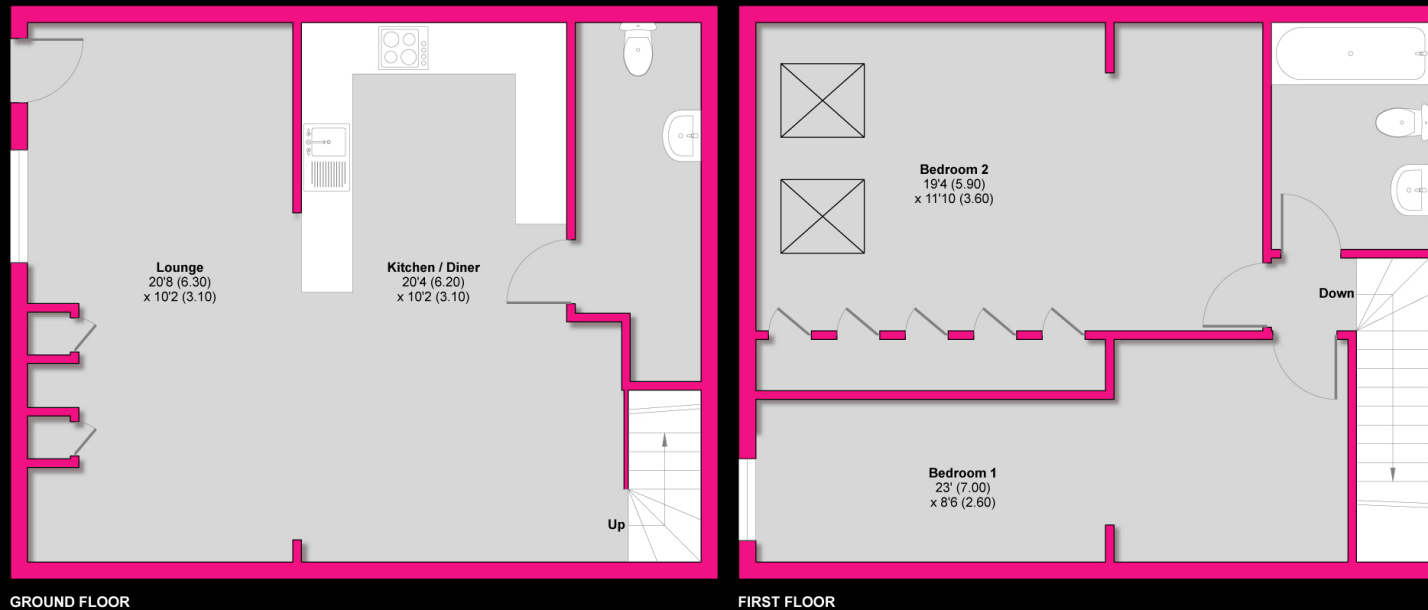


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             | 79 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Russell Hall Cottages, Scotland Hill, Sandhurst, GU47

Approximate Area = 1086 sq ft / 100.8 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). © nichcom 2026. Produced for Noir Residential. REF: 1481194

So what is **noir**?

**GRAND, interesting, chic** or **UNIQUE**... some properties are just a little different to the norm and we believe that requires some different marketing, so the **noir** brand was formed here at **david cliff**. Buyers now recognise this property selection and appreciate that it is not based on price or size alone but character, charm and individuality.

**davidcliff.com**

**Important - please read.**

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