

noir

by **david cliff**



Wellington Road | Sandhurst

Asking Price: £865,000



noir

noir by david cliff - EXTENDED
CHARACTERFUL FAMILY HOME BOASTING
A GENEROUS PLOT

Offered to the market with NO ONWARD CHAIN and ideally situated on the sought after Wellington Road in the heart of Sandhurst, this beautifully presented and heavily extended character family home offers exceptional, versatile living space and a generous, private plot.

The accommodation features an impressive open-plan refitted kitchen/dining/family room with full-width bifold doors and a large skylight, creating a bright and spacious setting for modern family life. Further benefits include a welcoming entrance hall and porch, a separate 26ft lounge, refitted downstairs cloakroom and utility room.

Upstairs are four well-proportioned bedrooms, including a principal bedroom with en suite, alongside a family bathroom.

from the **noir** collection

Outside, the property boasts a generous, well-maintained private garden, a large driveway providing parking for several vehicles and a garage.

Wellington Road is ideally located within walking distance of well-regarded local schools, Sandhurst Station, High Street shops, the Memorial Park and woodland walks.

Furthermore the property is also conveniently positioned for Wellington College and Wellington Prep.

Viewings are highly advised to appreciate the space on offer!





Wellington Road, Sandhurst, GU47

Approximate Area = 1995 sq ft / 185.3 sq m

Garage = 132 sq ft / 12.2 sq m

Total = 2127 sq ft / 197.5 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: 1494461

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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Want to view this property?

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