



WOKINGHAM / FINCHAMPSTEAD BORDERS, BERKSHIRE.
• stunning contemporary style •

The Property

A stunning contemporary home with many breathtaking interior features, newly built around 18 months ago and beautifully maintained, still reflecting a new-build feel.

Situated in the village of Finchampstead, in grounds of around a third of an acre, this property is a thoughtfully designed seven-bedroom, five bathroom detached home where every detail has been considered. The exquisite high specification accommodation is on a vast scale, providing over 4,500 sq. ft. of luxury space, with the benefit of a rear southerly outlook onto woodland,.

The driveway is approached via large wooden electrically operated gates with video intercom. There is a large shingled driveway and parking area at the front of the property, and a generous detached double garage.

The property is situated in the popular area of Finchampstead with local amenities including shops, restaurants, doctor and dentist. The Picturesque market town of Wokingham is just two miles away; a town which consistently ranks highly in 'top 10 best places to live within the UK' league tables. Its centre, rich in period charm, offers an excellent range of shops and restaurants.

There are many acres of National Trust land on the doorstep (The Ridges, Finchampstead) of this property, providing access to wonderful woodland walks, yet this location benefits from ease of access to London, Heathrow and the M3 / M4 motorways, and of course towns such as Wokingham, Reading, Bracknell and Basingstoke.

Ground Floor

There is a fine reception hall leading to all the principle ground floor accommodation, which includes a vast kitchen / dining / family room, a living room, a formal dining room, study, a cloakroom, and a utility room.

First Floor

On the first floor there is an impressive landing.

There are five bedrooms on this floor, three of which benefit from en-suite facilities. The master bedroom is significant in scale and features an en-suite bathroom as well as a range of built in mirror fronted wardrobes. There is a family bathroom also on this floor.

Second Floor

On the second floor there is a fine landing.

There is a wonderful media room or bedroom seven, a sixth bedroom which could be used as a second study. There is also a luxury bathroom, and a comms room.

Grounds

At the entrance to the property there is an electronically operated gated entry with video intercom. There is a sweeping driveway to the front with a generous double detached garage. There is side access to the southerly facing rear garden, which features a vast raised composite decked area leading to extensive lawn.

Location

The property is located about 2 miles to the South of the charming market town of Wokingham. There is excellent schooling in the area including [Holme Grange](#), [Luckley House](#), [Yateley Manor](#), [St Neot's](#), [Wellington College](#), and [Bohunt](#).

The property is also well placed for the commuter with Wokingham or Crowthorne rail stations within easy reach. Central London is about 44 miles, the M4 is about 6/7 miles, M3 similar (J4a) and Heathrow Airport about 27 miles away.

Renowned Ascot race course is about 11 miles and Royal Windsor about 17 miles.

Telephone 01252 842100 for further details.

- Bespoke luxury kitchen with quartz top to kitchen island and benchtops
- Oak, glass and chrome staircase
- Oak flooring to landing/hallways, media, dining room and lounge
- Underfloor heating – (independent room control)
- 10 year NHBC build warranty (about 9 remaining)
- Villeroy and Boch sanitary ware
- Hansgrohe bathroom furniture
- Travertine marble flooring to entrance Hall, Kitchen, Family Room, Bathrooms and Cloakroom
- Quartz window sills
- Integrated HDMI wall mounted TV points and Cat 6 data cabling to many principal rooms
- Double-glazed aluminium windows and bi-folding doors

• no onward chain •











• creative use of fisheye lens on the three images immediately above causes distortion •







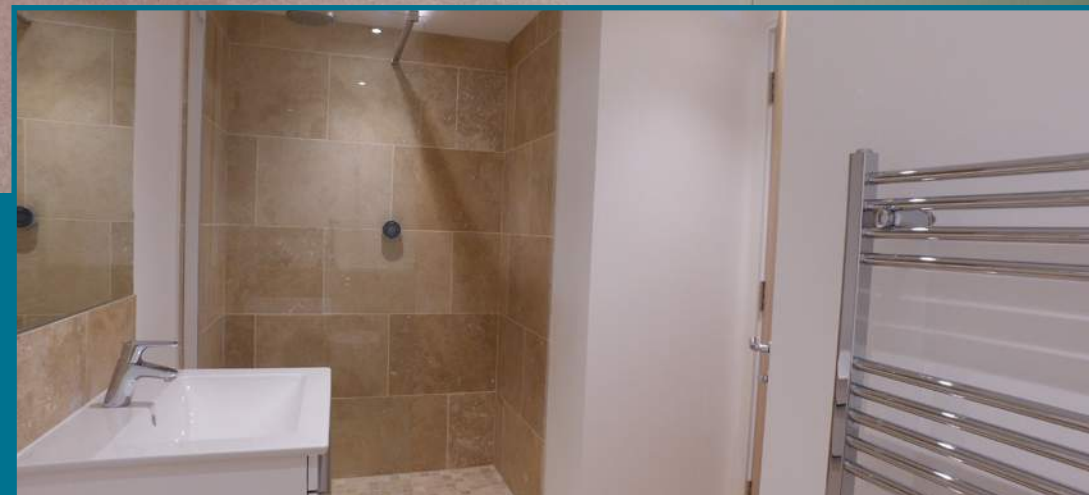


Bedroom two benefits from an en-suite, and a walk in dressing room / cupboard.





Bedroom three benefits from an en-suite,



Family bathroom on first floor



The second floor landing



Bedroom seven or potential media room, second floor



Bedroom six or potential study room, second floor







VIDEO TOUR



**McCarthy
Holden**

 **John Joe**
VIDEO PRODUCTION · PHOTOGRAPHY · DESIGN

Nine Mile Ride, Finchampstead, Wokingham, RG40

APPROX. GROSS INTERNAL FLOOR AREA 4524 SQ FT 420.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT / VOIDS & INCLUDES GARAGE)



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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode RG40 4JA. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
Telephone sole agents
McCarthy Holden: 01252 842100

Services
Mains, electric, water.
Gas fired central heating
EPC: B88

Local Authority
[Wokingham Borough Council](#)

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