



Holly House, Soldiers Rise
Finchampstead
Berkshire, RG40 3NE

£800,000 Freehold



Occupying a generous plot c.1/3 acre, a beautifully presented three/four bedroom detached home, located in a desirable non estate setting. The beautifully presented accommodation comprises an entrance hallway, a downstairs cloakroom, a stunning fitted kitchen/breakfast/family room with gloss units and stone work surfaces. There is as study/fourth bedroom and a sizeable 27' living/dining room with patio doors to the garden. Upstairs you will find a master bedroom with fitted wardrobe units and access to the eaves and a modern well presented shower room. There are two further double bedrooms which both offer storage and a stylish refitted four piece family bathroom.

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| <ul style="list-style-type: none"> • Desirable non estate setting • Stylish refitted kitchen/family/breakfast room • Modern ensuite and stylish family bathroom | <ul style="list-style-type: none"> • c.1/3 acre plot with approx. 300 ft. rear garden • Spacious 27' living room • Sizeable driveway and single garage |
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The notable feature of this delightful home is the c.300ft rear garden which comprises a greenhouse, summer house, shed, raised planters, and well stocked borders with a variety of shrubs and plants together with a wildlife pond to the rear of the garden. A spacious patio provides a fantastic entertaining space with the remainder laid to lawn. To the front is a large gravel drive providing parking for several vehicles which leads to the single garage. There is a well-manicured lawn and mature shrubs to the right hand border.

Soldiers Rise is located to the west of Crowthorne on the border with Finchampstead and just over a mile from Crowthorne railway station. Wellingtonia Avenue which leads to the National Trust Ridges beauty spot with many woodland walks is also within easy reach. Soldiers Rise is a quiet unmade road with a pleasant mix of houses, many extended and benefiting from large gardens

Council Tax Band: F (Subject to change)
 Local Authority: Wokingham Borough Council
 Energy Performance Rating: D





Soldiers Rise, Finchampstead, Wokingham

Denotes restricted
head height

Approximate Area = 1466 sq ft / 136.1 sq m (includes attached garage)

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Outbuilding = 65 sq ft / 6 sq m

Total = 1557 sq ft / 144.5 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). © nichecom 2025. Produced for Michael Hardy. REF: 1285102

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N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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