



Reading Road | Finchampstead | Wokingham | RG40 4RA

Asking Price £1,250,000 Freehold

Waterford's W
Residential Sales & Lettings

Reading Road | Finchampstead
Wokingham | RG40 4RA
Asking Price £1,250,000

An impressive five bedroom detached family house with generous rooms throughout enjoying a non-estate location on a large secluded plot.

- Detached Family Home
- Set on a Large Plot
- Large Driveway and Double Garage
- Council Tax Band G
- 5 Bedrooms
- 300' Rear Garden
- Plenty of Living Accomodation

Location

The property enjoys a non-estate location on the southern edge of Finchampstead close to Eversley and surrounded by miles of excellent walking and riding countryside. Finchampstead lies 2 miles to the south of Wokingham, 5 miles to the west of Bracknell and 8 miles south-west of Reading. All offer excellent shopping and recreational facilities. Finchampstead has its own primary school, church and village hall and there are some excellent private schools nearby including Wellington College. There are some excellent pubs and restaurants close by.



AVAILABLE TO
VIEW WITH
WATERFORDS!!!

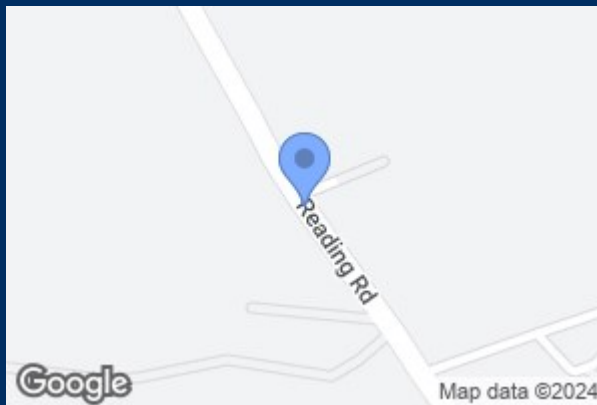
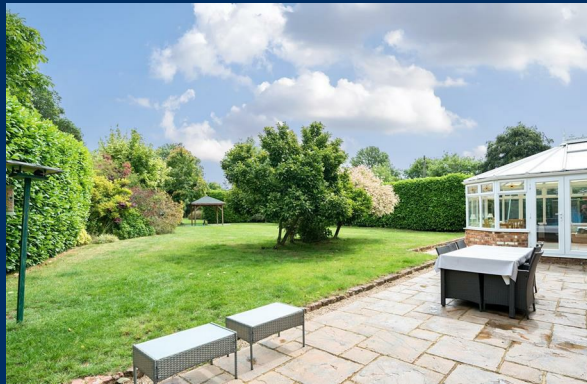


Description

An impressive detached family house offering well planned and generous accommodation. On the ground floor there is a large entrance hall giving independent access to all principal reception rooms including the through lounge with walk on bay, an open fireplace and double doors into a delightful conservatory. The dining room has double doors overlooking the rear garden, the study/family room has a matching walk in bay to the lounge, the kitchen/breakfast/family room is comprehensively fitted and has integrated appliances plus there is a separate large utility room with door to the double garage and downstairs cloakroom. The first floor offers a galleried landing, five double bedrooms and three bathrooms including two suites. In addition, there is gas central heating and uPVC double glazing.

Outside

The property is approached between two tall brick piers to its own wide driveway with parking for numerous vehicles and leads to a double width garage with remote control operated door. The front garden is deep and wide with the property set well back and enjoys good seclusion by established hedging. There is access down the side to the rear garden which is about 300' deep with a full width patio, extensive lawns edged with well stocked beds stocked with an abundance of specimen plants. Midway along the garden is an open sided structure with a pitched roof and paved area below. Power and water are close by. The whole garden is well fenced and hedged giving excellent privacy.



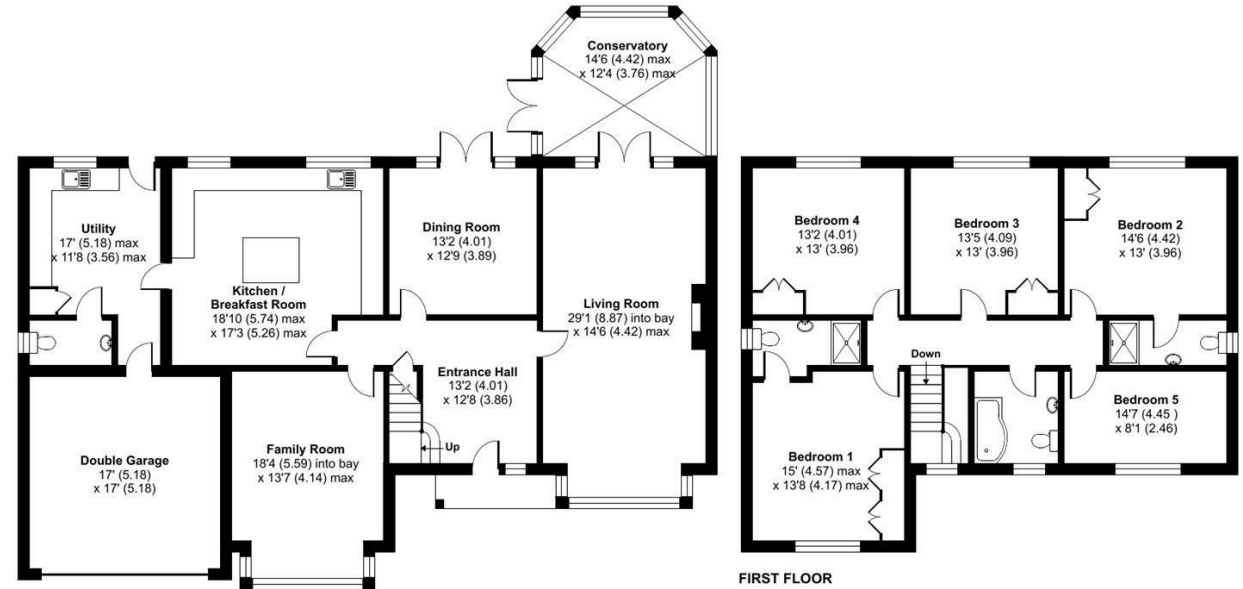
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Approximate Area = 2938 sq ft / 272.9 sq m

Garage = 289 sq ft / 26.9 sq m

Total = 3227 sq ft / 299.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Waterfords. REF: 1010832



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B		77	81
(69-80) C			
(55-68) D			
(39-54) E			
(13-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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