



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

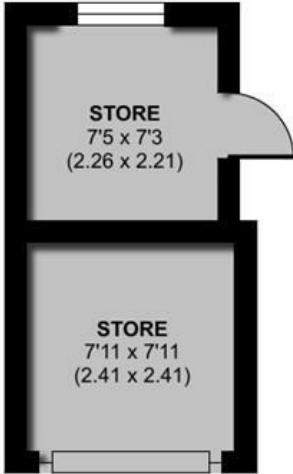
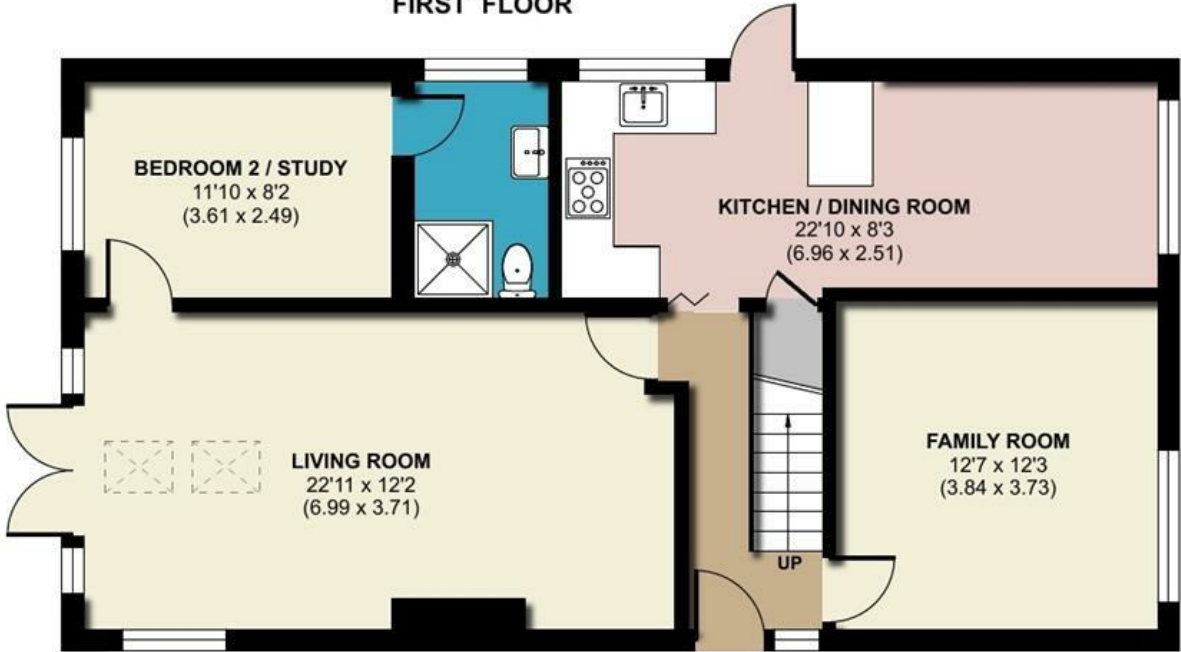
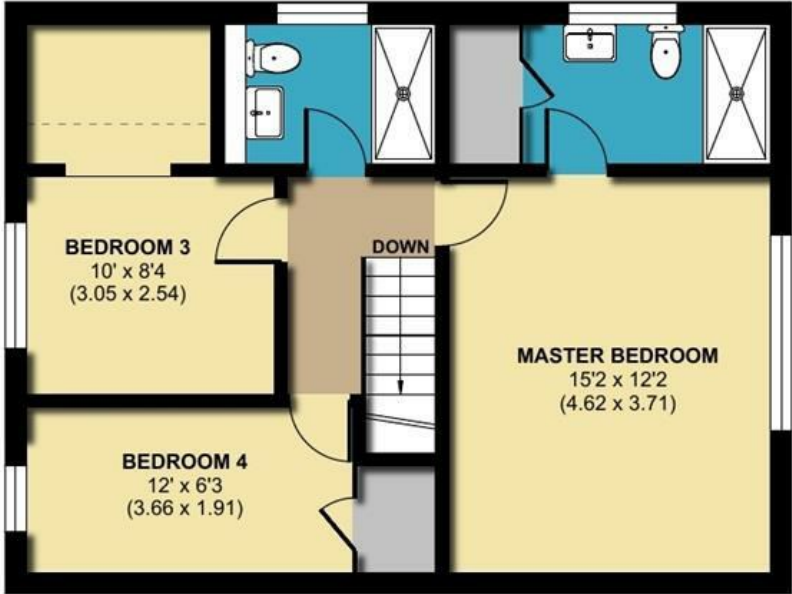
3, Foxcote, Finchampstead, Berkshire, RG40 3PG

OIEO £675,000
Freehold

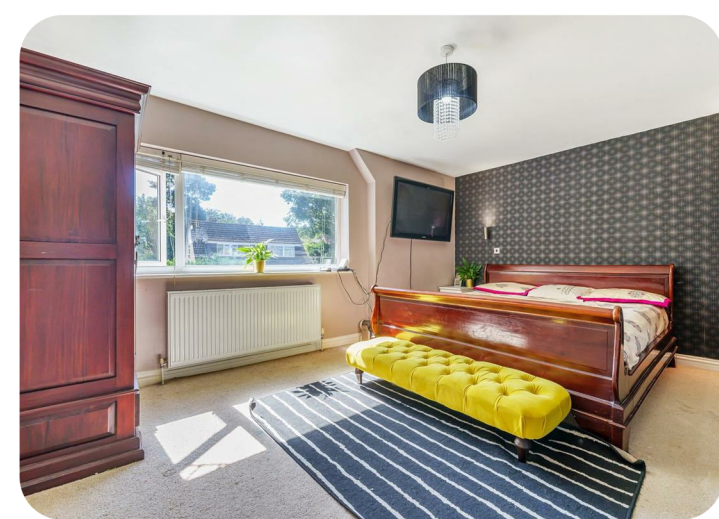
Foxcote, Finchampstead, Wokingham

Approximate Area = 1436 sq ft / 133.4 sq m
 Limited Use Area(s) = 28 sq ft / 2.6 sq m
 Outbuildings = 119 sq ft / 11 sq m
 Total = 1583 sq ft / 147 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2024. Produced for Michael Hardy. REF: 1082842



A well presented four detached bedroom family home has been updated and extended by the current owners. The property comprises entrance hall, extended living room with patio doors out to the west facing garden, an impressive kitchen/dining room, family room and bedroom four with a shower room. To the first floor there are three bedrooms and two bathrooms with the master bedroom suite having an en suite shower room. There is also an outdoor store and an office which is ideal for people working at home. There is also parking for three vehicles.

- Outdoor office and store room
- Private west facing rear garden
- Driveway parking for three vehicles
- 1507 sq ft / 140 sq m of accommodation
- Close to nearby countryside walks & good schools

Situation

Foxcote comprises an attractive range of homes, from 3 bedroom semis through to 3-5 bedroom detached houses; it is now well established with and forms part of a popular residential area. There are local shops at nearby California crossroads and both the M3 and A329(M)/M4 can be accessed via the Nine Mile Ride and Bracknell. Attractive walks through National Trust woodland and countryside can be reached from Heath Ride.

Outside

The front is open plan with driveway parking for three vehicles with the remainder laid out as lawn and mature shrubs. There is a store with a garage frontage which has an office to the rear. Gated side access leads to a secluded rear garden comprising patio with the rest laid to lawn and enclosed by timber fencing.

Energy Performance Rating

D

Council Tax Band

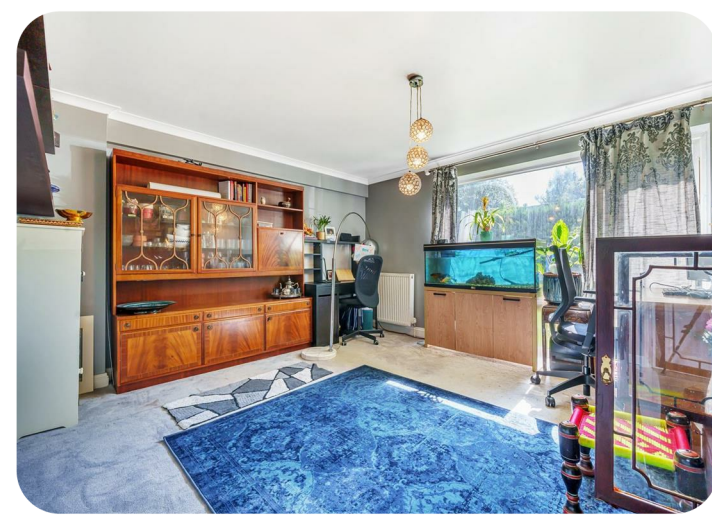
E

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham on the Finchampstead Road, turn right at the Think Ford roundabout. Take the second left into Pine Drive and first left into Foxcote the property is the first on the left hand side.



Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

RG40 1AU

Tel: 0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

www.michael-hardy.co.uk

Crowthorne Sales

28 Dukes Ride,

Crowthorne, Berkshire

RG45 6LT

Tel: 01344 779 999

crowthorne@michael-hardy.co.uk

Ref: 17686300 | Folio: A8516 | 7th February 2024

These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

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

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no. 1867303

