



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

256, Nine Mile Ride, Finchampstead, Berkshire, RG40 3NT

£1,250,000
Freehold

Nine Mile Ride, Finchampstead, Wokingham

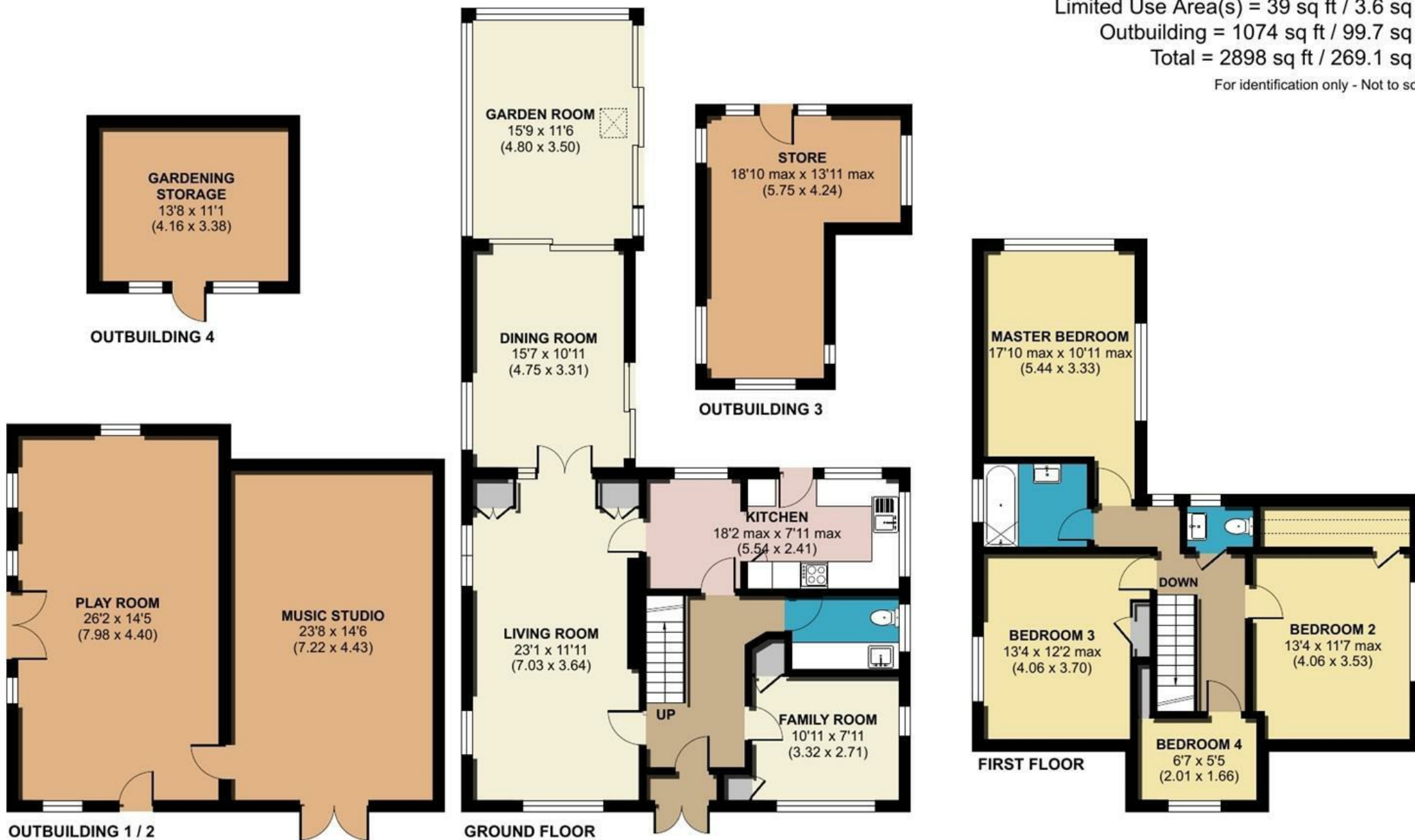
Approximate Area = 1785 sq ft / 165.8 sq m

Limited Use Area(s) = 39 sq ft / 3.6 sq m

Outbuilding = 1074 sq ft / 99.7 sq m

Total = 2898 sq ft / 269.1 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). © n̄che.com 2024. Produced for Michael Hardy. REF: 1107845



This well presented spacious four bedroom detached house is set in a peaceful tree lined plot. The versatile accommodation comprises living room leading into the dining room, kitchen, family room and cloakroom. There are four first floor bedrooms including dual aspect master bedroom and family bathroom. Outside the house is accessed via a long driveway with playroom and adjoining music studio, garden storage and storeroom.

- Over 2800 sq ft of space
- Dual aspect living room
- Separate play room and music studio
- Impressive garden room
- Scope to extend SSTP
- Desirable non estate setting

Situation

Nine Mile Ride comprises a variety of individual properties on mainly good sized plots in an area served by good schools. Amenities nearby include chemist, doctors' surgeries, dentists and a vets. There are bridle paths to California Country Park and walks through National Trust woodland.

Outside

The garden which surrounds the house is enclosed by mature hedge borders and conifers trees laid mainly to lawn with an area of patio at the rear. There are several outbuildings including a playroom and adjoining music studio, garden storage and storeroom. There is driveway parking at the front of the house for numerous vehicles.

Energy Performance Rating

C

Council Tax Band

F

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham on the Finchampstead Road turn right at the Think Ford garage roundabout, continue straight over the next roundabout turn left at the double roundabout into Nine Mile Ride. The driveway for 256 will be found on your right opposite Tomlinson Drive.



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Ref: 14017347 | Folio: A8553 | 23rd April 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.

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