



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

88, Barkham Ride, Finchampstead, Berkshire, RG40 4ET

Guide Price £1,250,000
Freehold

Barkham Ride, Finchampstead, Wokingham

Approximate Area = 3183 sq ft / 295.7 sq m (excludes detached garage)

Limited Use Area(s) = 529 sq ft / 49.1 sq m

Workshop = 151 sq ft / 14 sq m

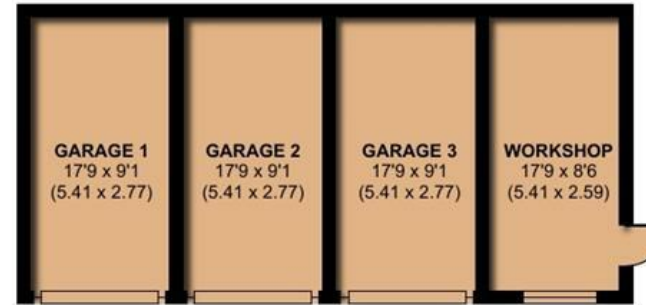
Total = 3863 sq ft / 358.8 sq m

For identification only - Not to scale

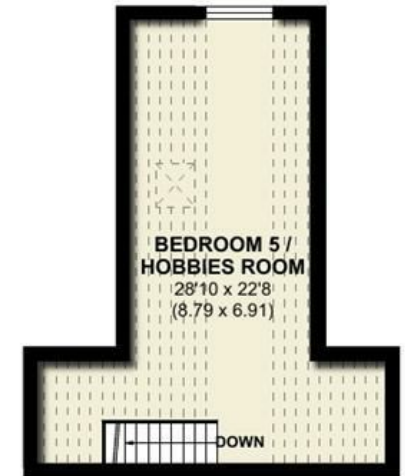
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





**** This property has been off the market for the last 10 weeks due to redecoration and new fencing****
 This beautifully presented detached five bedroom family home has been updated and extended by the current owners. The property comprises an entrance hall with storage, a living room with doors into the dining room, and an office that is big enough for two people working at home. The impressive kitchen/dining/sitting room with glass lantern, underfloor heating, and a utility room that has side access. To the first floor, there are four bedrooms and three bathrooms with the master bedroom suite having an en suite bath and shower room and built-in wardrobes. There is also a triple garage a workshop and driveway parking.

- No onward chain
- Office
- Workshop
- 3863 sq ft / 358.8 sq m (includes attached garages)
- Triple garage with private driveway behind electric gates
- Close to nearby countryside walks & good schools

Situated
 Barkham Ride is an established residential road and comprises a wide range of individual homes mainly on large plots. There are local shops, both on the road itself and at nearby California crossroads. California Country Park a superb family amenity comprising 100 acres of woodland/lowland heath and excellent walks is also nearby. Bracknell the M3 and A329(M)/M4 can be reached via the Nine Mile Ride.

Outside
 The front has a long private driveway to the house with plenty of parking and includes a triple garage with private driveway behind electric gates and a workshop which has power and lighting. The property benefits from a wrap-around garden and is enclosed by a brick wall and timber fencing. The garden is beautifully landscaped with a modern patio area, perfect for entertaining.

Energy Performance Rating
 C

Council Tax Band
 F (Subject to change)

Local Authority
 Wokingham Borough Council

Directions
 Leave Wokingham on the Finchampstead Road turn right at the Think Ford garage roundabout, follow the road to the next roundabout and turn right onto Barkham Ride, the property will be found along on the left hand side passed the turning to Gorse Ride North. The property has a for sale board.



Residential Sales and Lettings

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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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