



6, Booth Drive, Finchampstead,
Berkshire, RG40 4HL

Guide Price £1,000,000 Freehold



Situated in a quiet corner of this popular development, a stunning detached family home that backs onto gardens. The ground floor provides a refitted kitchen/family room with utility room, living room with feature fireplace, dining room, study, gym, workshop, sunroom with bi-folding doors out to the garden, and a cloakroom. On the first floor there are four bedrooms and two modernised bathrooms with the master bedroom having built in wardrobes and ensuite shower room.

The front is open plan with driveway parking for up to four vehicles with the remainder laid to lawn and an assortment of shrubs and borders. The double garage has been converted to create a gym and workshop or home office. Gated side access leads to a beautifully landscaped rear garden comprising patio areas with the rest laid to lawn and enclosed by timber fencing. There is also a large shed which has power and a summer house to the rear of the garden.

Booth Drive and the adjoining cul-de-sacs are comprised of a variety of large detached houses built in 1999 and set in a sought-after and quiet residential area surrounded by woodland and farmland. There are nearby shops on both Barkham Ride and at California Crossroads and direct access to Rook's Nest Wood Country Park and onward to California Country Park or The Coombes Woodland in Barkham. Both the M3 and A329(M)/M4 can be accessed via Nine Mile Ride and Bracknell, or via Wokingham Town Centre. London Paddington can be reached from Twyford (21 mins) or Wokingham (50 mins) stations and Farnborough to Waterloo (44 mins).

- No onward chain
- Utility room
- 1864 sq ft / 173.1 sq m
- Study
- Workshop and separate Gym
- Close to nearby countryside walks & good schools





MATERIAL INFORMATION

Part A

Council Tax Band: F (Subject to change)

Local Authority: Wokingham Borough Council

Energy Performance Rating: C

Part B

Property construction – Standard form

Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Gas Central Heating

Broadband:

Connection available (information obtained from Ofcom): *Vendor informs they currently get Superfast 68Mb download.

Standard - ADSL/copper wire - Highest available download speed: 3 Mbps – Highest available upload speed 0.5 Mbps

Superfast - Fibre to the cabinet (FTTC) - Highest available

download speed: 55 Mbps - Highest available upload speed 10 Mbps

Ultrafast – Fibre to the premises (FTTP) - Highest available download speed: 1000 Mbps - Highest available upload speed 1000 Mbps

Mobile Phone Coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom website <https://checker.ofcom.org.uk>

Part C

Flooding:

We understand the flood risk summary for the area around the property is considered Very Low risk and for surface water flooding it is considered Very Low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Parking:

There is off street parking available at the property.



Booth Drive, Finchampstead, Wokingham

Approximate Area = 1741 sq ft / 161.7 sq m

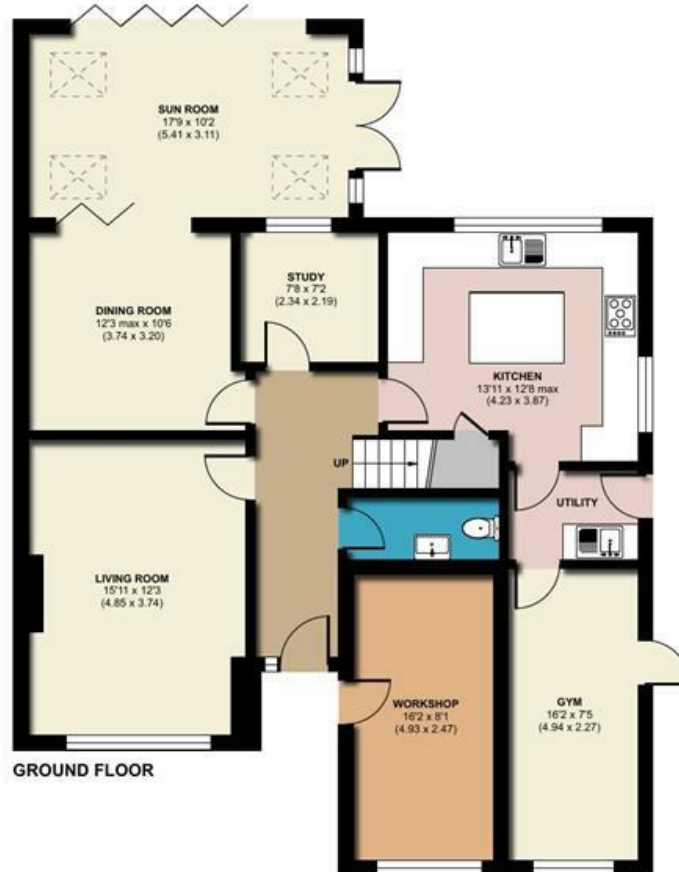
Outbuilding = 123 sq ft / 11.4 sq m

Total = 1864 sq ft / 173.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1129464

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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, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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