



129, Nash Grove Lane, Finchampstead,
Berkshire, RG40 4HG

£1,500,000 Freehold



This beautifully presented gated detached five bedroom family home has been updated and extended by the current owners. The property comprises large entrance hall with storage and a cloakroom, an impressive kitchen/family room with vaulted ceilings, and cathedral windows with French doors out to a balcony area overlooking the front aspect, a bathroom, a utility room which has side access, dining room with vaulted ceiling, study, a 32 x 19 ft sunroom, living room with French doors out to the rear garden which has amazing views over the fields and five bedrooms and two bathrooms with bedrooms one and two benefitting an en suite shower room. There is also a double garage, an outdoor office which is ideal for working from home, a games room, and a gym with driveway parking for multiple vehicles.

The plot measures c.2.12 of an acre with the majority of the plot laid to lawn with a c.100 ft driveway with an electric gated entrance that leads to the house and a double garage, an outdoor office, a games room and a gym. The rear garden is of a westerly aspect.

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

- Electric gated entrance
- Underfloor heating in kitchen, utility, entrance, dining room and conservatory
- Private Westerly facing rear garden
- Study
- Double garage and driveway parking
- 4142 sq ft / 384.7 sq m (includes games room and gym)





MATERIAL INFORMATION

Part A

Council Tax Band: F (Subject to change)

Local Authority: Wokingham Borough Council

Energy Performance Rating: D

Part B

Property construction – Standard form

Services:

Gas - LPG - Newly installed tank in January 2024 the costs are hard to quantify at this current stage.

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Gas Central Heating

Broadband:

Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 18 Mbps

– Highest available upload speed 1 Mbps

Superfast - Not available according to Ofcom.

Ultrafast - Not available according to Ofcom.

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

Whilst the owner has indicated that they are unaware of the presence of asbestos in the fabric of their property, asbestos was a building material used in the construction industry until 1999 therefore its absence cannot be guaranteed.

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>

Planning:

F/2009/2361 - Erection of single storey side extension to dwelling.

F/2003/8827 - Single storey front extension to dwelling and single storey side extension to form conservatory.

Digital records on Wokingham Borough Council planning department are from 1998 to the present day. Any planning documents prior to this date are kept on microfiche at Wokingham Borough Council offices. <https://planning.wokingham.gov.uk/FastWebPL/welcome.asp>

Parking:

There is off street parking available at the property.



Nash Grove Lane, Finchampstead, Wokingham

Approximate Area = 3524 sq ft / 327.3 sq m (excludes attached garage)

Limited Use Area(s) = 83 sq ft / 7.7 sq m

Outbuilding = 535 sq ft / 49.7 sq m

Total = 4142 sq ft / 384.7 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). © ncheom 2024. Produced for Michael Hardy. REF: 1129465

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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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