



**31, Carolina Place, Finchampstead,
Berkshire, RG40 4PQ**

OIEO £700,000 Freehold



This smartly presented four bedroom detached family home is set in a popular location close to local schools shops and woodland walks. The accommodation comprises entrance hall, office, family room, re fitted kitchen/breakfast room with fitted appliances and adjoining utility room, cloakroom and living room overlooking the private rear garden. There are four generous first floor bedrooms including master bedroom with re fitted en suite and fitted wardrobes.

The rear garden is enclosed by wooden fencing, laid in artificial lawn with an area of patio across the rear of the house. There are mature shrub borders and trees enclosing the garden with gated side access leading to the front driveway which provides parking for several large vehicles. There is an adjoining double garage with up and over door and mature front garden.

Carolina Place is part of a sought-after development mostly built by Miller and Pelham Homes in the mid 1980's. California Country Park is adjacent which comprises 100 acres of countryside with delightful walks. There are local shops on Barkham Ride and at California crossroads. For the commuter, the M3 and A329(M)/M4 can be accessed via the Nine Mile Ride and Bracknell.

- Impressive kitchen/breakfast room
- Spacious family room
- Double garage
- Living room with log burner
- Master bedroom with en suite
- Over 1700 sq. ft of accommodation





MATERIAL INFORMATION

Part A

Council Tax Band: F

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 and Log burner

Broadband

Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 3

Mbps – Highest available upload speed: 0.4 Mbps

Superfast - (FTTC) - Highest available download speed: 69 Mbps -

Highest available upload speed: 16 Mbps

Ultrafast - (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 web-site <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 Low and for surface water flooding Very low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Planning

Planning Application pre 1998 – 10012. 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

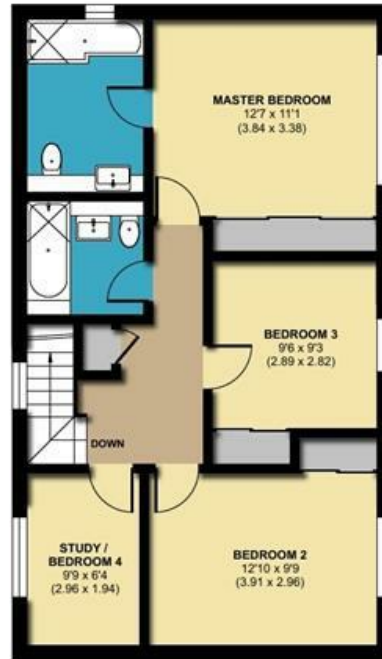
There is off road driveway parking and a double adjoining garage.



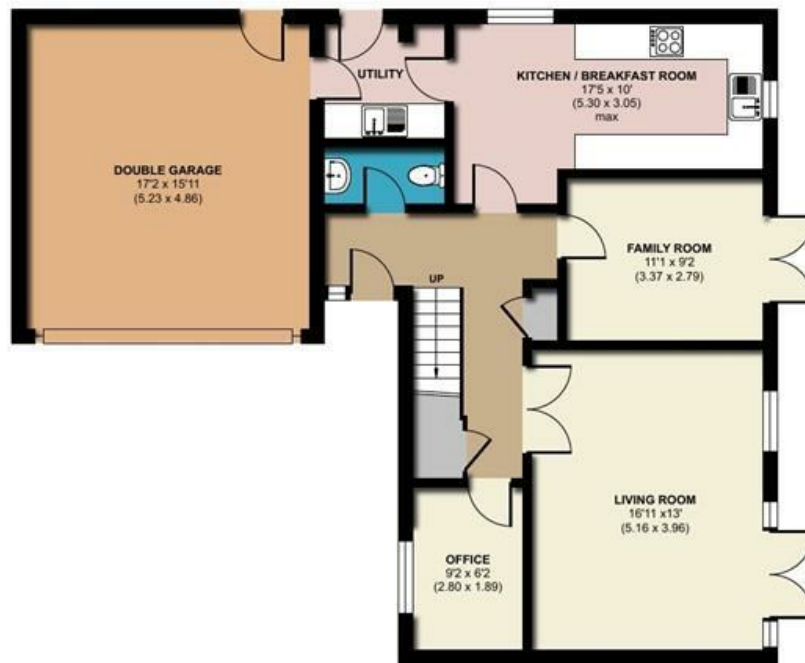
Carolina Place, Finchampstead, Wokingham

Approximate Area = 1735 sq ft / 161.1 sq m (includes attached double garage)

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: 1139484

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk
lettings@michael-hardy.co.uk

Michael Hardy
MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk
www.michael-hardy.co.uk

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.

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

Ref: 18059317 | Folio: A4601 | 14th June 2024