



35, The Spinney  
Finchampstead  
Berkshire, RG40 4UN

**Guide Price £700,000 Freehold**



This beautifully presented detached four bedroom family home has been updated and extended by the current owners. The property comprises entrance hall with storage, dual aspect living room with sliding doors out to the garden, an impressive kitchen opening on to a stunning sun room and utility room both with access to a landscaped garden, as well as a separate dining room and cloakroom. To the first floor there are four bedrooms, a family bathroom and a master suite with an en suite shower room and dressing room. There is driveway parking and the garage has been converted to create extra storage.

The front is open plan with driveway parking for two vehicles with the remainder laid to lawn with mature shrubs. The rear garden comprising patio and decked areas with attractive shrubs, trees and areas of lawn is enclosed by timber fencing.

The Spinney forms part of the The Fernlea development, an area of 3 and 4 bedroom homes built through the late 1960's and early 1970's. It has good commuter links with access via the Nine Mile Ride and Bracknell to both the M3, A329(M) and M4. It is approximately 2½ miles south of Wokingham with local shops at the nearby California crossroads, numerous woodland walks and parkland, including California Country Park, close by.

- Sun room
- Dressing room and ensuite to master bedroom
- Close to nearby countryside walks
- Utility room
- Private south east facing rear garden
- 1581 sq ft/146.8 sq m (includes store)





## MATERIAL INFORMATION

### Part A

Council Tax Band: E (Subject to change)

Local Authority: Wokingham Borough Council

Energy Performance Rating: D

### 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):

Standard - ADSL/copper wire - Highest available download speed: 1

Mbps – Highest available upload speed: 0.3Mbps

Superfast - (FTTC) - Highest available download speed: 80 Mbps -

Highest available upload speed 20 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>

### Parking

There is off street parking for two cars available at the property

### 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

Flooded in last 5 years: No - We understand the flood risk summary for the area around the property is considered Very Low risk and for surface water flooding High risk which means more than 3.3% chance of a flood each year., for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

### Planning

Planning Application Number: 052608 - iLAP Number: F/2005/4143

Proposed single storey rear extension to dwelling to form conservatory.

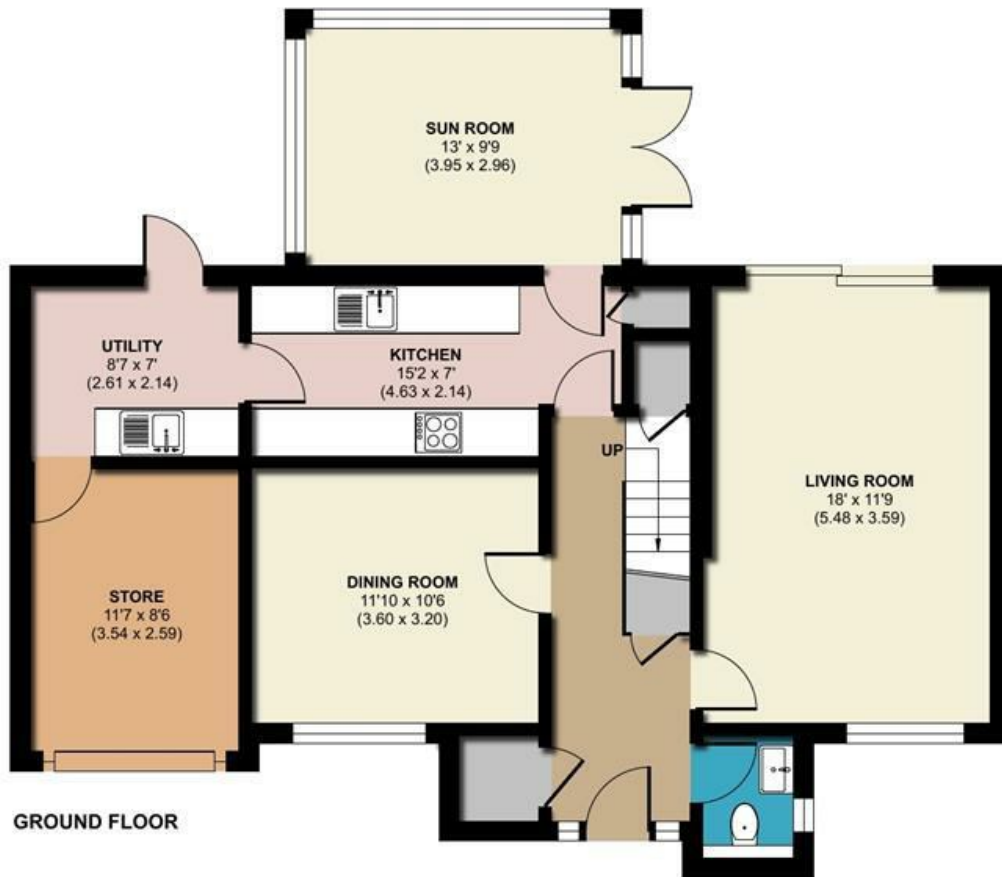
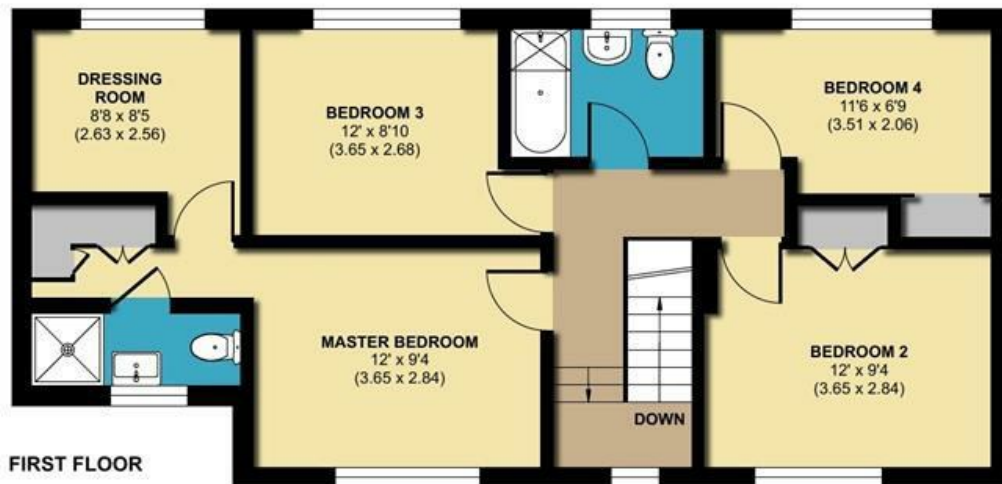
<https://planning.wokingham.gov.uk/FastWebPL/welcome.asp>



# The Spinney, Finchampstead, Wokingham

Approximate Area = 1581 sq ft / 146.8 sq m (includes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Michael Hardy. REF: 1165597

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