



Holly Cottage
3, Cricket Hill
Finchampstead
Berkshire, RG40 3TN

OIEO £800,000 Freehold



This attractive and versatile four bedroom semi-detached Walter cottage was originally built in 1860's. The current accommodation comprises a kitchen with adjoining dining room, family room and living room. There is a ground floor shower room, utility area and first floor bathroom. The master bedroom is situated on the first floor with adjoining dressing room and scenic views of stables and fields. There are two further bedrooms on the first floor and a fourth bedroom on the ground floor. There is planning permission approved for a proposed single storey front extension, large dormer to the rear roof and part garage conversion to create habitable accommodation in the external office. Planning reference number 240264. Link - <https://shorturl.at/m8x3S>.

- Planning permission approved to add a dormer and to change the layout
- Set in a sought after non-estate location in Finchampstead village
- Spacious dual aspect living room with wood burning stove
- Kitchen and a walk-in larder
- Impressive master bedroom with vaulted ceiling and dressing room
- 2018 Sq Ft / 187.3 Sq m (includes double garage and office)

The south westerly rear garden measures 50' deep x 47' wide and is enclosed by wooden fencing and picket fencing and a retaining wall. The garden is mainly laid to lawn with mature shrub borders. Circular sun terrace, raised timber decking to the rear with pergola and outside lighting. Double garage with up and over doors, light and power and adjoining office. The office is insulated and has light, power and heating. A shingle driveway wraps around the front of the property which provides parking for numerous vehicles. The front garden is mainly laid to lawn with picket fencing and mature holly hedgerows screening the cottage from the road.

Cricket Hill is a sought-after, non-estate location in Finchampstead village, surrounded by beautiful countryside. The area offers access to playing fields, Finchampstead C of E Primary School, and several scenic walking routes leading to National Trust locations, including Finchampstead Ridges. The Greyhound and Queen's Oak public houses are just a short walk away, providing excellent dining and social options. Additionally, Horseshoe lake is nearby, offering further outdoor leisure opportunities. The property is within easy driving distance of Eversley, Crowthorne, and the centre of Finchampstead. Believed to have been built in the 1800s, it combines historical character with the tranquillity of its rural surroundings.

Council Tax Band: F
Local Authority: Wokingham Borough Council
Energy Performance Rating: D





Cricket Hill, Finchampstead, Wokingham

Approximate Area = 1300 sq ft / 120.7 sq m

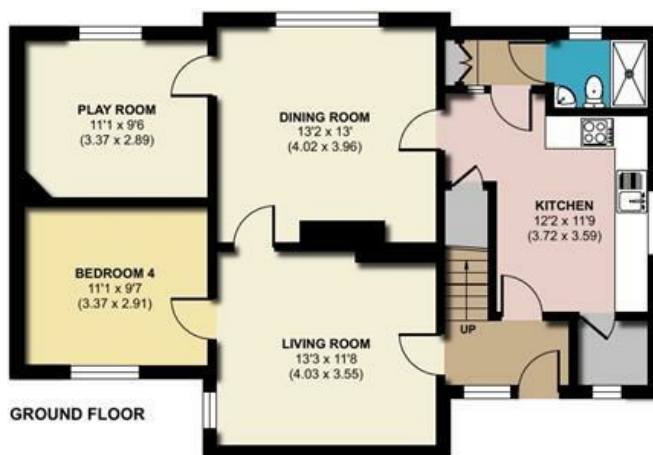
Limited Use Area(s) = 193 sq ft / 17.9 sq m

Garage = 419 sq ft / 38.9 sq m

Outbuilding = 106 sq ft / 9.8 sq m

Total = 2018 sq ft / 187.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1262943

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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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