

Vann House, Finchampstead, Berkshire, RG40

Impressive home with period elegance and modern luxury

Summary of accommodation

Ground Floor Reception hall | Drawing room | Dining room | Study | Cinema
Family kitchen | Utility | Cloakroom | Integral double garage

First Floor Principal bedroom suite | 4 further double bedrooms (2 en suite)
Family bathroom

Second floor 2 attic/store rooms

Additional accommodation Indoor pool | Gym | Changing room

Outside Driveway | Parking area | Landscaped garden | Terrace | Greenhouse
Ornamental fishpond | Julian Christian African style garden building



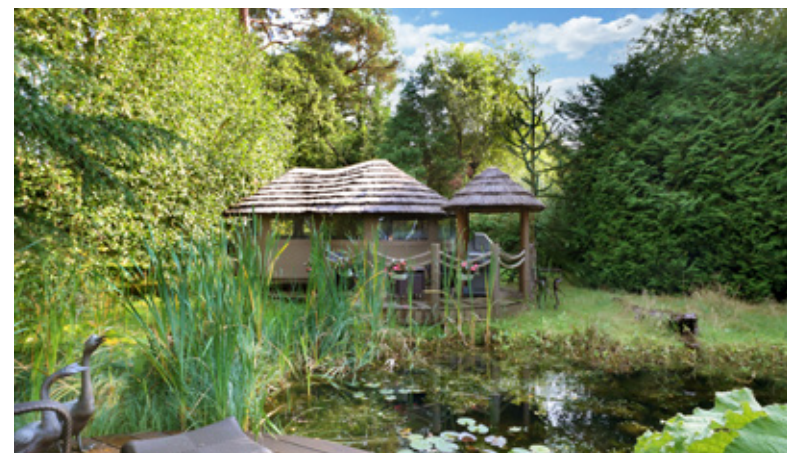
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Location

Finchampstead is a popular thriving village on the Berkshire/Hampshire borders with a range of shops for everyday provision, restaurants, local pubs, GP and Dentist.

The desirable market town of Wokingham is approximately four miles away. Having recently undergone a complete regeneration, it now provides a fabulous range of shops, restaurants, bars, coffee shops, supermarkets, a boutique cinema and bowling alley. A new leisure centre is due to be completed shortly.

The mainline railway station at Wokingham provides a service to Waterloo, Guildford, Gatwick Airport and Reading. Reading (8 miles to the north) offers a fast link to London to Paddington and via the Elizabeth Line.

Both the M4 and M3 motorways are accessible and provide convenient access London and the country's motorway network. Heathrow Airport is about 23 miles and Farnborough Airport is about 11 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 6 miles).

There are a number of renowned schools locally. Amongst these are Ludgrove, St Neots, Lambrook, Hall Grove and Wellington College.

There is a considerable choice of exceptional leisure amenities within easy reach. Notably these include horse racing at Ascot, flying at Blackbushe and golf at Wentworth.

The Property

This exceptional mid-19th century residence seamlessly blends period charm with contemporary enhancements, offering a unique combination of grandeur and modern luxury.

Spanning approximately 8,025 sq ft, the house is designed with elegance and comfort in mind, featuring a superb indoor swimming pool complex and a state-of-the-art open-plan kitchen both offering access to the glorious gardens.

Upon entering through to the reception hall you are immediately greeted by a sense of arrival with a square reception hall filled with light and overlooking the gardens.

The ground floor offers four spacious reception rooms, including a handsome drawing room with exceptional ceilings and a box bay window with double doors opening to the garden.



There is a formal dining room, perfect for hosting large gatherings. Additionally, there is a sound insulated cinema room for entertainment, and a study with views over a tranquil rill that adds to the peaceful connection between the house and gardens.

A key feature of Vann House is the contemporary family kitchen fitted by Beckermann. This space is ideal for both everyday living and entertaining. Bifold doors open onto the garden and rear terrace, perfect for optional al fresco dining. The kitchen itself boasts sleek cabinetry and an array of high-end integrated appliances, including Siemens ovens, an induction hob, a coffee machine, warming drawer, and wine fridges by Caple, alongside a Liebherr fridge freezer. The large island with a breakfast bar serves as the heart of the kitchen, ideal for informal dining.

On the ground floor is also a utility room, guest cloakroom, and direct access to the integral double garage.

The indoor swimming pool complex is truly impressive and sits beneath a pitched roof with poolside seating and garden access, offering a serene retreat for relaxation. The complex is equipped with a steam room, changing room, and mezzanine gym overlooking the pool.

The first floor offers five spacious double bedrooms, three of which have en suite bath/shower rooms. The principal suite is of note, featuring a dressing room and en suite bathroom with a walk-in shower. Bedrooms two and three also have en suite facilities, while all the bathrooms in the property are elegantly appointed, combining either traditional or contemporary fittings. The attic space offers additional storage or potential for further accommodation subject to any necessary consents.





Gardens and grounds

Outside, the beautifully landscaped grounds extend over three acres, showcasing an Indian sandstone terrace to the rear of the property, accessed directly from multiple points on the ground floor. This generous, south-facing terrace is ideal for outdoor living and entertaining, complete with a calming rill and picturesque views over the expansive lawn and parkland-style gardens. Mature trees, including a striking cedar of Lebanon and a variety of well-established plantings create a sense of privacy and serenity.

Additional features include a Victorian glasshouse within the gardens, a well-stocked kitchen garden and a secluded fishpond with a Julian Christian African style garden building, with a roped deck and BBQ area overlooking the pond, offering a unique space for further entertaining. The property is accessed via electronic gates, with a substantial driveway leading to the garage, and boasts three vehicular entry points for added convenience.

Altogether, Vann House blends period elegance with modern luxury creating an ideal retreat in a beautiful and private setting.

Property information

Services: Mains electricity, gas, water and drainage.

Local authority: Wokingham

Council Tax: Band H

Tenure: Freehold

Viewings

By appointment through sole selling agent Knight Frank.



Total = 745.5 sq m / 8,025 sq ft (Including Garage & Excluding WC)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice



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I would be delighted to tell you more

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Particulars dated October 2024. Photographs and videos dated September 2024.

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