



High Barn Church Lane, Finchampstead
Wokingham

McCarthy
Holden

Guide Price £4,950,000



High Barn Church Lane

Finchampstead, Wokingham

High Barn is a truly unique property, set in a simply stunning plot of around 22 acres in the heart of rural Finchampstead. Having recently undergone a range of improvements and modernisations the property offers modern living and character features in a setting that is hard to find anywhere else.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Plot of Approximately 22 Acres
- Mix of Stunning Parkland, Paddocks and Woodland
- Around 6700 sqft of Accommodation
- High Specification Throughout
- Close to Wellington College



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Upon entering the property via the electric gated entrance the view over the broadly five acres of park like gardens unfolds in front of you revealing how special this property truly is.

From the front door of the house into the main reception hall to the left is the open plan kitchen offering high specification appliances, tiled flooring and views over the landscaped garden, patio and parkland beyond. Off the kitchen space there is a utility room, wine store and boot room. There is also a generous home office and a recently modernised home cinema room.

To the rear of the central hallway there is an open plan dining room space as well as a vast garden/sitting room at the back of the house enjoying further views to the south.

Finally there is the triple aspect living room with feature fireplace and twin bay windows each with a remarkable outlook over the grounds.

On the first floor there is a sizeable landing which gives access on to four bedrooms with three bathrooms and a WC. All are generous double rooms, two benefitting from en-suite bathrooms and the others sharing the use of a well appointed and recently remodelled family bathroom.

From the landing there is another staircase up to the second floor where there is a vast principal bedroom suite with walk in wardrobe, twin Juliet balcony doors, recently refitted luxury bathroom and access to a unique feature of High Barn. In the ceiling of the main bedroom there is an electronically operated hatch with folding steps leading up to a observation tower with 360 degree views over the surrounding countryside.

Outside the property benefits from a gated courtyard area with garage and leisure complex. There is a double garage and three stables/store rooms. Attached to this is a two storey Annexe building currently in use with the ground floor as a snooker room and first floor as a pool and bar room.

To the rear of the courtyard there is an equestrian sand school/storage space which in turn opens up to the grounds beyond.

The park like gardens offer a landscaped lawn and patio immediately off the rear of the house, which in turn opens up to meadows with a beautiful koi pond.

To the South of the gardens there are approximately 8.5 acres of paddocks, separated by a

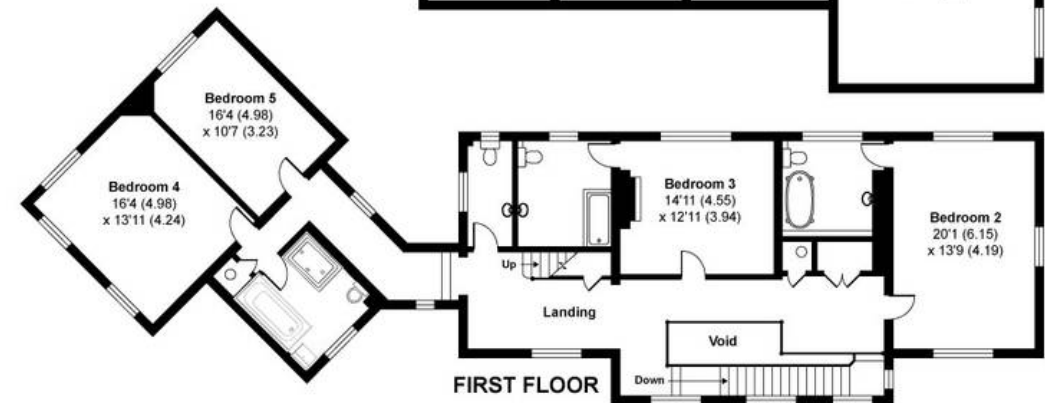
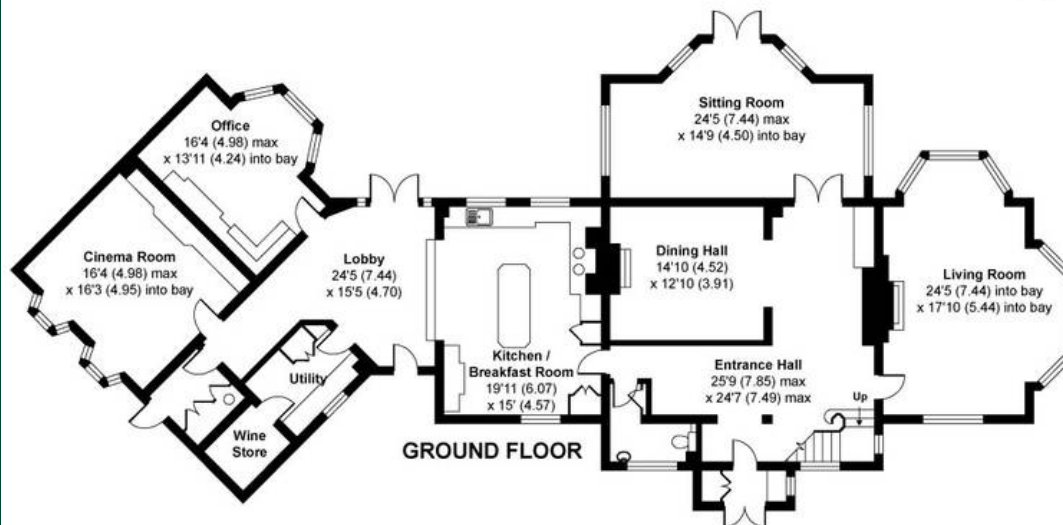
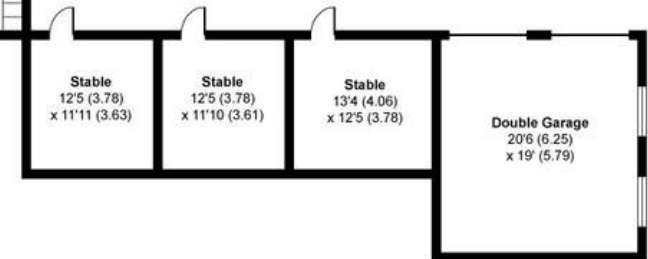
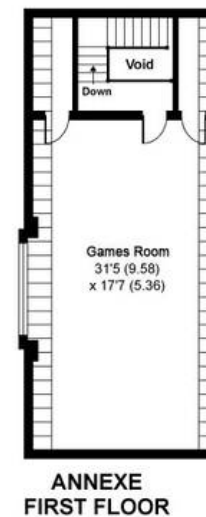
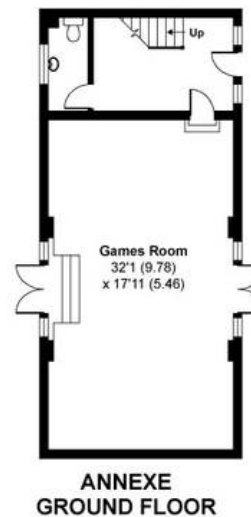
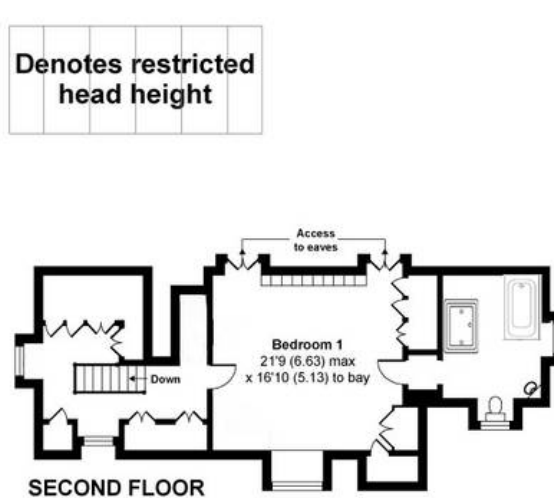




High Barn, Church Lane, Finchampstead, Wokingham, Berkshire, RG40

APPROX. GROSS INTERNAL FLOOR AREA 6874 SQ FT 638.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & STABLES & INCLUDES GARAGE & ANNEXE)

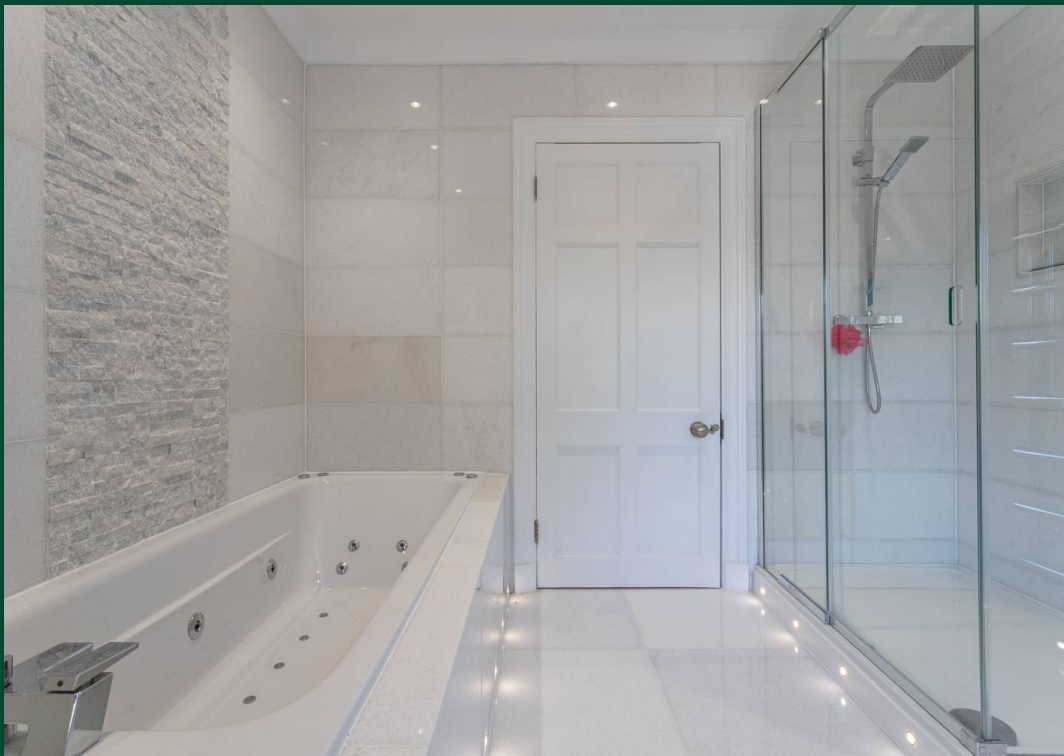
Denotes restricted
head height



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.















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