



Selbon

Simply Different

Fleet Hill, Finchampstead, Wokingham,
Berkshire, RG40 4LJ

Offers in excess of £1,500,000



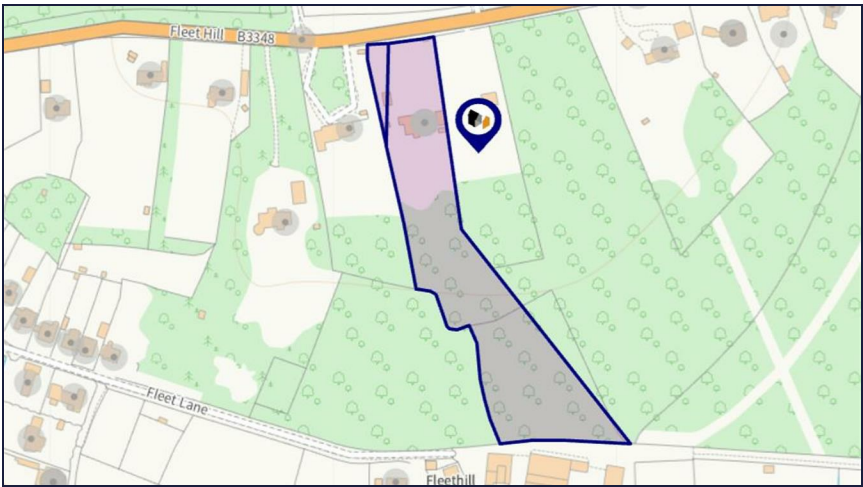
01252 979300
Selbonproperty.co.uk

Selbon Estate Agents are delighted to offer this individually designed four-bedroom detached family home offering an outstanding opportunity to acquire a substantial semi rural residence with extensive grounds, tremendous versatility and further potential. Set within an exceptional plot of over 6 acres in one of Finchampstead's most sought-after locations,

Constructed by the current owners in the mid-1990s, the property has been lovingly maintained and has served as both a wonderful family home and the headquarters for a successful family business, creating a home that effortlessly combines generous living accommodation with practical workspace.

A particular highlight of the property is the significant scope for future enhancement. Subject to the necessary permissions, there is excellent potential to extend the main residence further. In addition, the adjoining accommodation offers an exciting opportunity to create a self-contained annexe, currently comprising a double garage, large utility room, shower room and, on the first floor, an office and substantial storage room. This space would be ideal for multi-generational living, guest accommodation or those wishing to work from home.

- Individually built detached family home
- 5 Reception Rooms, Kitchen & Utility Room
- Double Garage, Office & Store Room (Potential Annexe)
- Electric Gated Entrance
- Over 6 Acres Of Gardens & Woodlands
- 4 Bedrooms, 4 Bathrooms (1st Floor)
- Cloakroom & Shower Room
- Potential For Extension & Remodelling (STPP)
- Sweeping Driveway With Ample Parking
- No Onward Chain



The Home:

The property is approached via impressive electric wrought iron gates, opening onto an extensive driveway providing ample parking for numerous vehicles. The secluded setting offers a wonderful sense of privacy whilst remaining conveniently located for local amenities and transport links.

The ground floor offers spacious and well-proportioned accommodation comprising an entrance porch leading into a welcoming entrance hall, cloakroom, four versatile reception rooms and a generous kitchen, creating flexible living spaces ideal for both everyday family life and entertaining.

Upstairs, the property continues to impress with four well-sized bedrooms. Three of the bedrooms feature cleverly concealed en suite shower rooms, discreetly hidden behind fitted wardrobe doors, creating a unique and elegant design feature. A separate family bathroom serves the remaining accommodation.

Externally, the grounds are a truly outstanding feature. The immediate rear garden provides a generous area for family enjoyment and outdoor entertaining, while the overall plot extends to in excess of 6 acres. Approximately 2 acres comprise the formal gardens and grounds surrounding the house, with the remaining acreage consisting of a beautiful private woodland, offering complete tranquillity, wildlife habitat and a rare sense of seclusion.

This is a genuinely unique home offering privacy, flexibility and enormous potential in an idyllic woodland setting.

Location:

Finchampstead can be found to the West of central London (about 40 miles), just to the South of Wokingham (about 5 miles) and almost midway between the M3 to the South and M4 to the North. Local shopping facilities can be found in Crowthorne with much more extensive options in Wokingham, Bracknell, Camberley and Reading. The nearest Waitrose supermarket is only about 3 miles away. Crowthorne railway station is approx 3 miles away.

There is a great range of leisure options in the general area including, several golf courses, health and tennis clubs, gyms and leisure centres, theatres, cinemas, horse racing at Ascot and miles of open countryside for walking and mountain biking. It is also worth noting that there is a very good selection of highly regarded schooling nearby including Wellington College, Wellington Prep, Edgebarrow, Ludgrove, St Neots and Reddam House.

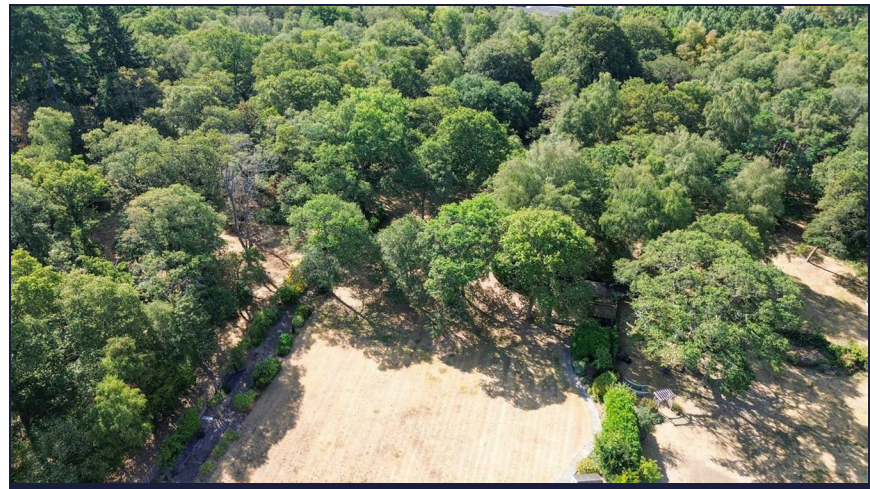


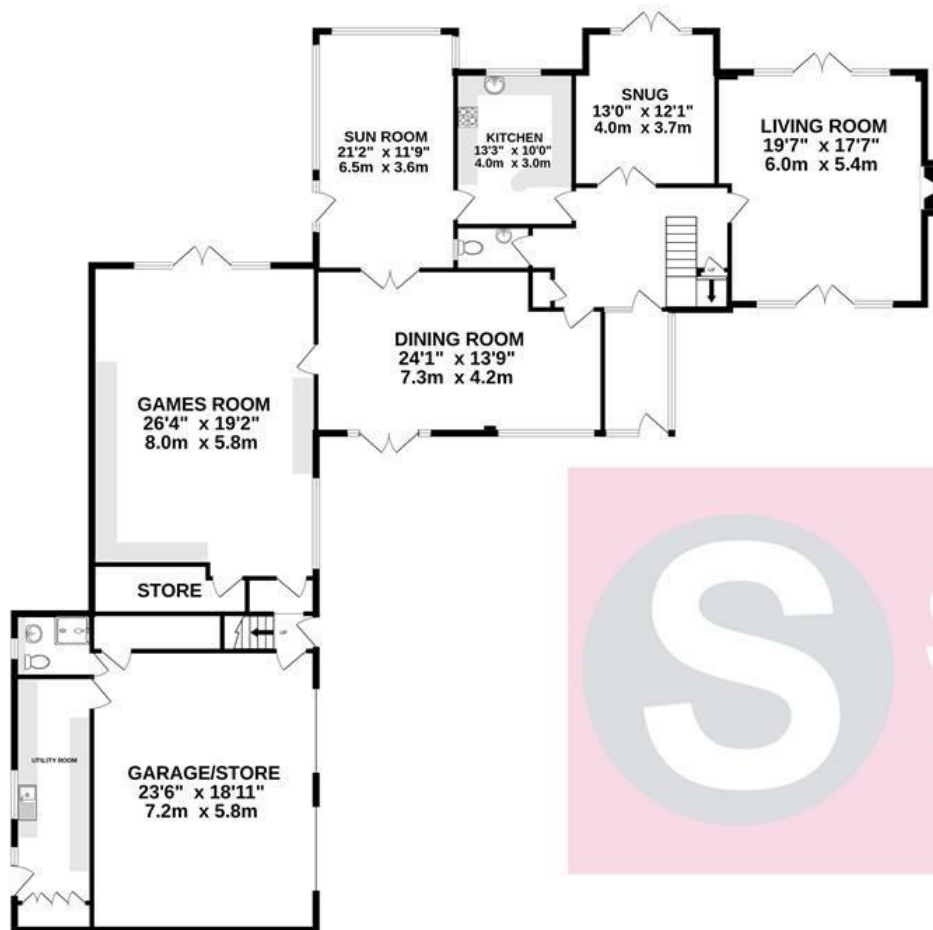








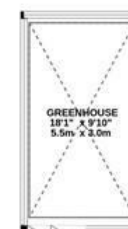
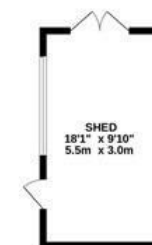
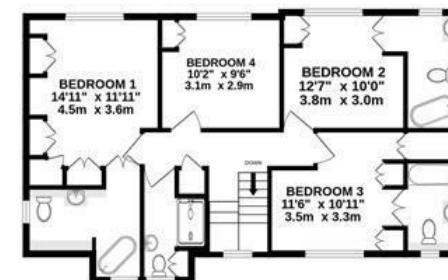




GROUND FLOOR



1ST FLOOR



OUTBUILDINGS
374 sq.ft. (34.7 sq.m.) approx.

TOTAL FLOOR AREA : 4990sq.ft. (463.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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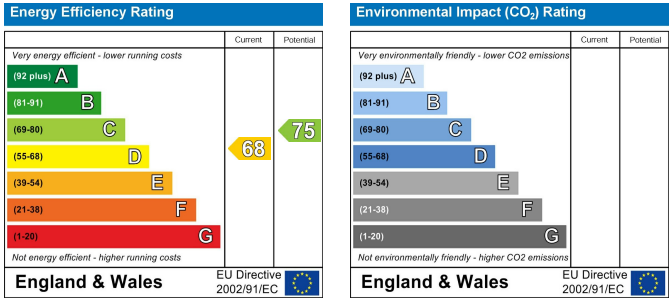




Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Council Tax Band: G

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