



**St. Margarets Lodge, Hollybush Ride
Finchampstead
Berkshire, RG40 3QR**

OIEO £1,250,000 Freehold



Located on the prestigious Hollybush Ride, a rarely available opportunity to purchase a delightful plot, over two titles, approaching an acre. The land currently houses a detached bungalow offering 1,311 sq. ft (including the outbuilding) which needs full modernisation or potentially being knocked down to accommodate a new build home (subject to the usual planning consent). The plot offers a great degree of privacy and is mainly laid to lawn and woodland.

- Potential building plot (STPP)
- Titles for sale include BK215924 & BK215925
- 1,311 sq. ft of property, including outbuilding
- C.98 acres over two title documents being sold as one plot
- Detached bungalow on site in need of modernisation
- Viewings strictly by appointment

The accommodation comprises of an entrance hall/porch, three bedrooms, a kitchen/dining room with separate utility, a central courtyard, office, dining room and bathroom.

Hollybush Ride is one of the area's premier locations, a peaceful road which abuts National Trust land with lakeside pathways. Close at hand are both the M3 and M4 motorways and Wokingham station offers direct services to London Waterloo, Gatwick airport and Reading. Everyday shopping facilities are well served at both Crowthorne and Wokingham, with more facilities available at Bracknell and Reading. Wellington College and Sand Martins' golf course are less than two miles away.

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





Hollybush Ride, Wokingham

Approximate Area = 1059 sq ft / 98.4 sq m (excludes courtyard)

Outbuilding = 252 sq ft / 23.4 sq m

Total = 1311 sq ft / 121.8 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: 1317437

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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.

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