



**Thornbury House, Warren Lane  
Finchampstead  
Berkshire, RG40 4HS**

**OIEO £1,700,000 Freehold**



This stunning five bedroom detached family home is set in a highly desirable, tree lined setting close to local schools and shops. The well presented accommodation comprises an entrance hall, a living room with French doors leading to the rear garden, and a generous kitchen/breakfast room with an adjoining utility room. The ground floor also features a dining room, a family room with French doors out to the garden, a cloakroom, and a study. On the first floor, there are five double bedrooms, including two with en suite facilities, as well as a family bathroom. Outside, the private rear garden is secluded by a variety of tall trees and mature plants. The property further benefits from an indoor swimming pool with a sauna, an oak-framed carport, and a double garage.

- Over 4400 Sq Ft of space
- Four spacious reception rooms
- Secluded tree lined setting
- Plot size 0.6 acre
- Indoor swimming pool complex
- Close to local shops

The well stocked, secluded rear garden is enclosed by wooden fencing and mature trees which flank the boundary. There is an area of patio across the rear of the house with terraced shrub borders and steps leading up to an area of lawn with a second patio area. The property includes a purpose built annex with a fully tiled indoor swimming pool, a sauna and a jacuzzi. There is a patio area to the front with a Japanese garden and steps down to the carport and double garage. There is parking for numerous vehicles at the front and side of the house which sits at the end of a private shared drive.

Warren Lane is a desirable unadopted road set off Nine Mile Ride comprising a variety of individual properties on generous plots in an area served by various schools. Amenities within a short walking distance include a doctors' surgery, chemist, dentists and a vets. Also close by are nursery schools and the FBC Centre, offering a wide range of facilities such as multi purpose sports hall, café, library, children's centre and meeting spaces. There are bridle paths to California Country Park including Finchampstead Ridges and Simons Wood. There is convenient access to the M3 and A329(M)/M4 via Bracknell.

Council Tax Band: G (Subject to change)  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: C





## Warren Lane, Finchampstead, Wokingham

Denotes restricted head height

Approximate Area = 2856 sq ft / 265.3 sq m (excludes carport)

Limited Use Area(s) = 49 sq ft / 4.5 sq m

Garage = 291 sq ft / 27 sq m

Outbuilding = 1266 sq ft / 117.6 sq m

Total = 4462 sq ft / 414.4 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 2026. Produced for Michael Hardy. REF: 1450986

Residential Sales and Lettings  
9 Broad Street, Wokingham,  
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk  
lettings@michael-hardy.co.uk

*Michael Hardy*  
**MICHAEL HARDY**  
SALES & LETTING

Crowthorne Sales,  
28 Dukes Ride, Crowthorne,  
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk  
[www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)

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. Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303