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MICHAEL HARDY  
Estate Agents

49a, Nine Mile Ride, Finchampstead, Berkshire, RG40 4ND

OIEO £850,000  
Freehold

# Nine Mile Ride, Finchampstead, Wokingham

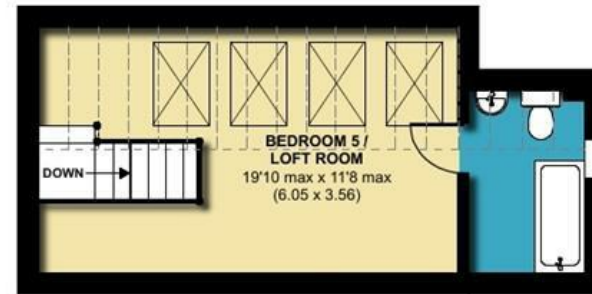
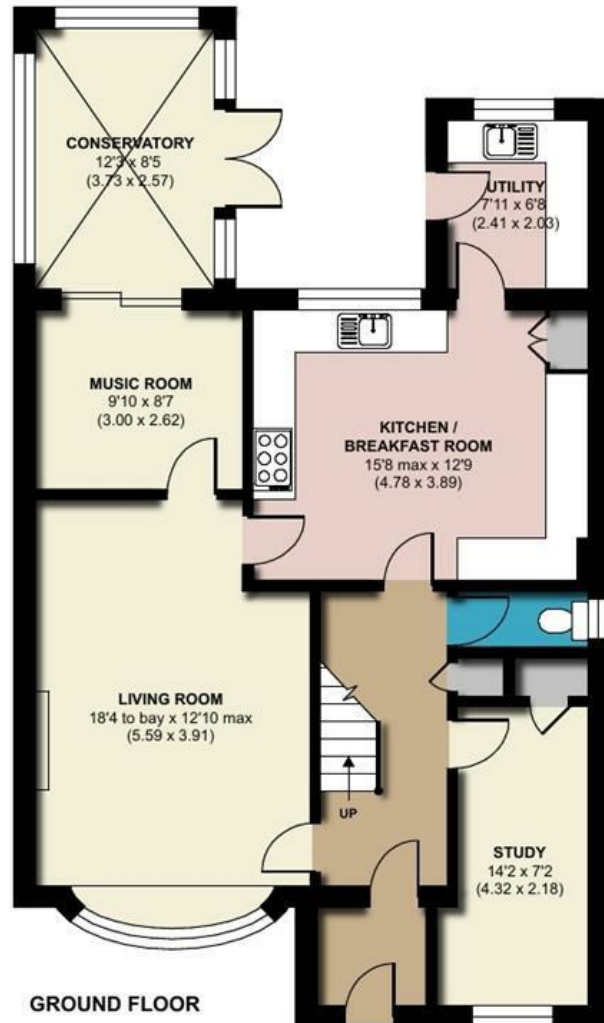
Approximate Area = 2058 sq ft / 191.1 sq m (includes detached garage)

Limited Use Area(s) = 131 sq ft / 12.1 sq m

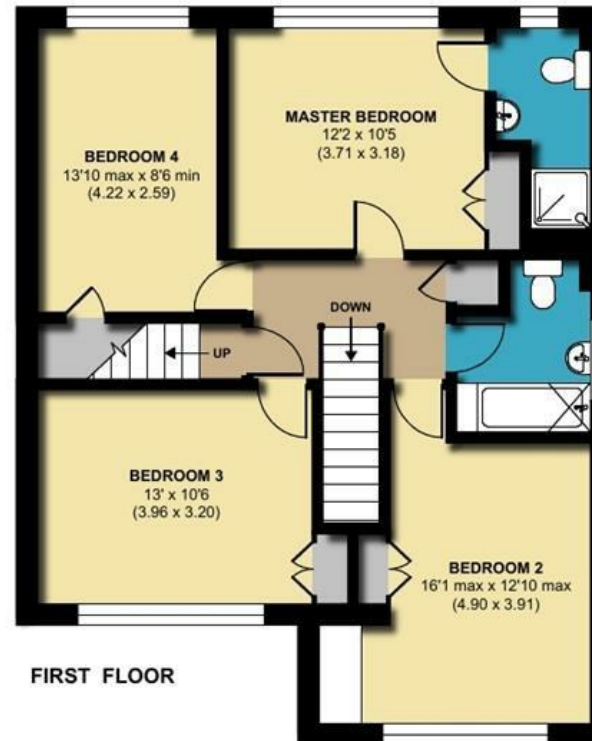
Outbuilding = 185 sq ft / 17.1 sq m

Total = 2374 sq ft / 220.5 sq m

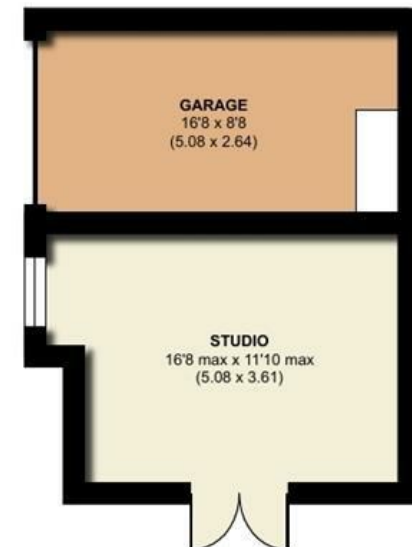
For identification only - Not to scale



SECOND FLOOR



Denotes restricted head height





This well presented spacious five bedroom detached family home is set in a desirable tree lined location close to local shops and schools. The versatile accommodation comprises living room leading onto a music room, conservatory, kitchen/breakfast room with adjoining utility, conservatory and study. There are four first floor bedrooms a family bathroom, ensuite to the master bedroom with a loft room/bedroom five with en suite bathroom on the second floor. Outside there is a studio with adjoining single garage and well stocked rear gardens.

- Living room with feature fireplace
- Kitchen/breakfast room with space for appliances
- Five double bedrooms
- Garden studio /office
- Conservatory overlooking the rear garden
- Ample driveway parking at the front and rear

#### **Situation**

Nine Mile Ride comprises a variety of individual properties on mainly good sized plots in an area served by good 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 and walks through National Trust woodland. There is convenient access to the M3 and A329(M)/M4 via Bracknell.

#### **Outside**

The private rear garden is laid mainly to lawn, enclosed by well maintained conifer hedges with an area of block paved patio across the rear of the house and stepping stones leading to the garden office with adjoining garage which offer light and power. There is an area of timber decking and second section of the garden which is partially shingled providing parking for several vehicles, accessed via a five bar gate, the remainder of garden is laid to lawn with mature shrub borders, fruit trees and two wooden sheds. The front drive provides parking for three large vehicles with mature borders and area of lawn.

#### **Energy Performance Rating**

D

#### **Council Tax Band**

F

#### **Local Authority**

Wokingham Borough Council

#### **Directions**

Leave Wokingham on the Finchampstead Road turn right at the Think Ford roundabout, continue straight over the next roundabout and turn right at the double roundabout into Nine Mile Ride, after approximately 1 mile 49a will be found on the right hand side.



## Residential Sales and Lettings

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**N.B.** Please note that we have not checked whether the property, or any part of it, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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