MICHAEL HARDY
SALES & LETTING



Primrose Cottage, 6, Cricket Hill,
Finchampstead,
Berkshire, RG40 3TN

OIEO £700,000 Freehold





This attractive three bedroom, semi detached Walter Cottage dates back to c.1875, offering a variety of original character features throughout. Primrose Cottage is situated in a desirable country lane setting within Finchampstead village. The versatile ground floor accommodation comprises an entrance porch, a spacious living room, a dining room, a study, and a kitchen with French doors leading onto the patio. A bathroom and bedroom three complete the ground floor. Upstairs, there are two double bedrooms, a dressing room, a large walk-in storage room, and a family bathroom. Outside, the property benefits from a detached, one bedroom, self contained annex featuring a living room, a kitchenette, a shower room, and a bedroom. The well stocked rear garden is south facing. Ample parking is provided by two pitched roof, timber framed carports, alongside a front driveway accommodating several additional vehicles

- Beautiful Walter Cottage
- Double Glazing throughout
- South facing garden
- Spacious living room
- Self contained one bedroom annex
- Desirable semi rural location

The private, south-facing rear garden is laid to lawn and enclosed by mature hedges and well-stocked shrub borders. A path leads to the front garden, which is partially paved. There is a one bedroom annex situated in the front garden, along with driveway parking for several cars in tandem.

Cricket Hill is a desirable, non-estate location in Finchampstead village, surrounded by beautiful countryside. The area offers access to playing fields, Finchampstead C of E Primary School, and several scenic walking routes leading to National Trust locations, including Finchampstead Ridges. The Greyhound and Queen's Oak public houses are just a short walk away, providing excellent dining and social options. Additionally, Horseshoe Lake is nearby, offering further outdoor leisure opportunities. The property is within easy driving distance of Eversley and Crowthorne. Believed to have been built in the c.1800s, it combines historical character with the tranquillity of its rural surroundings.

Council Tax Band: D
Local Authority: Wokingham Borough Council
Energy Performance Rating: E






SMEG



Floorplan

Cricket Hill, Finchampstead, Wokingham

Denotes restricted head height

Approximate Area = 1307 sq ft / 121.4 sq m
Limited Use Area(s) = 126 sq ft / 11.7 sq m
Annexe = 232 sq ft / 21.5 sq m
Total = 1665 sq ft / 154.6 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: 1457763

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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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