MICHAEL HARDY
SALES & LETTING



Hill House, Manor Barns Lane, Finchampstead, Berkshire, RG40 3TQ

£1,650,000 Freehold





Set behind gates and occupying an impressive 0.31 acre plot, this beautifully presented four bedroom detached home offers spacious, versatile accommodation with a wealth of modern features throughout. The property combines a welcoming entrance hall with a generous living room, separate office and an impressive open plan kitchen, dining and living space, complemented by a orangery and utility room. The first floor provides four well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a further family bathroom. Both the en-suite and main bathroom have been bespoke designed and feature Villeroy & Boch fittings, while underfloor heating is installed throughout all three bathrooms and the kitchen/dining/living space. Outside, the property enjoys a substantial garden with patios at both the upper and lower levels, together with a detached double garage positioned towards the rear of the plot, featuring electrically operated doors. The property also benefits from an EV charging point beside the front entrance.

- Gated four bedroom detached home on a 0.31acre plot
- Bespoke Villeroy & Boch en suite and family bathroom
- Detached double garage with electric doors and EV charging
- Spacious open plan kitchen/dining/living area with bifold doors
- Underfloor heating to all bathrooms and kitchen/living space
- Generous gardens with upper and lower patios and external electrics

The property is approached through gated access and sits within a generous plot of approximately 0.31 acres. The gardens provide a wonderful sense of space, with established borders surrounding the property and maintained as part of the private road's annual upkeep. The garden offers patio areas at both the upper and lower levels, providing plenty of space for outdoor dining, entertaining and relaxing. Both patios benefit from external electrical points, adding further practicality. A detached double garage is positioned towards the rear of the plot and benefits from electrically operated garage doors. An EV charging point is located beside the front entrance. Manor Barns Lane is an unadopted private road, with an annual contribution of approximately £500 towards its upkeep, including monthly maintenance of the garden borders surrounding the properties.

Manor Barns Lane is situated in the popular village of Finchampstead, offering a desirable combination of village life, countryside surroundings and convenient access to nearby amenities. Finchampstead is well known for its woodland, open spaces and walking routes, with California Country Park and surrounding countryside providing excellent opportunities for outdoor recreation. The village offers a selection of local shops, cafés and everyday amenities, together with a strong community feel. Wokingham town centre is within convenient reach and provides a wider range of shopping, restaurants and leisure facilities, as well as a mainline railway station with services towards Reading and London. The surrounding road network also provides access to the M4 and neighbouring towns.

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








UNLESS THERE IS
ABSOLUTELY NO
OTHER CHOICE
PLEASE DO NOT
SIT DOWN
NEXT TO ME.

Floorplan

Manor Barns Lane, Finchampstead, Wokingham

Approximate Area = 2072 sq ft / 192.4 sq m
Limited Use Area(s) = 101 sq ft / 9.3 sq m
Garage = 357 sq ft / 33.1 sq m
Total = 2530 sq ft / 234.8 sq m
For identification only - Not to scale

Denotes restricted head height



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: 1539786

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
SALES & LETTING

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

01344 779999
crowthorne@michael-hardy.co.uk
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