



48, Nash Grove Lane
Finchampstead
Berkshire, RG40 4HD

OIEO £925,000 Freehold



This impressive, well presented four bedroom detached executive house is set on a private plot behind iron gates in a desirable non estate location, close to local schools and shops. The versatile accommodation comprises an entrance hall, cloakroom, smartly fitted kitchen, spacious living room with doors leading onto the private rear garden, family room and study. There are four first floor double bedrooms including a master bedroom with ensuite shower room and family bathroom.

- Executive house set in private plot
- Desirable location close to schools and shops
- Spacious living room and family room
- Smartly fitted kitchen
- Four generous bedrooms
- Master bedroom with en suite shower

Outside, the private rear garden is enclosed by wooden fencing and hedge borders with mature conifer trees and a sliver birch tree along the rear boundary. The generous garden is laid mainly to lawn with a generous indian sandstone patio across the rear of the house. Gated side access leads to the block paved driveway at the front which provides parking for several vehicles, all set behind iron gates and mature conifers which screen the house from Nashgrove Lane.

Nash Grove Lane is an established residential road comprising a wide range of individual homes mainly on large plots. There are local shops on Barkham Ride and at nearby California crossroads. California Country Park, a superb family amenity comprising 100 acres of woodland and lowland heath, provides excellent nearby walks. Bracknell, the M3 and A329(M)/M4 can be reached via Nine Mile Ride.

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





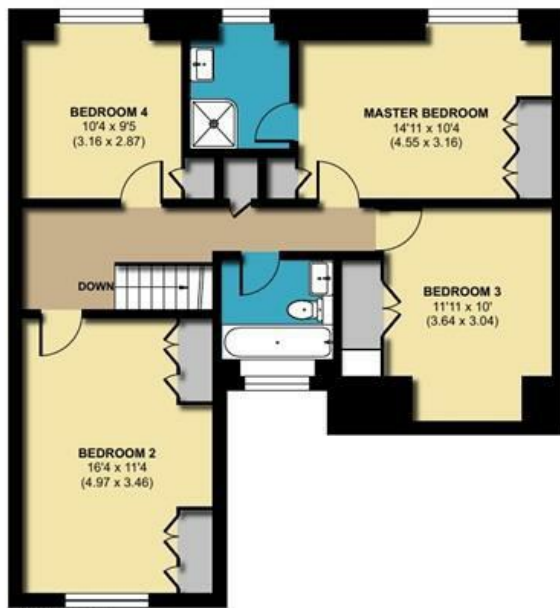
Nash Grove Lane, Finchampstead, Wokingham

Approximate Area = 1727 sq ft / 160.4 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 1903 sq ft / 176.7 sq m

For identification only - Not to scale



UTILITY ROOM
6'1" x 4'9" (1.85 x 1.46)



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: 1313891

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

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

Ref: 13830536 | Folio: A4819 | 27th June 2025