



**15, Brambling Grove  
Finchampstead  
Berkshire, RG40 4BS**

**£490,000 Freehold**



This three bedroom semi detached home on Brambling Grove, Finchwood Park, built in 2024 by CALA Homes, combines contemporary design with practical family living. Set within a thoughtfully planned community, the property offers bright and spacious interiors, including an open plan kitchen/dining room, a generous living area with French doors to the garden, and a well proportioned principal bedroom with en suite.

- Built in 2024 by CALA Homes
- Open-plan kitchen/dining
- Tandem driveway parking for two vehicles
- Three bedrooms
- Spacious living room with French doors
- £2,000 towards the purchaser's legal fees

The property benefits from a private rear garden, perfect for entertaining or relaxing, and a tandem driveway providing off-road parking for two vehicles. An impressive outdoor office has been added, fully insulated with power and Wi-Fi, making it a perfect year-round workspace or creative retreat.

Situated in the sought-after Finchwood Park community, the home enjoys a peaceful setting surrounded by green spaces, walking routes, and play areas. The area offers excellent local amenities and schooling, with strong transport connections by road and rail to Reading, Wokingham, Bracknell, and London.

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

There is an annual estate charge of c.£116.20 which covers the upkeep of the garden and communal areas. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

\*\* Cala Homes are able to offer up to £2,000 towards the purchaser's legal fees subject to terms and conditions (T's and C's are subject to the buyer using our recommended solicitors).





## Brambling Grove, Finchwood Park, Wokingham

Approximate Area = 934 sq ft / 86.7 sq m

Outbuilding = 120 sq ft / 11.1 sq m

Total = 1054 sq ft / 97.8 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 2025. Produced for Michael Hardy. REF: 1343754

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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.

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