



**Woodland Retreat, 269a, Finchampstead Road
Finchampstead
Berkshire, RG40 3JT**

£975,000 Freehold



This beautifully secluded four bedroom, three bathroom detached home offers privacy and tranquillity set in a 0.24-acre plot. Located at the end of a private driveway and backing on to Sand Martins golf club, the versatile accommodation comprises entrance hall, impressive living room with French doors leading onto the private rear garden. Exceptionally spacious kitchen/breakfast room, study, utility, and ground floor bedroom with en suite shower room. There are three first floor bedrooms including master bedroom with en suite shower room and a family bathroom. Outside the well-stocked landscaped rear garden backing onto woodland with multiple vehicle parking, detached garage, and gym at the front on the house.

- Over 2200 Sq Ft of space
- Ground floor bedroom with en suite
- Landscaped rear garden
- Spacious kitchen/dining space
- Study, utility room
- Exceptional tree lined setting

To the outside at the rear, is a well stocked garden which is laid to lawn, enclosed by mature hedge borders. Generous areas of patio, sympathetic to sun throughout the day, sits across the rear of the property. Outside lighting sets off the flower borders which host a variety plants and flowers. There is a gated front access leading to the front and side driveways with a detached garage and gym with light and power and floored loft storage. The drive provides parking for several vehicles. Potential for extension to any aspect of the property (STPP).

The Finchampstead road heads south out of Wokingham. This part of the road comprises a wide and attractive mix of both detached and semi detached homes with mainly large plots. The town and train station are within walking distance. Nearby Luckley Road gives access to Gorrick Woods. Both the A329M/M4 and M3 can be accessed via the Nine Mile Ride and Bracknell.

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





Finchampstead Road, Finchampstead, Wokingham

Approximate Area = 1604 sq ft / 149 sq m

Limited Use Area(s) = 327 sq ft / 30.3 sq m

Garage = 280 sq ft / 26 sq m

Total = 2211 sq ft / 205.3 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: 1353475

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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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