



22, Brambling Grove,  
Wokingham,  
Berkshire, RG40 4BS

**OIEO £800,000 Freehold**



Welcome to a home that's as impressive as it is inviting. Built in 2024 and offering over 2,000 sq ft of beautifully designed living space, this stunning four-bedroom detached home sits proudly on a generous corner plot in the sought after, tree-lined Finchwood Park development. At the heart of the home is a spectacular open plan kitchen and dining space, perfect for everything from busy weekday breakfasts to lively dinner parties. Throw open the French doors and let the garden become an extension of your entertaining space. A separate family room, spacious dual-aspect living room, utility room, and cloakroom ensure there's room for everyone to spread out, relax, and enjoy. Upstairs, you'll find four generous double bedrooms, including a luxurious principal suite complete with its own en-suite shower room, while the contemporary family bathroom serves the remaining bedrooms with ease.

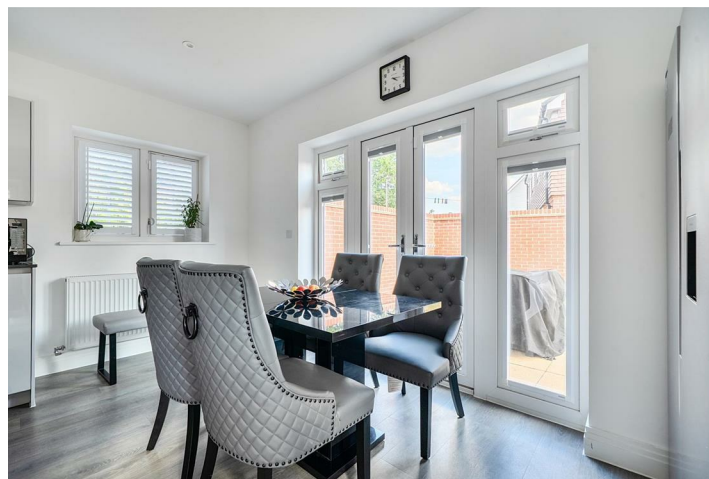
- Over 2,000 sq ft of stylish accommodation
- Spacious open plan kitchen/dining room with French doors
- Detached double garage and ample driveway parking
- Built in 2024 modern living with a nearly new finish
- Four generous double bedrooms
- Desirable corner plot

Outside, the private rear garden offers the perfect backdrop for summer barbecues, children's adventures, or simply unwinding with a morning coffee. The detached double garage, ample block-paved driveway, newly planted trees, and attractive front lawn complete this exceptional home.

Set within the thriving Finchwood Park community, you'll enjoy the best of both worlds—peaceful woodland walks, green open spaces, play parks, and excellent local amenities, all within easy reach. Families will appreciate the highly regarded Bohunt School nearby, while the new Sainsbury's supermarket makes everyday errands effortless. Excellent road and rail connections provide convenient access to Reading, Wokingham, Bracknell, and London.

There is an annual estate charge of c.£206.48 which covers the cost of the upkeep and maintenance of communal areas and facilities. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

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





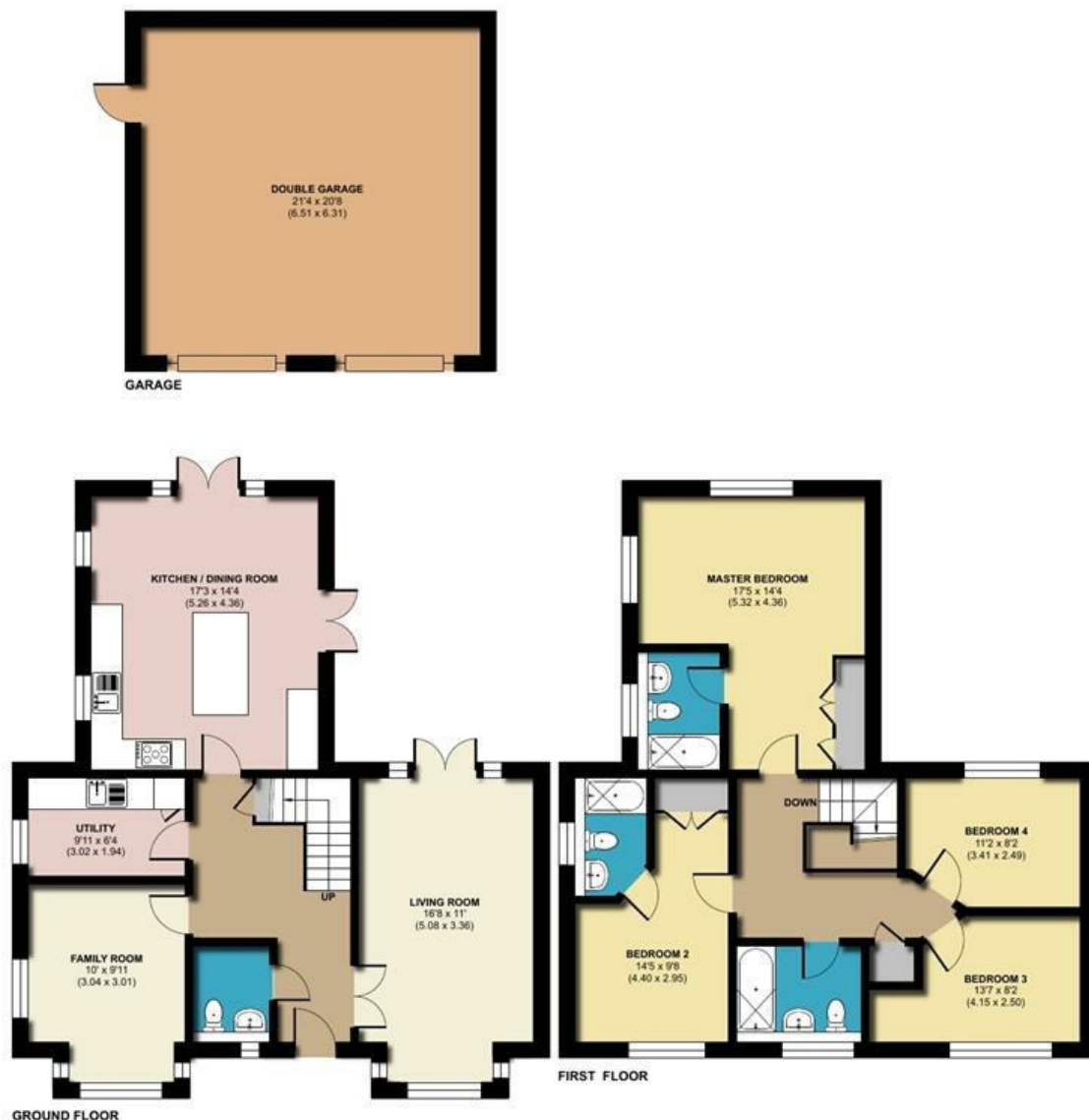
## Brambling Grove, Finchwood Park, Wokingham

Approximate Area = 1602 sq ft / 148.8 sq m

Garage = 442 sq ft / 41 sq m

Total = 2044 sq ft / 189.8 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). © nitchcom 2026. Produced for Michael Hardy. REF: 1494734

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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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