MICHAEL HARDY
SALES & LETTING



Rosemary Cottage, The Village,
Finchampstead,
Berkshire, RG40 4JR

£1,200,000 Freehold





A beautifully presented and extensively enhanced four bedroom character home, offering a striking contemporary interior and thoughtfully designed accommodation arranged over two floors. The property has been extended to create an open plan kitchen, dining and living space which boasts a bespoke, hand painted shaker kitchen by Olive & Barr featuring solid timber cabinetry. It also includes a unique outdoor dining space with electronic louvre pergola as well as expansive frameless glazing overlooking the mature garden. The ground floor also benefits from a separate reception room, family bathroom, study and utility room, while upstairs provides four bedrooms, including a principal bedroom with ensuite and a walk in wardrobe. Further highlights include underfloor heating to the ground floor, air conditioning, and a detached garden building currently arranged as a gym and workshop/bike store.

- Contemporary four bedroom home
- Principal bedroom with en suite and walk-in wardrobe
- Detached garden gym/office and storage
- Outdoor dining area space with electronic louvre pergola
- Underfloor heating and air conditioning
- Off street parking for multiple vehicles

The rear garden has been designed to complement the contemporary interior, with a generous patio providing an ideal setting for outdoor dining and entertaining. The space includes a dedicated barbecue area, creating a natural extension of the main living space complete with a heater for those colder months. To the front, the property benefits from off-street parking for multiple vehicles and rear access on both sides.

Finchampstead Village is set in countryside to the south of Wokingham. Set at the top of Fleet Hill it is close to Simons Wood (owned by the National Trust) and the picturesque Wellingtonia Avenue, planted in 1869 as a monument to the 1st Duke of Wellington. There are two public houses, a Church of England primary school and a lovely park housing the local cricket club. There is access via the A327 to Reading and Camberley and the Nine Mile Ride gives access via Bracknell to the A329(M)/M4 and M3.

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









Floorplan



APPROX. GROSS INTERNAL FLOOR AREA 2031 SQ FT / 189 SQ M (MAIN HOUSE)
APPROX. GROSS INTERNAL FLOOR AREA 409 SQ FT / 38 SQ M (OUTBUILDING)
APPROX. GROSS INTERNAL FLOOR AREA 2440 SQ FT / 227 SQ M (TOTAL)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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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

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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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