



Ashdown House, Warren Lane,
Finchampstead,
Berkshire, RG40 4HS

£1,450,000 Freehold



This impressive, well presented family home is set in a quiet, tree lined setting which offers the combined benefits of privacy and the convenience of being close to local schools and shops. The large versatile accommodation comprises a generous entrance hall and an impressive dual aspect with bespoke Optiplan designed and fitted kitchen/breakfast room with integrated appliances and an adjoining utility room. The family room offers access leading to the secluded rear garden. There is also a study, a cloakroom, a dining room overlooking the front garden, and a lounge with French doors leading onto the rear patio. There are five double bedrooms on the first floor, including two which offer en suite facilities, and a four piece family bathroom with a separate shower. Outside, the stunning, well stocked rear garden boasts a colourful variety of plants and trees, creating great privacy surrounding an area of lawn, all backing on to protected woodland. There is driveway parking for numerous vehicles at the front, a detached double garage with light, power, and a fully boarded loft above, all accessed via a 210 ft long drive with electric gates.

- Stunning, well designed family home
- Spacious lounge with feature fireplace
- Private, well stocked gardens front and back
- Over 3,200 square feet of space
- Spacious kitchen/breakfast room
- Desirable tree lined location

The rear garden is enclosed by wooden fencing and a variety of mature evergreens which create complete privacy. There is a generous area of patio across the rear of the house with a well-maintained rockery hosting a variety of colourful plants and trees, including red acers, azaleas, wisteria plants, and magnolia trees. There are steps up to the area of lawn, which is surrounded by well stocked shrub borders with a path that arcs around the lawn under a wooden pergola covered in growing wisteria. There is a wooden summer house in the corner, and gated side access leads to the front driveway. The front garden is the larger of the two outside spaces, with a children's playhouse, a garden den, and room for play equipment and children's activities.

Ashdown House is set on the left of a tree lined drive which is accessed via electronically operated five-bar gates. Warren Lane is a desirable unadopted Bridleway set off Nine Mile Ride, with fields at the end of the Lane, comprising a variety of individual properties on generous plots. Amenities within a short walking distance include a Doctor's surgery, a Chemist, Dentist, Vet, Schools from ages 4-16 and a convenience store. The FBC Centre offers a wide range of facilities such as a multi-purpose sports hall, a café, a library, a children's centre, and meeting spaces. Bridle paths lead to California Country Park, including Finchampstead Ridges and Simon's Wood, and a huge network of footpaths throughout the area. There is convenient access to the M3 and A329(M)/M4 via Bracknell. And trains to London from Wokingham or Reading.

Council Tax Band: G (Subject to change)
 Local Authority: Wokingham Borough Council
 Energy Performance Rating: C





Warren Lane, Finchampstead, Wokingham

Approximate Area = 2801 sq ft / 260.2 sq m

Limited Use Area(s) = 126 sq ft / 11.7 sq m

Garage = 277 sq ft / 25.7 sq m

Total = 3204 sq ft / 297.6 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



GROUND FLOOR

GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Michael Hardy. REF: 1458146

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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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