

75 Nine Mile Ride,
Finchampstead, Berkshire



75 Nine Mile Ride, Finchampstead, Berkshire, RG40 4ND

The Property

A well proportioned three bedroom detached family home, in a popular location with a generous rear garden.

Ground Floor

There is an entrance/enclosed porch area - ideal for storage, leading to the main hallway.

The ground floor has a spacious front-to-back living room with large windows to both the front of the house and rear garden.

There is a separate dining room, which is also rear aspect or could double as either a study, or a ground floor (fourth) bedroom if required.

The kitchen is front aspect and full of fitted cabinetry for practical storage. From the kitchen there is a utility room leading onwards to a ground floor shower room.

First Floor

The first floor has three bedrooms, two generous double rooms that are front aspect, and one single room that is rear aspect.

There is a large bathroom with shower over bath configuration and a separate WC.

Outside

The front driveway is gated and gravelled with parking for a number of vehicles.

The rear garden has a vast patio/terrace area directly off the back of the living room. The majority of the garden is laid to lawn with a number of mature trees to the rear. There is also a well built shed/garage at the end of the garden.

The whole garden goes back from the house around 130ft/40 metres (aprox.) with the total plot measuring at a fifth of an acre all together.

Location

The property is located about four miles to the South of the charming market town of Wokingham.

It is very close to California Country Park - Ideal for family walks.

There is excellent schooling in the area including Holme Grange, Luckley House, Yateley Manor, St Neot's, Wellington College, and Bohunt.

The property is also well placed for the commuter with Wokingham or Crowthorne rail stations within easy reach.

Central London is about 44 miles, the M4 is about 6/7 miles, M3 similar (J4a) and Heathrow Airport about 27 miles away.

















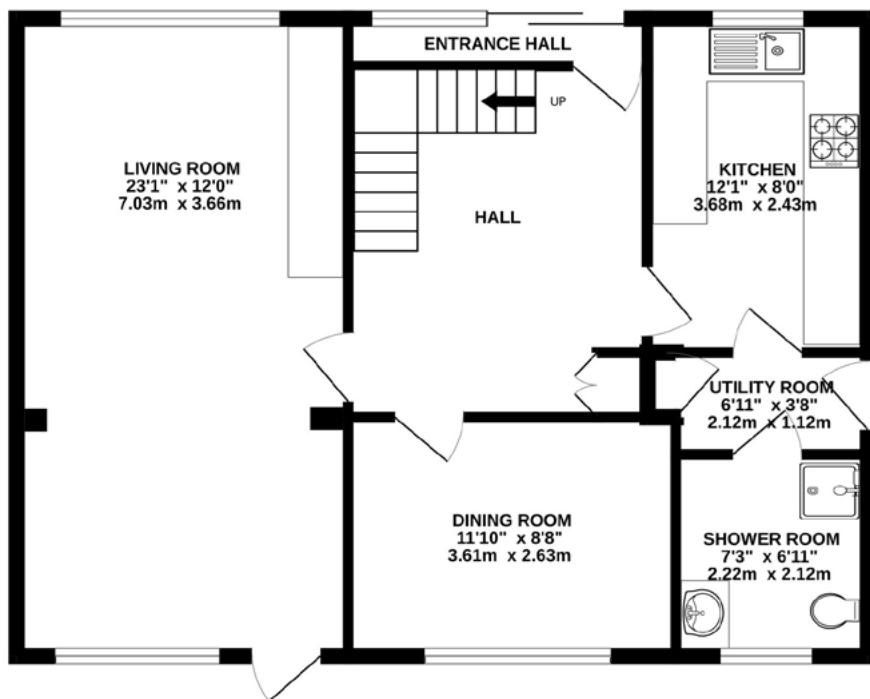




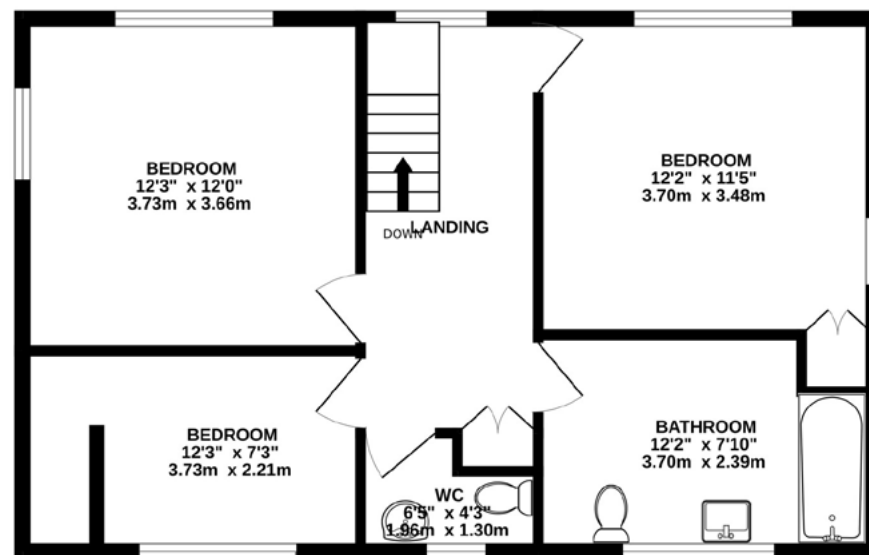




GROUND FLOOR



1ST FLOOR



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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode RG40 4ND Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. The developer reserves the right to change the specification at any time during the build process without notice.

Viewing

Telephone:
McCarthy Holden: 01252 842100

Services

Mains electricity, water and drainage.
Mains gas fired central heating.

EPC - C (69)

Local Authority

[Wokingham Council](#)

[Council Tax Band: E](#)
[£2141.14 2023/24](#)

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