



Heathmere Heath Ride, Finchampstead
Wokingham

McCarthy
Holden

Offers Over £2,000,000



Heathmere Heath Ride

Finchampstead, Wokingham

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Generous Plot of Just Under 1 Acre
- Close to Popular Local Schools
- Twin Double Garages
- Private Access to Simons Wood National Trust Land
- Flexible Accommodation - Either Four or up to Six Bedrooms





Set within a generous plot of just under one acre, this substantial family residence offers an exceptional blend of space, flexibility and high-quality finishes throughout.

The property is ideally positioned close to popular local schools, making it a superb choice for families seeking both convenience and a tranquil setting.

Upon entering, you are welcomed by a spacious entrance hall that sets the tone for the well-proportioned interiors. The ground floor features a choice of flexible living areas, including a bright and airy sitting room with large windows that fill the space with natural light, and a separate dining room that provides an ideal setting for entertaining guests or enjoying family meals. The kitchen is fitted with a comprehensive range of modern units, integrated appliances and ample worktop space, complemented by a useful utility room for additional storage and laundry needs.

The property's adaptable layout allows for either four generously sized bedrooms or up to six, depending on your requirements (two rooms currently in use as a Study and Gymnasium).

The principal bedroom benefits from a walk in dressing room with fitted wardrobes and a well-appointed en suite bathroom, while the remaining bedrooms are also en-suite.

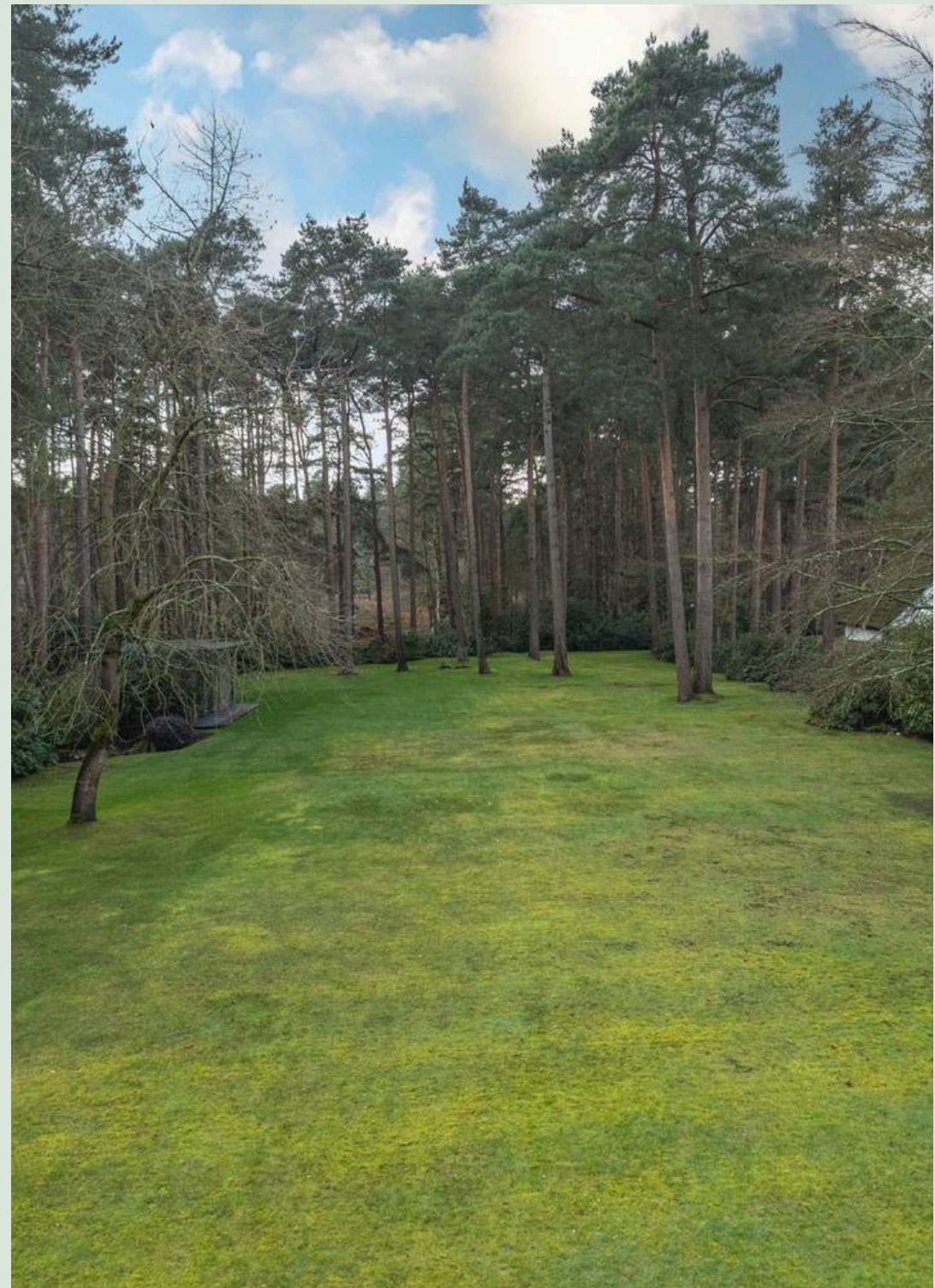
Additional highlights include a cloakroom and ample built-in storage throughout the home.

The twin double garages provide extensive parking and storage solutions, catering to a variety of needs. For those who appreciate nature and outdoor pursuits, the property boasts private access to Simons Wood National Trust land, offering a unique opportunity to enjoy peaceful walks and the beauty of the surrounding landscape right on your doorstep.

Grounds:

The Property is in a plot of 0.9 of an acre with generous driveway parking, two double garages with gardeners WC, green house and bike store as well as in the rear garden a sizeable garden room suitable as home office (with small kitchenette area) and an attached garden store/garage with electric roller shutter door.

The rear garden itself offers a sizeable patio area leading up to a vast lawn with planted borders. At the end of the garden there is a gated access to Simons Wood which is adjoining National Trust land.






Approximate Floor Area = 393.5 sq m / 4235 sq ft
(Excluding Void)

Garage = 85.3 sq m / 918 sq ft

Annex = 44.8 sq m / 482 sq ft

Total = 523.6 sq m / 5635 sq ft



 = Reduced head height below 1.5m









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