



Brooklands

Brooklands Hollybush Ride
Finchampstead, Wokingham

McCarthy
Holden



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Brooklands is a superb family home in a peaceful woodland setting along Hollybush Ride in Finchampstead, Berkshire. It offers the additional benefit of having current planning granted to build an additional 3 bedroom residential dwelling in the land to the rear – ideal as future annexe accommodation. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Unique Opportunity – Planning for Second Dwelling to Rear
- Well Proportioned Family Home
- Beautiful Grounds & Gardens
- Woodland Setting
- No Onward Chain
- Further Potential to Extend & Improve with Planning in Perpetuity



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The property as a whole is a truly unique proposition, with the main house offering flexible living across two floors whilst benefitting from views over the woodland garden to the rear.

Property:

Entering from the front door, there is a sizeable dual aspect drawing room to the left. This room offers an inglenook style open fireplace, pull down projector screen ideal for family movie nights and a pair of double doors leading out to the wonderful garden beyond.

Straight ahead from the main entrance is the open plan living room which is connected to the kitchen. Here there is a fitted desk/workspace to the left, then the sitting room area overlooking the garden. Next there is a kitchen/dining space with another feature fireplace. The kitchen itself benefits from a central island with stone countertop, shaker style wooden cabinetry and a double width range style oven/cooker with extractor hood.

Adjacent to the main living space is a well designed and practical utility space, which includes a larder cupboard, space for appliances, drinks fridge and plenty of additional worktop and cupboard space as well as a sink. There is also an adjacent lobby/boot room area with side access door. From here there is also a ground floor shower room for the benefit of bedrooms 4 and 5. Bedroom 4 is a generous, front aspect double bedroom and bedroom 5 is a single room.

Adjacent to bedroom 4 is a front aspect study as well as the ground floor WC.

Upstairs there are three bedrooms and a generous bathroom. The main bedroom is dual aspect with fitted storage and an en-suite shower room. Bedroom three is either a small double or generous single bedroom, with bedroom two being a generous double room adjacent to a jack and jill style family bathroom or en-suite bathroom, which benefits from separate shower and bath.

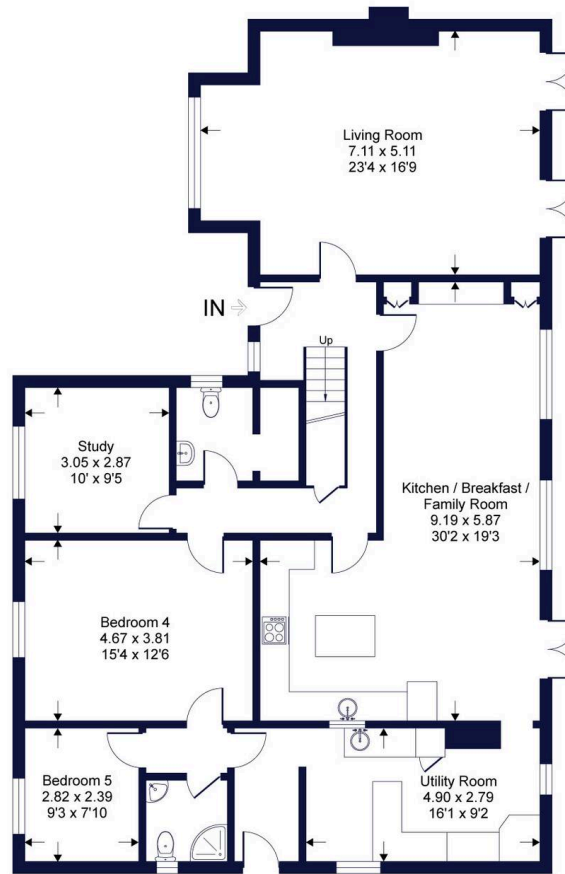
There is also further planning (in perpetuity) to extend the main house over two stories if desired. Application Number 151483 via Wokingham Council Planning Portal.

Outside:

The property benefits from a gated driveway with generous parking for multiple vehicles, a secure bike store and an attractive, spacious frontage.



Approximate Gross Internal Area = 238.9 sq m / 2572 sq ft



Ground Floor = 154.5 sqm / 1664 sqft



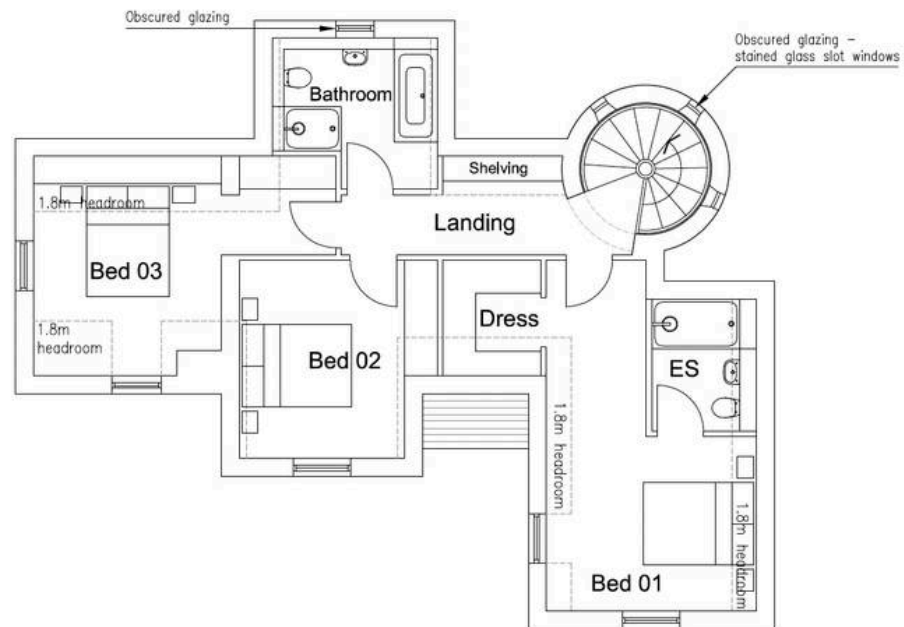
First Floor = 84.3 sqm / 908 sqft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

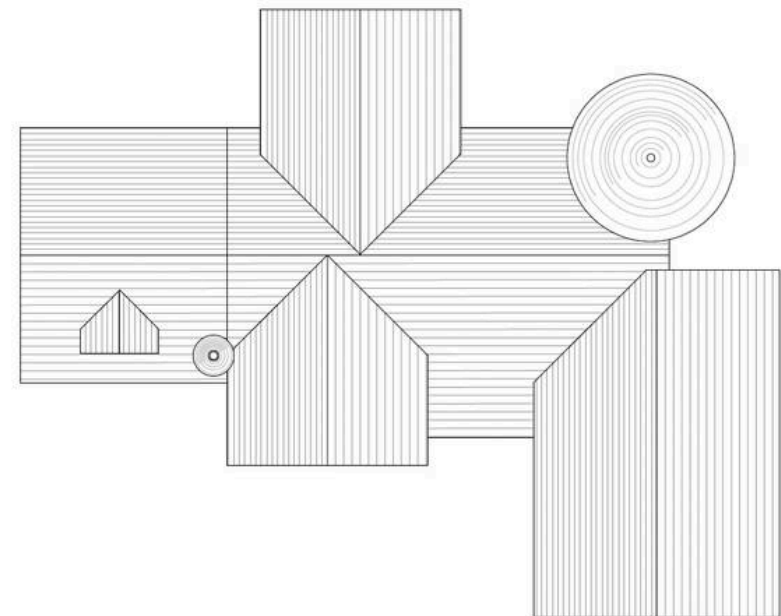


Louma Cottage, Hollybush Ride

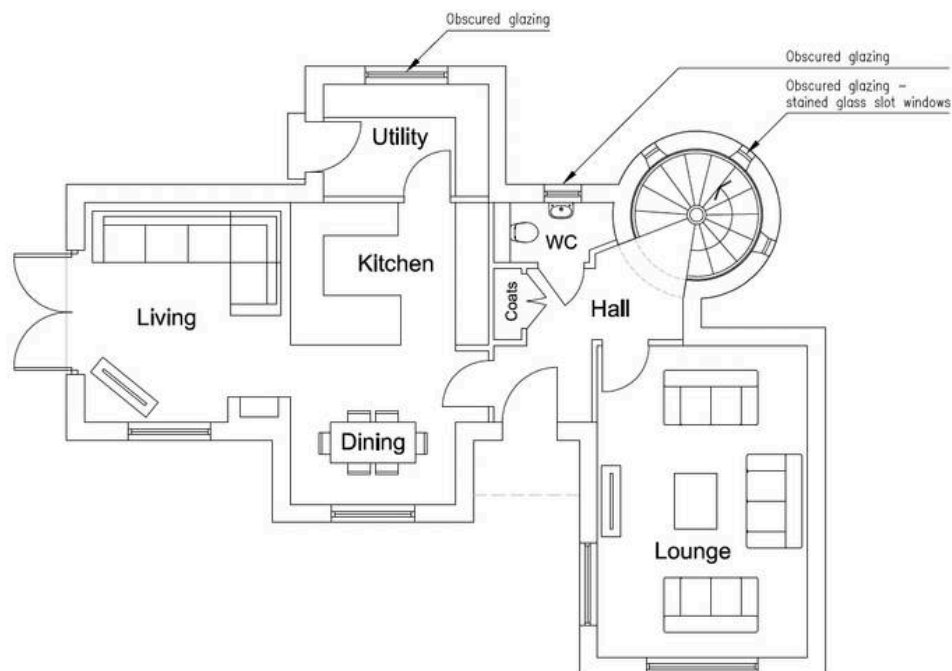




02 PROPOSED FIRST FLOOR PLAN
1:100



03 PROPOSED ROOF PLAN
1:100



01 PROPOSED GROUND FLOOR PLAN
1:100

	Gross Internal Area (m ²)	Gross External Area (m ²)
GF	78	95
FF	77	95
Total	155	190

Louma Cottage Proposed Layouts



McCarthy Holden Hartley Wintney

McCarthy Holden, 61 High Street - RG27 8NY

01252 842100 • hw@mccarthyholden.co.uk • www.mccarthyholden.co.uk/

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Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.