



2 MILLIGANS BARN RIVERWOOD FARM, NEW MILL ROAD, FINCHAMPSTEAD,  
WOKINGHAM, BERKSHIRE, RG40 4QT  
**£750,000 FREEHOLD**

**A RECENTLY CONVERTED THREE BEDROOM BARN CONVERSION  
LOCATED IN A RURAL SETTING OF FINCHAMPSTEAD WITHIN EASY  
REACH OF THE A329 AND CENTRAL WOKINGHAM.**

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## DESCRIPTION:

The property has been finished to a high standard throughout and comprises large reception room which is open plan to the modern kitchen with integrated appliances, downstairs cloakroom and ample storage on the ground floor. Three double bedrooms all benefitting from an en suite shower room and built in wardrobes occupy the first floor with the master bedroom boasting a four piece bathroom. Additional features include gated entrance to development, tree lined drive, off road parking and private garden.

### Location:

Wokingham is a market town around 7 miles to the East of Reading, 39 miles west of central London and 4 miles west of Bracknell. The town centre is based around the former Town Hall and square which is now a thriving café/restaurant. There are numerous pubs, restaurants and cafes including, well know Cote Brasserie, Pizza Express and Prezzo along with some excellent independent eateries. Local schooling is excellent with a selection of comprehensive and public schools including the likes of The Holt Girls School, Forrest Boys School and St Crispins comprehensive. There is a bowling alley and swimming pool in the town and Ice Rinks, Cinema's and Swinley Forrest offering some of the country's best mountain biking tracks in nearby Winnersh, Bracknell and Crowthorne. The towns transport links are very good with the A329M giving access to the M4 at junction 10 and the Towns Railway Station services both London (Waterloo Line) and Reading. The town scores well in many national surveys as one of the best places to live in the country, including being dubbed 'the healthiest place to live in the country' by Public Health England which measures premature mortality rates.

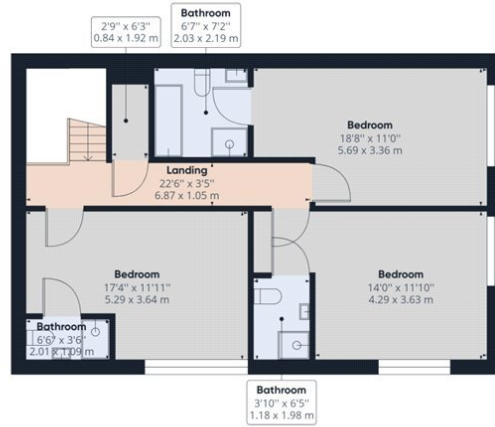
## AT A GLANCE

- Modern barn conversion
- 3 bedrooms
- 3 bathrooms
- Council tax band D Wokingham
- Mobile EE, Vodafone, Three, O2
- Satellite Sky
- Broad band Star link, Vodafone ,EE
- Service charge tbc (anticipated £50-£80pm)
- Gas fired central heating via bottled gas
- Private communal sewerage treatment





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1597.25 ft<sup>2</sup>  
148.39 m<sup>2</sup>

Reduced headroom

4.80 ft<sup>2</sup>  
0.45 m<sup>2</sup>

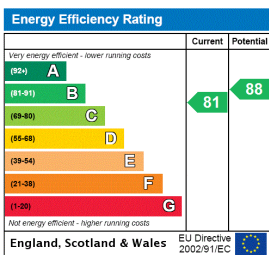
(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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