



**18 BARKHAM RIDE, FINCHAMPSTEAD, WOKINGHAM, RG40 4EU  
£1,100,000 FREEHOLD**

**THIS UNIQUE DETACHED FAMILY HOME WAS BUILT IN 2020 WITH  
LATER ADDITIONS AND SITS ON A GENEROUS PLOT APPROACHING  
HALF AN ACRE.**



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#### DESCRIPTION:

This unique detached family home was built in 2020 with later additions and sits on a generous plot approaching half an acre.

Offering three reception rooms with a dual aspect lounge, fantastic open plan kitchen/diner/family room with bi-fold doors opening onto the garden, utility, cloakroom and study.

Upstairs has four generously sized bedrooms with the main bedroom benefiting from a four piece en-suite and you also have a large family bathroom with a standalone roll top bath and double shower.

Further benefits include underfloor heating downstairs and an oak finish theme throughout the home, including the doors and staircase.

Outside there is a large sweep in gravel drive which extends to the side providing ample parking and turning space and secured by an electric five bar gate.

The rear garden is mainly lawned screen by mature trees and shrubs and a timber workshop/store has multiple uses. There is potential to develop further subject to securing planning permission.

Located just south of the popular market town of Wokingham with its eclectic range of shops, restaurants and bars. There are a number of beautiful woodland walks on the doorstep including Rooks Nest directly opposite, California Country Park and the popular FBC Centre, the area also boasts some of the country's best schools and offers excellent leisure facilities. For the commuter both the M3 and M4 motorways are easily accessible and Wokingham Station provides an efficient service to Guildford and London Waterloo and in the other direction to Reading.

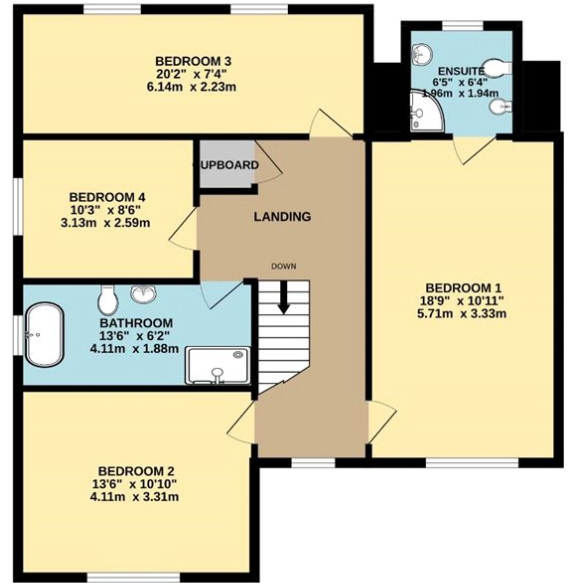
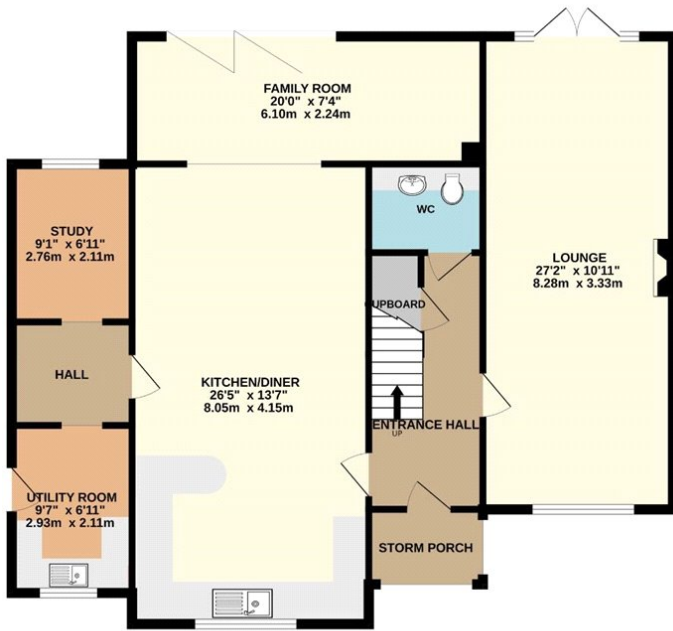
#### AT A GLANCE

- A unique home built in 2020
- Approaching half an acre of land
- 4 bedrooms & 2 bathrooms
- Superfast broadband 80Mbps
- Open plan kitchen/diner/family room
- Gated driveway parking
- Potential to expand STPP
- Council tax band F Wokingham
- Mobile coverage EE, Vodafone, Three & O2
- Satellite Tv /Fibre available BT & Sky



GROUND FLOOR  
1129 sq.ft. (104.9 sq.m.) approx.

1ST FLOOR  
861 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 1989 sq.ft. (184.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

Energy Efficiency Rating		
	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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