



**AZALEA COTTAGE, FLEET HILL, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 4LB  
£1,395,000 FREEHOLD**

SITUATED IN ONE OF FINCHAMPSTEADS MOST PRESTIGIOUS LOCATIONS IS THIS ATTRACTIVE FAMILY HOME ORIGINALLY DATING BACK TO THE LATE 1800'S. THE PROPERTY ITSELF HAS BEEN THOUGHTFULLY AND SYMPATHETICALLY EXTENDED OVER THE YEARS, MOST RECENTLY BY THE CURRENT OWNERS.

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## DESCRIPTION:

Situated in one of Finchampsteads most prestigious locations is this attractive family home originally dating back to the late 1800's. The property itself has been thoughtfully and sympathetically extended over the years, most recently by the current owners.

The versatile accommodation comprises reception hall, rear aspect living room with herringbone parquet flooring and French doors leading to the private garden, open kitchen/dining room with adjoining utility room, cloakroom and family room. On the first floor there are four spacious bedrooms including two with en suite facilities and a generous family bathroom. Additionally accessed from bedroom two is a home office/bedroom five. The well stocked private garden extends to the side of the house with paved patio and steps leading to a further patio and summer house. To the front is a gated sweep in gravel drive with ample parking which leads to the attached double garage with remote controlled garage doors, light, power and inspection pit.

There is good schooling in the area including St. Neot's School, Holme Grange, Ludgrove, and Wellington College.

The area is well connected by road, with the M3 and M4 within easy reach. Regular rail services are available from Crowthorne Station, which offers services to London Paddington, changing at Reading, and Fleet station with services to Waterloo.

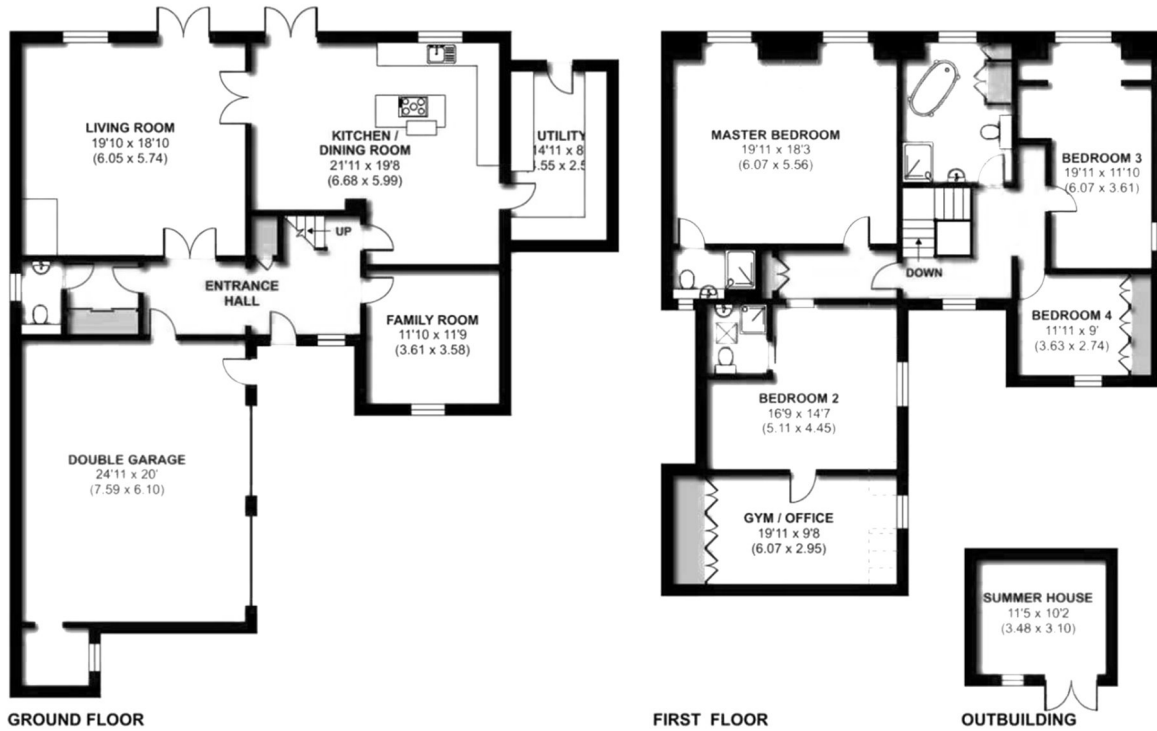
## AT A GLANCE

- Over 3450sq ft
- Dating back to circa 1895
- 4 bedrooms
- 3 Reception rooms
- Open plan Kitchen/dining room
- Large double garage
- Semi rural location
- Attractive garden
- Council Tax Band G - Wokingham









### Fleet Hill, Finchampstead

Approximate Area = 3209 sq ft / 298.1 sq m (includes garage)  
 Outbuilding = 116 sq ft / 10.8 sq m  
 Total = 3465 sq ft / 321.9 sq m

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
<small>Best energy efficient - lower running costs</small>	
<small>(92-100) A</small>	
<small>(81-91) B</small>	
<small>(69-80) C</small>	
<small>(55-68) D</small>	
<small>(39-54) E</small>	
<small>(21-38) F</small>	
<small>(1-20) G</small>	
<small>Not energy efficient - higher running costs</small>	
57	76
<small>England, Scotland &amp; Wales</small>	
<small>EU Directive 2002/91/EC</small>	



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