



BOTANY HOUSE, EDNEYS HILL, WOKINGHAM, BERKSHIRE, RG41 4DS
£1,500,000 FREEHOLD

SUBSTANTIAL FIVE BEDROOM FAMILY HOME WITH 3 ACRES & VERSATILE OUTBUILDINGS

Winkworth

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DESCRIPTION:

Positioned on the rural outskirts of Wokingham in a peaceful and private setting, this substantial five-bedroom detached family home on Edneys Hill offers exceptional space both inside and out. Built by the current owners 45 years ago and thoughtfully extended over time, the property now provides generous accommodation, immaculate gardens, and approximately 3 acres of land—alongside five outbuildings that offer incredible potential for annexes, home offices, or business use (STPP).

You are welcomed into a spacious entrance hall with ample room for coats, shoes, and muddy boots—a true country home feel. The dual-aspect living room is warm and inviting, with a log-burning stove at its heart and bi-fold doors that open onto the garden, bringing the outdoors in. The kitchen is a bright, sociable space that flows through to a large dining room, again with bi-fold doors to the garden—perfect for entertaining or family meals with countryside views. Completing the ground floor is a study, utility room, and a shower room.

Upstairs offers five double bedrooms, ideal for growing families or guests. The master suite enjoys a peaceful position with a dressing area and modern en-suite, while the remaining bedrooms are served by a family bathroom.

Set within 3 acres, the grounds are a real highlight—immaculately kept gardens roll out behind the home with views across the Finchampstead countryside. The property includes a greenhouse, workshop, games room, double garage, and two storage units, alongside a large gated driveway providing ample parking and a paddock to the rear of the land.

The five outbuildings, previously used for business purposes, offer fantastic flexibility and could be converted into annexes, studios, or offices, subject to the usual planning consents.

AT A GLANCE

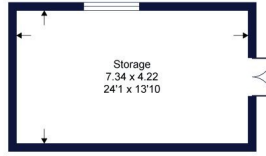
- Detached 5 Bedroom Family Home
- Flexible Living Spaces
- Master Suite
- Ground Floor Study & Shower Room
- Set on Approximately 3 Acres
- Five Outbuildings
- Incredible Annex/Office Potential
- Peaceful Rural Setting With Paddock
- Council Tax band F Wokingham
- Superfast broadband 38Mbps
- Satellite/Fibre TV available Bt & Sky



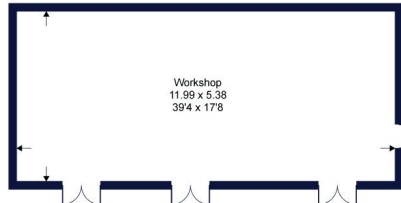
Botany House



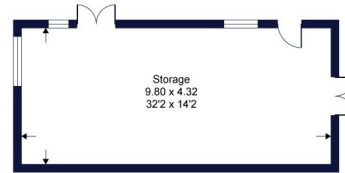
Approximate Gross Internal Area = 194 sq m / 2089 sq ft
 Approximate Garage Internal Area = 57.6 sq m / 621 sq ft
 Approximate Outbuildings Internal Area = 206.9 sq m / 2228 sq ft
 Approximate Total Internal Area = 458.5 sq m / 4938 sq ft



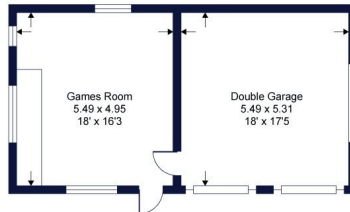
Outbuilding 4 = 30.9 sqm / 333 sqft



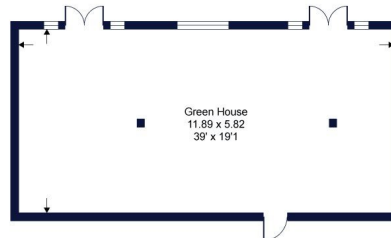
Outbuilding 2 = 64.5 sqm / 695 sqft



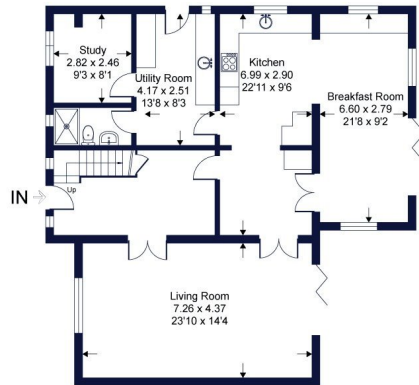
Outbuilding 3 = 42.3 sqm / 456 sqft



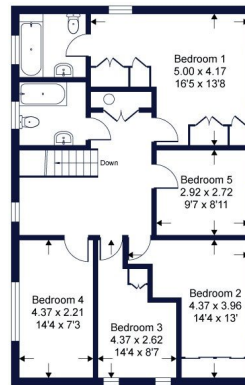
Garage = 57.6 sqm / 621 sqft



Outbuilding 1 = 69.1 sqm / 744 sqft



Ground Floor = 110.2 sqm / 1187 sqft



First Floor = 83.7 sqm / 902 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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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