



FINLAGGAN HOUSE

WASH WATER, RG20 0LS

****NO ONWARD CHAIN**** A beautifully modern 4 bedroom detached family home with an extended kitchen, large garden backing on to fields, and planning permission GRANTED for a SECOND STOREY EXTENSION.

Upon entering the property, you are greeted by a welcoming reception area, to the right of this there is the large double aspect living room featuring a bay window and a stylish open fireplace. This then leads through to a cosy snug area, which could easily be a playroom or a secondary office, and opposite this there is a downstairs w/c and study. Heading into the recently extended kitchen/dining room, there is a modern, fully fitted kitchen with ample storage space, and a generously sized dining space perfect for hosting along with a handy utility room to the rear.

Upstairs there are four double bedrooms and a family bathroom, the largest being the master suite featuring a dressing area and an en suite shower room. The second bedroom is also an excellent size, and the third and fourth bedrooms benefit from built in storage cupboards.

To the front of the property there is a partly converted double garage, and an extremely generous gravel driveway. To the rear there is a fantastic sized garden consisting of a patio area, and the rest of the garden being mainly laid to lawn. The space overlooks the local countryside and creates a sense of space and privacy—perfect for family gatherings or quiet evenings outdoors. The bottom of the garden overlooks the local countryside offering priceless views.



Winkworth

AT A GLANCE

- 1742ft²/ 161.7m²
- 4 Bedrooms
- 3 Bathrooms
- Kitchen/dining room
- Utility Room
- Driveway for up to 8 vehicles
- Living room
- Snug
- Large garden
- 22/01958/HSE Basingstoke and Deane planning granted for one storey front and two storey side extension with creation of dormers.

UTILITIES

There is Ultrafast Broadband available in the area. Some mobile providers offer limited cover so please check availability.

The property is connected to mains water and drainage and operates on air source heat pump, also benefitting from solar panels on the roof therefore offering eco-friendly credentials and potential savings on energy bills

Planning permission was granted on 29/9/2022 for a one storey front and two storey side extension with creation of dormers. Basingstoke and Deane Council application 22/01958/HSE. The decision notice and relative documents can be viewed via the Basingstoke and Deane website.

SITUATION

What3words:///parade.kebabs.workbook

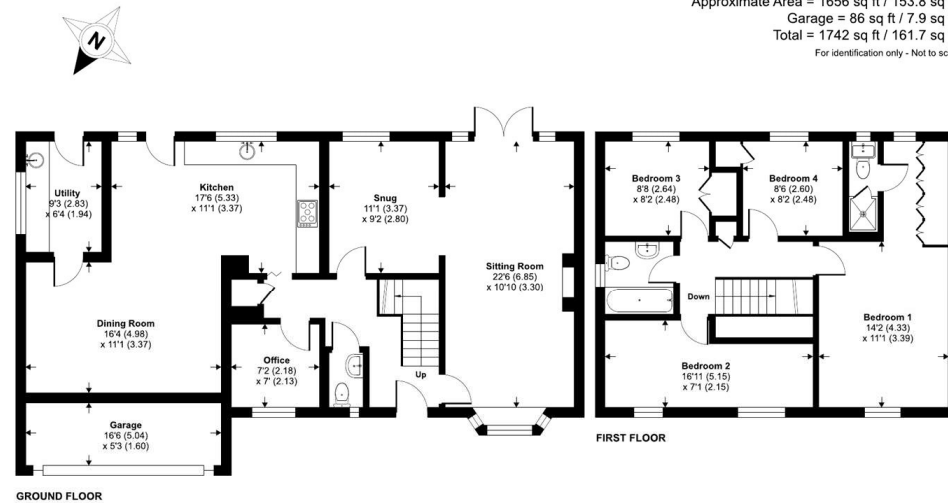
Andover Road, Wash Water, Newbury, RG20

Approximate Area = 1656 sq ft / 153.8 sq m

Garage = 86 sq ft / 7.9 sq m

Total = 1742 sq ft / 161.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Winkworth. REF: 1256962

Winkworth



Newbury Office

43 Northbrook Street, Newbury, Berkshire RG14 1DT

01635 552552 | newbury@winkworth.co.uk

winkworth.co.uk/newbury

Winkworth

See things differently.