



CASTLETON, JUBILEE ROAD, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3RU  
**£2,250,000 FREEHOLD**

**Winkworth**



## JUBILEE ROAD

Castleton sits proudly on top of Pye Hill, secluded in its own private oasis yet affording tantalising views to the front and rear of the rolling Berkshire countryside amongst which it resides.

Designed specifically to fit comfortably into the contours of this stunning plot, Castleton was built and has been maintained to the highest standards by its current owners for whom it has been the most fabulous family home and it now comes to the market for the first time ever.

The split-level accommodation provides spacious rooms, all of which enjoy views of the fabulously landscaped gardens and beyond.

There is additional space above the four-car garage which can be used as hobby rooms, a gym or a home office, which has in the past held planning consent (now lapsed, although we would assume easily re-instated) for a self-contained annex.

Whilst security has never been an issue, Castleton sits behind secure remotely operated gates and state of the art security alarms and cameras have been installed to ensure a safe lock up and leave environment.

Approached through remotely operated gates, the sweeping driveway rises gently through the front gardens where it splits, one fork leading down to the lower level parking court in front of the four car garage the other continuing on its gentle rise to an additional higher level parking area adjacent to the house.

Extending in all to 2.3 acres, the acre and a half at the house level is landscaped and immaculately maintained. Wrapping around the house is a seamless patio and decking area providing for 'Al fresco' entertainment. Beyond are immaculate lawns with four water features, the upper and lower ponds fed by a meandering man-made stream some 100 ft long with an attractive footbridge over and folly acting as a backdrop.

There are many specimen plants and trees set within shaped beds which have been lovingly nurtured and allowed to mature over the last 50 years.

The remaining grounds give way to recreational woodland at a lower level with walkways maintained through the daffodils and bluebells making it a truly magical playground and a delightful outlook.

**EPC: C**





# Castleton

Approximate Gross Internal Area = 424.4 sq m / 4568 sq ft  
 Garage Block = 105.2 sq m / 1132 sq ft  
 Total = 529.6 sq m / 5700 sq ft  
 (Including Garage / Excluding Eaves)

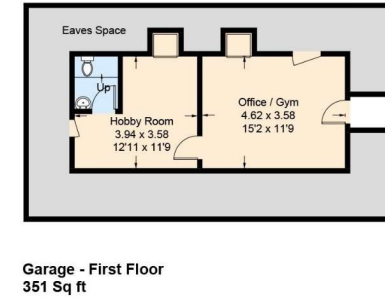
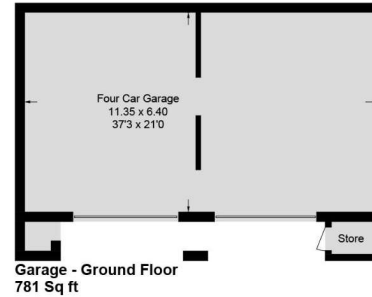


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID840493)

Wokingham | 01189 072777 | wokingham@winkworth.co.uk



Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.