



**78 BARKHAM RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 4ET**  
**£1,175,000 FREEHOLD**

**SITUATED IN A TUCKED AWAY LOCATION THIS INDIVIDUAL 4 BEDROOM DETACHED FAMILY HOME IS OFFERED WITH NO ONWARD CHAIN AND COMES WITH PLANNING PERMISSION FOR A SEPARATE 4 BEDROOM DWELLING ON THE PLOT.**

**Winkworth**

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## DESCRIPTION:

This family home comes to the market with planning permission for an additional dwelling along with further potential to extend and enlarge the existing accommodation to create either two stand alone properties or the opportunity for multi generation living.

The existing layout over two floors is approximately 1962sqft with additional 342sqft of double garage and comprises spacious hallway, cloakroom, kitchen/breakfast room, utility a dual aspect lounge with a lift to the first floor and dining room. Upstairs you have four double bedrooms, one with ensuite facilities and a family bathroom.

The property is set back from Barkham Ride and accessed via a long driveway which leads to extensive parking and double garage. There are numerous outbuildings including a workshop, shed and greenhouse and the overall plot comes in at 0.62 of an acre. The planning consent can be viewed on Wokingham council's web site planning number 250516.

Barkham Ride is an established residential road and comprises a wide range of individual homes mainly on large plots. There are local shops, both on the road itself and at nearby California crossroads. California Country Park a superb family amenity comprising 100 acres of woodland/lowland heath and excellent walks is also nearby. Bracknell the M3 and A329(M)/M4 can be reached via the Nine Mile Ride.

## AT A GLANCE

- 4 bedroom family home
- No onward chain
- 0.62 of an acre
- Ideal multi generational home with lift
- Outline planning for 4 bedroom additional dwelling Planning no 250516
- Garage and outbuilding
- Satellite/Fibre TV available with BT & Sky
- Broadband superfast 80Mbps
- Mobile coverage EE, Vodafone, Three & O2

**Tenure:** Freehold

**Council Tax Band:** F

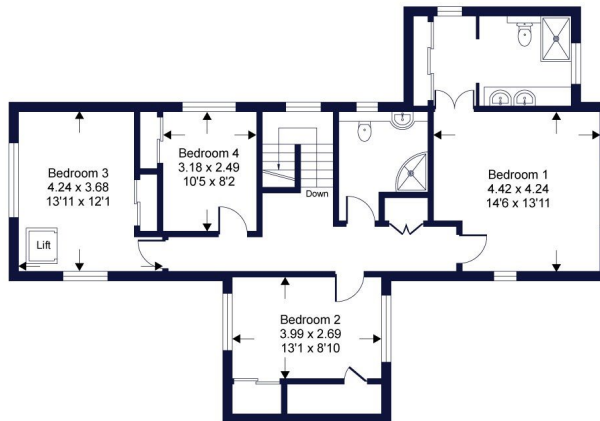
All figures that are shown were correct at the time of printing.



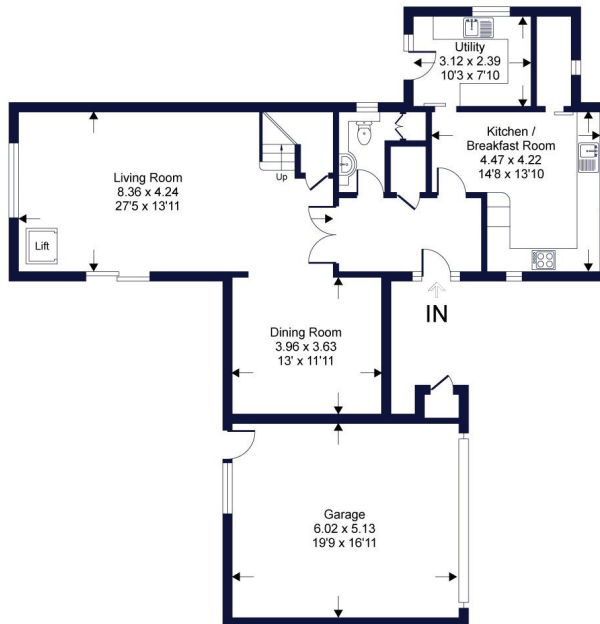
## Barkham Ride

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Approximate Gross Internal Area = 182.2 sq m / 1962 sq ft  
 Approximate Garage Internal Area = 31.7 sq m / 342 sq ft  
 Approximate Total Internal Area = 213.9 sq m / 2304 sq ft



**First Floor = 91.1 sqm / 981 sqft**



**Ground Floor / Garage = 122.9 sqm / 1323 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             | 73 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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