



28 GILBERT WAY, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 4HJ
£1,195,000 FREEHOLD

TUCKED AWAY AT THE VERY END OF ONE OF FINCHAMPSTEAD'S MOST EXCLUSIVE AND RARELY AVAILABLE CUL-DE-SACS WITHIN AN AWARD WINNING DEVELOPMENT, THIS IMMACULATELY PRESENTED DETACHED FAMILY HOME OFFERS A TRULY SPECIAL OPPORTUNITY. BUILT IN 1998 AND LOVINGLY CARED FOR BY ITS ORIGINAL OWNER EVER SINCE, THE PROPERTY SITS PROUDLY ON A STUNNING SOUTH-FACING PLOT APPROACHING A QUARTER OF AN ACRE. SURROUNDED BY MATURE WOODLAND AND AN ABUNDANCE OF LOCAL WILDLIFE, AND WITH NO PASSING TRAFFIC, IT ENJOYS A WONDERFUL SENSE OF PEACE, SECLUSION AND PRIVACY THAT IS INCREASINGLY HARD TO COME BY.

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DESCRIPTION:

From the moment you step inside, you are welcomed by a generous and inviting entrance hall that effortlessly connects the principal reception spaces. The care and attention given to the home is immediately apparent, with every room presented to an exceptional standard throughout. The ground floor accommodation is both versatile and spacious, featuring a large dual-aspect living room flooded with natural light, alongside a well-appointed kitchen/breakfast room complete with integrated appliances and delightful views over the beautifully maintained garden. Complementing this are a separate utility room, a formal dining room, a dedicated study ideal for home working, a convenient downstairs cloakroom, and a large understairs storage cupboard, all combining to create a wonderfully balanced living space.

Upstairs, the sense of space continues with a bright and airy landing leading to four generously proportioned bedrooms, all of which comfortably accommodate double beds. The principal and second bedrooms benefit from their own en suite bath or shower rooms, as well as dressing areas, adding a touch of luxury to everyday living. A well-appointed family bathroom serves the remaining bedrooms. Furthermore, there is exciting potential to extend above the study (subject to the necessary planning consents), with easy access from the landing, offering the possibility of creating a fifth bedroom with its own en suite.

Externally, the property truly comes into its own. Perfectly positioned with a picturesque woodland backdrop, the setting is both tranquil and idyllic, with a side gate providing direct access to Rooks Nest and a network of beautiful countryside walks. To the front, there is ample driveway parking for 6 vehicles, in addition to a detached double garage which, subject to the appropriate permissions, could be converted into an annexe or additional living accommodation. The rear garden has been thoughtfully landscaped to create a superb outdoor space, ideal for both entertaining and relaxing, with a large patio terrace spanning the width of the house and vibrant flower and shrub borders surrounding the lawn. To the rear, a charming log cabin provides an excellent home office or studio space, complete with an adjoining shed. Altogether, it offers a safe, private and wonderfully enjoyable environment for families, children and pets alike.

Gilbert Way offers easy access to local shops on Barkham Ride and California Crossroads. You are also only a short drive from Wokingham town Centre with its shops and amenities. There are popular schools nearby as well as Rook's Nest Country Park and California Country Park. The property provides easy access to the M3 and A329(M)/M4 via Nine Mile Ride and Bracknell, as well as excellent rail links to London Paddington and Waterloo from Wokingham.

AT A GLANCE

- Immaculate presentation
- Four generous bedrooms
- Three bathrooms
- Easy access to countryside walks
- Approximately 1/4 acre with a wonderful backdrop
- Beautiful south facing manicured gardens
- Double garage and driveway parking for 6 cars
- Log cabin home office
- Satellite / Fibre TV available with BT, Virgin & Sky
- All mains services
- Ultrafast broadband 1000 Mbps

Tenure: Freehold

Council Tax Band: G



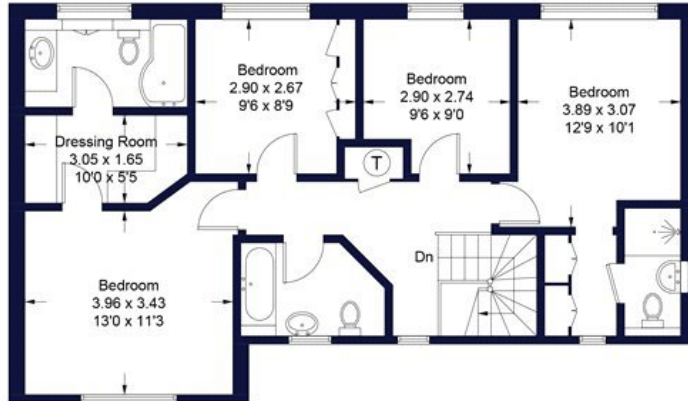
Gilbert Way

Approximate Gross Internal Area Total = 171.9 sq m / 1850 sq ft

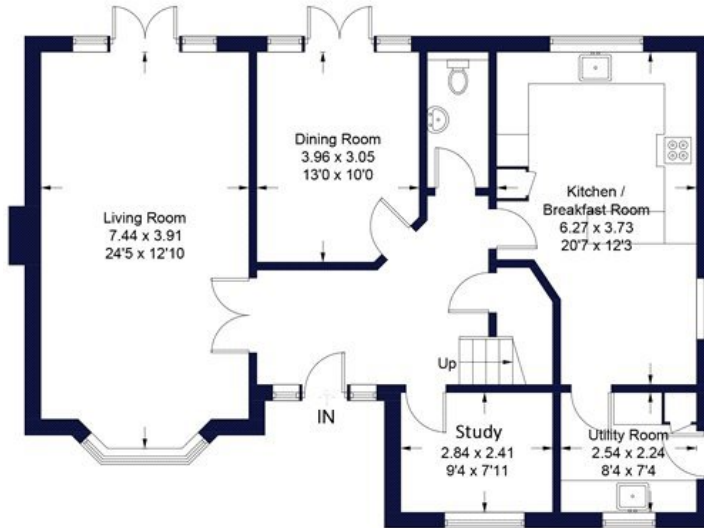
Garage = 27.6 sq m / 297 sq ft

Total = 199.5 sq m / 2147 sq ft

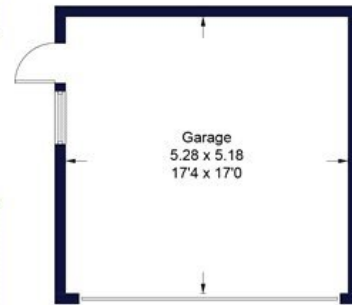
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First Floor
Sq m 77.5 / Sq ft 834



Ground Floor
Sq m 94.4 / Sq ft 1016



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1000106)

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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

72 C

81 B

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