





LONG ACRE, HOLLYBUSH RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3QR

OFFERS IN EXCESS OF £1,250,000 FREEHOLD

LONG ACRE IS AN ATTRACTIVE, WELL-PRESENTED THREE-BEDROOM DETACHED HOME, DATING FROM THE 1960S, OCCUPYING AN EXCEPTIONAL PLOT EXTENDING TO APPROXIMATELY TWO ACRES IN ONE OF FINCHAMPSTEAD'S MOST SOUGHT-AFTER LOCATIONS.

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DESCRIPTION:

The property presents a rare opportunity for a purchaser to create something truly special, with considerable scope to extend, redevelop or replace the existing house with a bespoke family home, subject to the necessary planning permissions. In addition to the main residence, the grounds include a number of outbuildings, at least one of which we understand was historically used as a habitable dwelling. While these buildings are now in need of renovation and repair, they may offer further potential for alternative uses or redevelopment, subject to the appropriate consents.

Hollybush Ride is widely regarded as one of Finchampstead's most desirable addresses, offering a peaceful and established setting with direct access to nearby National Trust woodland and its network of attractive walking routes. Despite its tranquil surroundings, the property is conveniently positioned for access to both the M3 and M4 motorways, while also being within reach of a number of highly regarded local schools.

Everyday shopping and amenities are available in nearby Crowthorne and Wokingham, with more extensive retail, leisure and entertainment facilities in Bracknell and Reading. The area is particularly well served by an excellent selection of independent schools, including the prestigious Wellington College, situated less than two miles away. An abundance of leisure opportunities can also be found close by, including several outstanding golf courses, health clubs and spa facilities.

(A small patch of knotweed was noted in the lower second acre which has been under an insurance backed treatment plan for the last three years)

AT A GLANCE

- Sought after location
- 2 acre plot
- Existing 3 bedroom home
- Outbuildings
- Scope to redevelop subject to planning
- Private drainage
- Ultrafast Broadband 1000 Mbps
- Satellite/Fibre TV available with Sky & BT
- No chain
- Viewing by appointment only

Tenure: Freehold

Council Tax Band: G





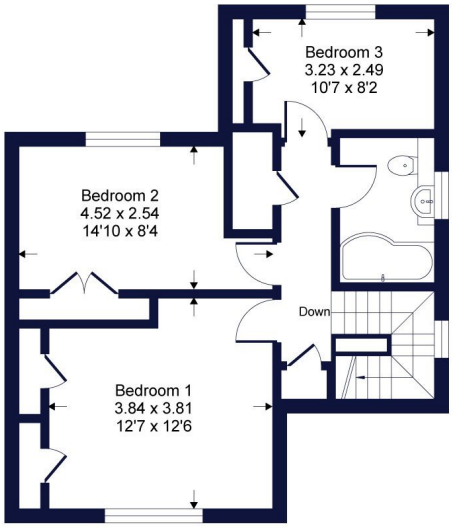




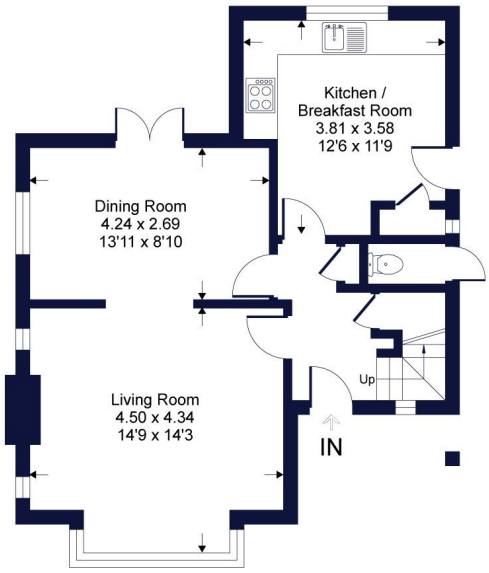


Long Acre

Approximate Gross Internal Area = 101.5 sq m / 1093 sq ft



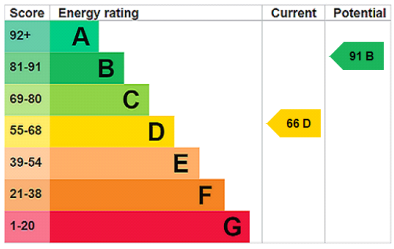
First Floor = 49.7 sqm / 536 sqft



Ground Floor = 51.7 sqm / 557 sqft

Whilst every attempt has been made to ensure the accuracy or 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.



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