



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

RECENTLY REMODELLED OVER THE WINTER, CASTLETON HAS BEEN THOUGHTFULLY ENHANCED WITH THE ADDITION OF TWO FURTHER BEDROOMS, EACH WITH ITS OWN EN SUITE, BRINGING THE TOTAL TO SIX BEDROOMS AND SIX BATHROOMS, FIVE OF WHICH ARE EN SUITE. OCCUPYING AN ELEVATED POSITION ATOP PYE HILL, THIS 6 BEDROOM DETACHED PROPERTY SITS SECLUDED WITHIN ITS OWN PRIVATE OASIS, WHILE ENJOYING FAR-REACHING AND CAPTIVATING VIEWS ACROSS THE ROLLING BERKSHIRE COUNTRYSIDE. EXTENDING TO APPROXIMATELY 5,700 SQ. FT.

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Entered via an impressive covered entranceway, the property opens into a magnificent central reception hall, perfectly aligned to frame a breathtaking view through to the rear gardens and countryside beyond. From here, the home unfolds with a natural sense of balance and symmetry.

To the left lies the bedroom wing, comprising three beautifully appointed bedrooms. All benefit from their own en suite bath or shower rooms, and a further well-appointed family bathroom and study. Bedroom 3 is particularly striking, offering a luxurious retreat with panoramic views across the gardens and surrounding landscape, complemented by extensive fitted wardrobes and a generous en suite bathroom featuring a large bath and walk-in shower.

Returning to the central hall, the principal living spaces extend to the right, designed for both formal entertaining and relaxed family living. These include an elegant dining room, a superb open-plan kitchen/breakfast room, utility room, further study, garden room, and an impressive main living room. The kitchen is beautifully finished with a comprehensive range of integrated appliances, stone work surfaces, bespoke cabinetry, and a central island with induction hob and adjoining glass-topped dining area.

Beyond, a WC and pantry/larder provide further practicality, while a separate study leads through to the stunning garden room, where panoramic views once again take centre stage. The main living room is a particularly grand space, extending to over 28 feet in length, with a dual-aspect orientation, feature fireplace, bespoke cabinetry, and direct access onto a substantial decking terrace.

Upstairs, the landing now leads to two well-proportioned bedrooms, replacing the former games room. The principal suite offers a real sense of luxury, featuring a newly installed en suite shower room, a spacious dressing room, and far-reaching views across the Finchampstead countryside. A second bedroom also benefits from its own en suite, with a 6th bedroom/games room rounding off the accommodation upstairs.

Set within approximately 2.3 acres, the beautifully landscaped grounds of Castleton have been meticulously designed to complement the natural contours of the plot. The property is approached via secure, remotely operated gates, with a sweeping driveway leading to extensive parking and a four-car garage, above which is a versatile space previously granted (now lapsed) planning consent for a self-contained annex.

The gardens surrounding the house are immaculately maintained, featuring expansive lawns, a series of elegant water features, and a charming meandering stream with footbridge and folly. A seamless blend of patio and decking areas wrap around the property, creating ideal spaces for al fresco entertaining, all enjoying picturesque views across the surrounding countryside.

AT A GLANCE

- Remodelled over the winter and offering 5700 sq. ft
- 6 bedrooms and 6 bathrooms with 5 ensuite
- 6 reception rooms
- Magical gardens approaching 2.3 acres
- Commanding elevated position
- Detached home office/gym and hobby room
- Potential for self-contained annex
- Council Tax Band H
- Private drainage
- Superfast broadband 48Mbps

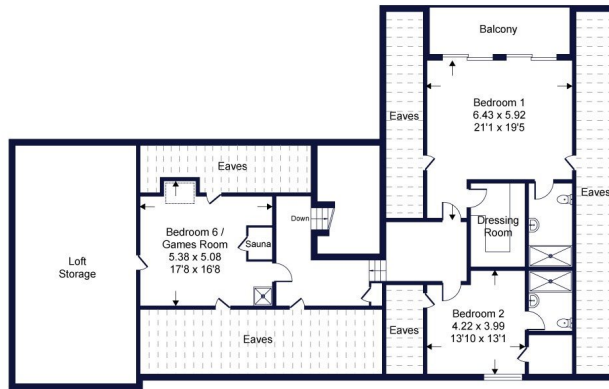


Castleton

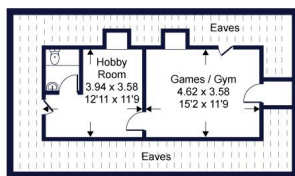
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Approximate Gross Internal Area = 424.3 sq m / 4568 sq ft
 Approximate Garage Internal Area = 105.1 sq m / 1132 sq ft
 Approximate Total Internal Area = 529.4 sq m / 5700 sq ft
 (excludes restricted head height)

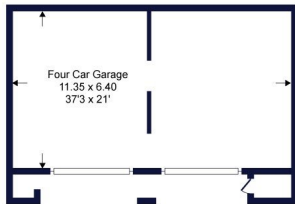
 = Reduced headroom



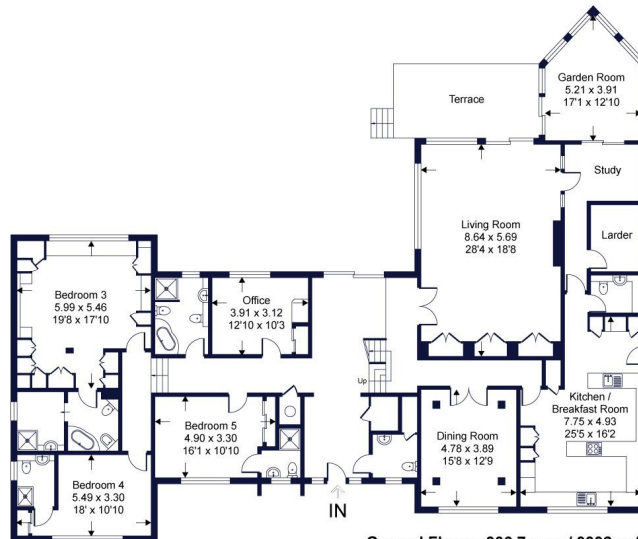
First Floor = 117.6 sqm / 1266 sqft



Garage First Floor = 32.6 sqm / 351 sqft



Garage Ground Floor = 72.5 sqm / 781 sqft



Ground Floor = 306.7 sqm / 3302 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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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