



BROOKLANDS, HOLLYBUSH RIDE, FINCHAMPSTEAD, BERKSHIRE, RG40 3QR  
**£1,750,000 FREEHOLD**

**UNIQUE OPPORTUNITY FOR EXTENDED FAMILY OR PROPERTY  
 ENTREPRENEUR TO ACQUIRE A ONE ACRE PLOT WITH EXISTING LARGE  
 5-BEDROOM HOME AND PLANNING AWAITED FOR A SECOND 3-  
 BEDROOM HOME.**

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## DESCRIPTION:

Set on one of Finchampstead's most sought-after roads, Hollybush Ride, this rare opportunity offers more than just a beautiful home. Nestled in a picturesque woodland half-acre plot, within the National Trust Simons Wood area, this substantial five bedroom detached family home is also offered to the market with planning permission granted (Application Number: 243165) to build a separate detached three bedroom home on an additional half acre plot. A chance for generations to live alongside whilst retaining privacy and their own space.

You approach the front door of the main house via a long driveway and mature front garden. Upon entering you are greeted into a welcoming entrance hall with plenty of room to remove and store your shoes and coats and hang them up. To the ground floor there is a large 23'4" x 16'9" double aspect living room with a beautiful bay window to the front, magnificent central feature fireplace and two sets of doors leading to the garden. The substantial kitchen/family/breakfast room offers the modern way of living with a fantastic place to entertain guests while the rest of the ground floor accommodation is rounded off by the home office, cloakroom, boot room with side entrance, utility room (with pantry), ground floor double bedroom, ground floor shower room and finally a fifth bedroom/second home office. The downstairs double bedroom, fifth bedroom and shower room can form a self-contained annex accessible via the side door. This annex would suit elderly relatives or young adults whilst the second property is built or could serve as a home business premises.

Upstairs there are three double bedrooms and a family bathroom. The large double aspect master bedroom has an ensuite. Bedroom two also has direct access to the family bathroom. All three bedrooms have views over the garden into the woodland. There is additional planning permission granted to further expand the main house at the front and add another upstairs bedroom and downstairs dining/reception room plus larger hallway.

The owners have put a lot of love and joy into the outside space in their tenure creating a delightful private garden with wood fired oven, large fire pit and garden bar. A long driveway provides plenty of parking and separation from Hollybush Ride which leads to Simon's wood and lake and walks across to the Ridges and the Trilakes/Horseshoe Lake

Planning permission has been granted to build a three bedroom detached house accessed by a long driveway on the other half acre of the plot. Set in a clearing surrounded by woodland, this is a peaceful private location which enjoys the afternoon sun.

## AT A GLANCE

- NO ONWARD CHAIN
- 5 bedroom detached family home
- Planning permission approved for an additional 3-bedroom home
- Rare opportunity for multi generation living
- Total plot in excess of an acre
- Rural Finchampstead setting
- Council tax band G Wokingham
- Ultrafast broadband 1000Mbps
- Mobile coverage O2, Vodafone & Three
- Original septic tank requires upgrading



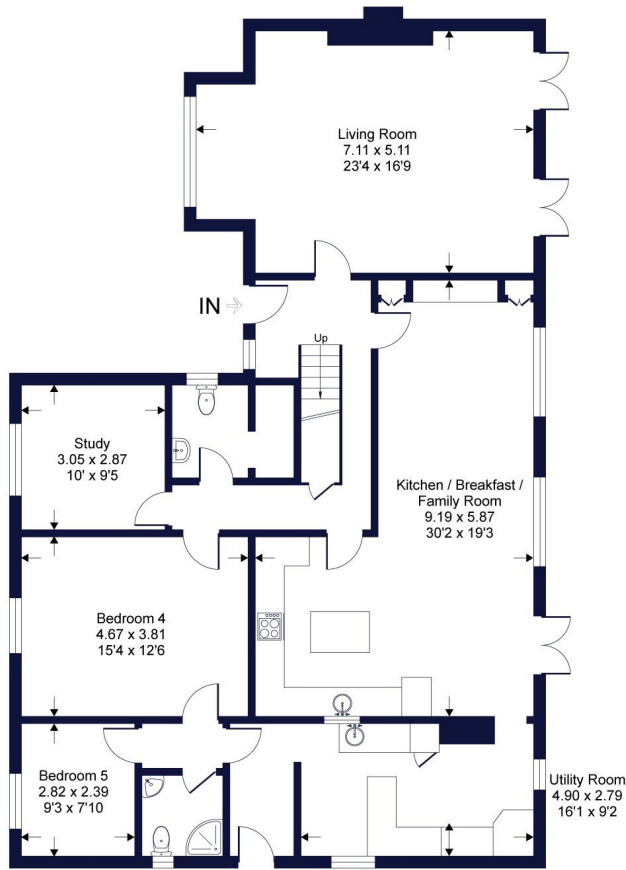




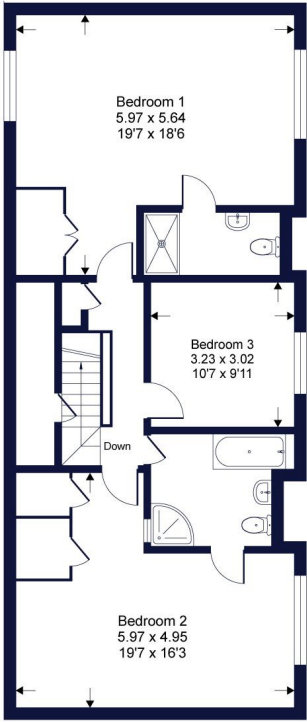
# Brooklands

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Approximate Gross Internal Area = 238.9 sq m / 2572 sq ft



Ground Floor = 154.5 sqm / 1664 sqft



First Floor = 84.3 sqm / 908 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		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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