



23 ASHDALE PARK, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3QS
£1,200,000 FREEHOLD

THIS BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME SITS TUCKED AWAY IN A QUIET CUL-DE-SAC WITHIN THE HIGHLY REGARDED ASHDALE PARK DEVELOPMENT IN FINCHAMPSTEAD

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DESCRIPTION:

This beautifully presented four-bedroom detached family home sits tucked away in a quiet cul-de-sac within the highly regarded Ashdale Park development in Finchampstead. Positioned on a generous 0.3-acre plot, the home offers both privacy and space, with a double garage, private driveway, and mature trees and shrubs offering a peaceful and secluded feel.

To the ground floor, the accommodation includes a dual-aspect living room with feature fireplace, a separate home office, formal dining room, kitchen, utility room, and a generous conservatory to the rear an expansive, light-filled space that provides wonderful views over the private, non-overlooked rear garden. There is also a downstairs WC.

Upstairs there are four double bedrooms and three bathrooms, ideal for growing families or guests.

The landscaped rear garden enjoys the sun throughout the day and provides a private haven—perfect for outdoor entertaining or relaxing. The plot itself approaches 0.3 of an acre, with mature planting offering seclusion and charm.

Situation - Ashdale Park is situated approximately two miles to the north west of Crowthorne providing easy access to both Wokingham and Crowthorne centres, mainline railway station and M3/M4 motorways. Good local schools at all levels are within reasonable distance (subject to catchment areas). The development also has the use of private woodland which is exclusive for the resident of Ashdale Park.

AT A GLANCE

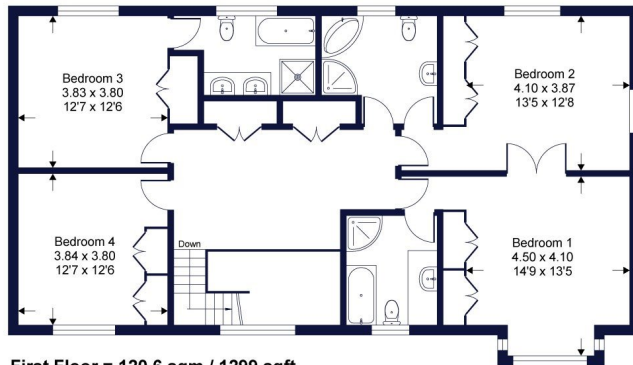
- No Chain
- 4 double bedroom & 3 bathrooms
- 4 reception rooms
- Stunning gardens of 0.3 acres
- Adjoins woodland
- Double garage
- Service charge £150 pa
- Council tax band G Wokingham
- Ultrafast Broadband 1000Mbps
- Satellite/fibre TV available BT & Sky



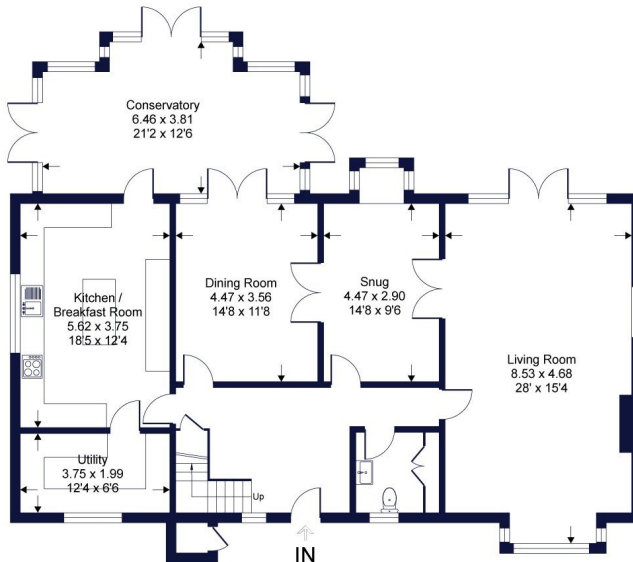
Ashdale Park

Approximate Gross Internal Area = 268.3 sq m / 2888 sq ft
Approximate Garage Internal Area = 32.6 sq m / 351 sq ft
Approximate Total Internal Area = 300.9 sq m / 3239 sq ft

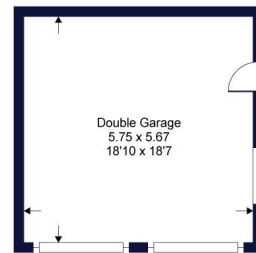
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First Floor = 120.6 sqm / 1299 sqft



Ground Floor = 145.3 sqm / 1565 sqft



Garage = 32.6 sqm / 351 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.

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