



6 MCCARTHY WAY, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 4UA
£595,000 FREEHOLD

AN IMPRESSIVE FOUR-BEDROOM DETACHED HOME SET IN A HIGHLY SOUGHT-AFTER FINCHAMPSTEAD LOCATION. EXCEPTIONAL VIEWS AND PROXIMITY TO EXCELLENT SCHOOLS MAKE THIS AN IDEAL CHOICE FOR MODERN FAMILY LIVING.

Winkworth

Wokingham | 01189 072777 | wokingham@winkworth.co.uk

for every step...

winkworth.co.uk



DESCRIPTION:

Tucked away on the ever popular Fern Lea development in Finchampstead is this welcoming four-bedroom detached family home offering a perfect balance of space, comfort and tranquillity. The generous layout and stunning garden views create a wonderful sense of calm, making it ideal for family life.

The ground floor features a bright, dual-aspect living and dining room with views over the garden and fields beyond – a space that feels both open and inviting. A modern kitchen, separate utility room and a light-filled study provide flexibility for everyday living, while parquet flooring and a convenient downstairs cloakroom add to the home's character and practicality.

Upstairs, four well-proportioned bedrooms and a family bathroom offer comfortable accommodation for all. Both bedrooms one and two offer built in wardrobes.

Outside, the private rear garden is truly special, enjoying uninterrupted views across open countryside and towards Sand Martins Golf Course. The property also benefits from driveway parking and a garage.

Set within a friendly community close to excellent schools, local shops and Wokingham town, this is a home that combines everyday convenience with peaceful surroundings.

AT A GLANCE

- NO ONWARD CHAIN
- Detached 4 bedroom family home
- Popular Finchampstead location
- 24'2 x 11'10ft Living/dining Room
- Bright home office
- Stunning garden views
- Close to excellent schools
- Ultrafast broadband available
- Mobile coverage EE, Vodafone, Three and O2
- Satellite/Fibre TV available BT & Sky

Tenure: Freehold

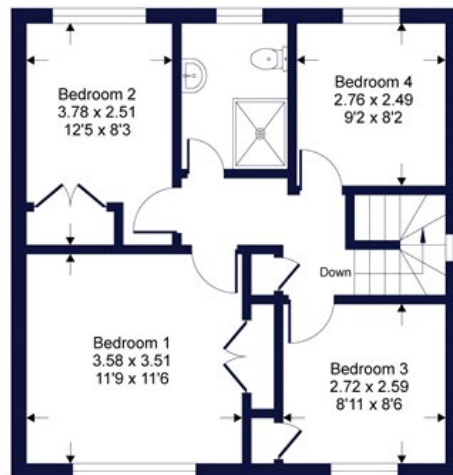
Council Tax Band: E



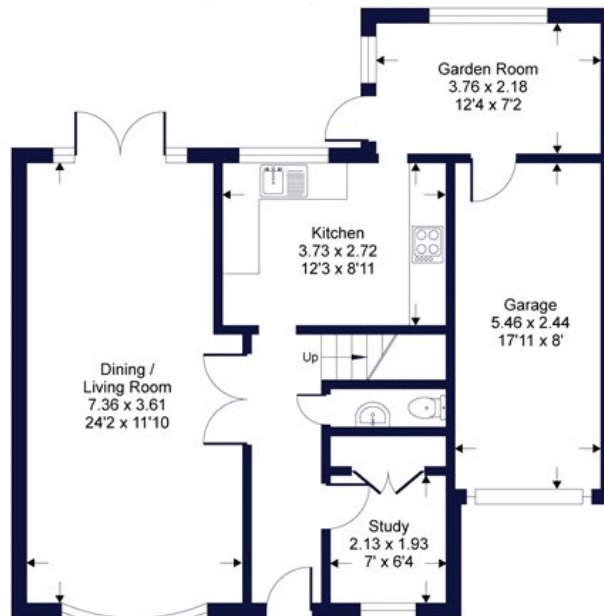
McCarthy Way

Winkworth

Approximate Gross Internal Area = 112.1 sq m / 1207 sq ft
Approximate Garage Internal Area = 13.3 sq m / 143 sq ft
Approximate Total Internal Area = 125.4 sq m / 1350 sq ft



First Floor = 51.6 sqm / 556 sqft



Ground Floor = 60.5 sqm / 651 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	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Wokingham | 01189 072777 | wokingham@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £25 per person and this will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable.

Winkworth

for every step...