



LOWER COTTAGE, WHITE HORSE LANE, FINCHAMPSTEAD, WOKINGHAM,  
BERKSHIRE, RG40 4LZ

**£3,000,000 FREEHOLD**

IN A FINE RURAL SETTING AND ENJOYING FANTASTIC VIEWS OVER  
FIELDS AND PADDOCKS THIS IS A SUPERB OPPORTUNITY TO ACQUIRE A  
PROPERTY WITH APPROXIMATELY 14.7 ACRES.

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#### DESCRIPTION:

Nestled behind St James's church in Finchampstead Lower Cottage occupies an enviable position with far reaching views over open countryside. The property is approached via a long driveway and is surrounded by open countryside and has been extended and remodelled by the current owners to offer generous living accommodation for the family with 6 bedrooms, 3 bathrooms along with 3-4 reception rooms and kitchen breakfast room with Aga. Outside the property sits in grounds of approximately 14.7 acres including well maintained formal gardens, tennis court, orchard and paddocks with stabling. There is ample off road parking with double garage and store.

#### LOCATION

Situated in a quiet country lane in the heart of Finchampstead Lower Cottage nestles alongside rolling countryside and just a short walk from Finchampstead Church and the Queens Oak public house. Local shops and amenities are close by with more comprehensive facilities available in Crowthorne village and Wokingham a quaint market town with an eclectic range of shops, bars and restaurants. Both M3 and M4 motorways are easily accessible and the mainline station at Wokingham provides an efficient service to London, Gatwick airport and Reading the third largest interchange station outside of London.

#### AT A GLANCE

- Outstanding location
- 6 bedroom country home
- 14.68 acres
- Stables and paddocks
- Tennis court
- Far reaching views
- Council tax band H Wokingham
- Private drainage and oil fired heating
- Ultrafast broadband 1000Mbps
- Satellite/Fibre TV available with BT & Sky







## Lower Cottage

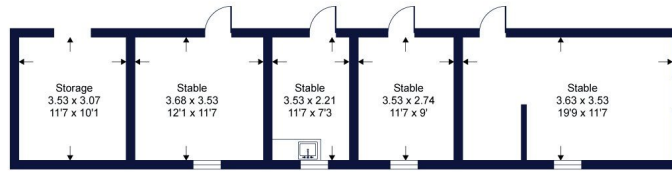
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Approximate Gross Internal Area = 307.6 sq m / 3311 sq ft (excludes store)

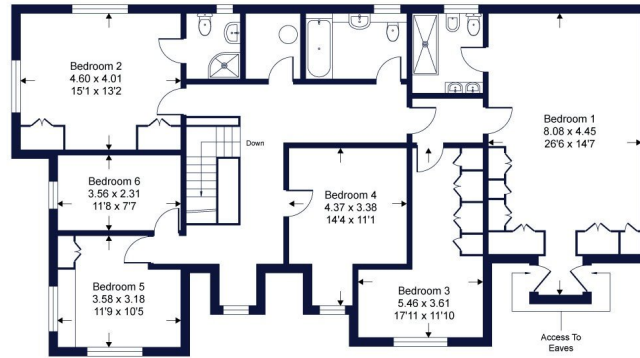
Approximate Garage Internal Area = 43.6 sq m / 470 sq ft

Approximate Outbuildings Internal Area = 62.6 sq m / 674 sq ft

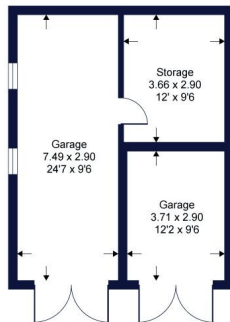
Approximate Total Internal Area = 413.8 sq m / 4455 sq ft



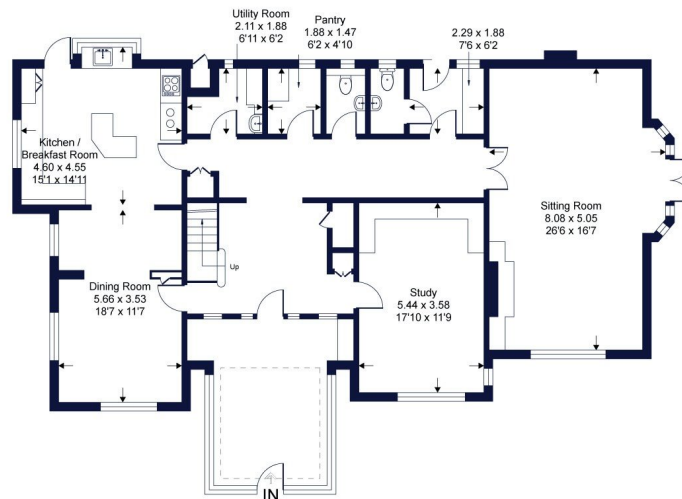
Outbuilding 1 / 2 / 3 / 5 / 6 = 62.6 sqm / 674 sqft



First Floor = 143.5 sqm / 1545 sqft



Garage 1 / 2 = 43.6 sqm / 470 sqft



Ground Floor = 164 sqm / 1766 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.

Energy Efficiency Rating	
Current	Potential
<div> <div style="width: 60%;">60</div> <div style="width: 80%;">80</div> </div>	
<div> <div style="width: 60%;">A</div> <div style="width: 80%;">B</div> </div>	
<div> <div style="width: 60%;">C</div> <div style="width: 80%;">D</div> </div>	
<div> <div style="width: 60%;">E</div> <div style="width: 80%;">F</div> </div>	
<div> <div style="width: 60%;">G</div> <div style="width: 80%;">G</div> </div>	
<div> <div style="width: 60%;">England, Scotland &amp; Wales</div> <div style="width: 80%;">EU Directive 2002/91/EC</div> </div>	

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