



**25 THE SPINNEY, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 4UN
OIE £475,000 FREEHOLD**

**SITUATED WITHIN THE EVER-POPULAR FERN LEA DEVELOPMENT IN
FINCHAMPSTEAD, THIS BEAUTIFULLY PRESENTED THREE-BEDROOM HOME HAS
BEEN THOUGHTFULLY ENHANCED AND CLEARLY CHERISHED BY ITS CURRENT
OWNERS, COMBINING CHARACTER, COMFORT AND VERSATILITY WITH A
WONDERFUL SENSE OF WARMTH THROUGHOUT.**

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DESCRIPTION:

The ground floor is centred around a charming kitchen, complete with an open breakfast bar creating a natural connection through to the lovely spacious living room. Here, parquet flooring and a feature log burner provide both character and warmth, while doors open directly onto the landscaped rear garden, creating an effortless connection between the inside and out. The former garage has been cleverly converted to provide an additional reception room, offering enormous flexibility as a study, dining room, playroom or second sitting room. A cloakroom completes the ground floor.

Upstairs, there are three genuine double bedrooms, with the principal bedroom offering particularly generous proportions and ample space for a dedicated dressing area, home gym or simply a wonderfully relaxing retreat. A beautifully appointed family bathroom completes the first floor. The arrangement offers the space and practicality of a much larger home, without losing the sense of comfort and intimacy that makes this property so appealing.

Outside, the current owners have transformed the gardens to create beautifully usable and level spaces, while retaining an excellent degree of privacy. To the front, there is parking for two vehicles alongside a well presented courtyard-style entrance that creates an inviting approach to the front door. To the rear, the landscaped garden is predominantly laid to lawn with mature shrub borders and a patio area providing the perfect setting for entertaining, relaxing or enjoying long summer evenings.

AT A GLANCE

- Lovely three-bedroom home
- Parking for 2 vehicles
- Characterful living room with log burner
- Flexible additional reception room
- Three genuine double bedrooms
- Private landscaped rear garden
- Kitchen with open breakfast bar
- Ultra fast Broadband 10000Mbps
- Satellite/Fibre TV Available with BT & Sky
- Mobile Coverage with EE, Vodafone, Three & O2

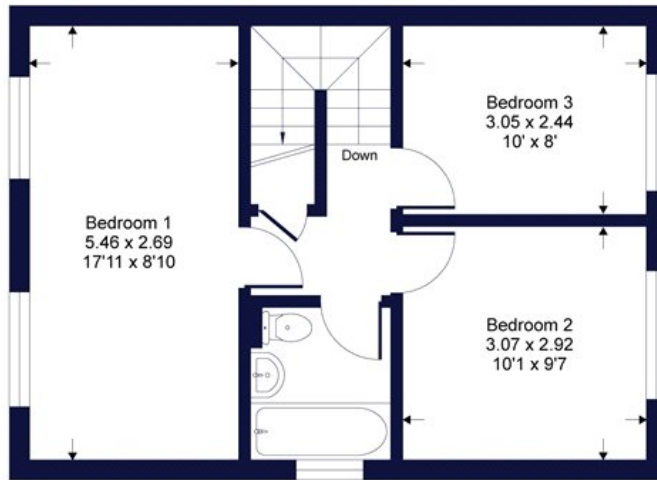
Tenure: Freehold



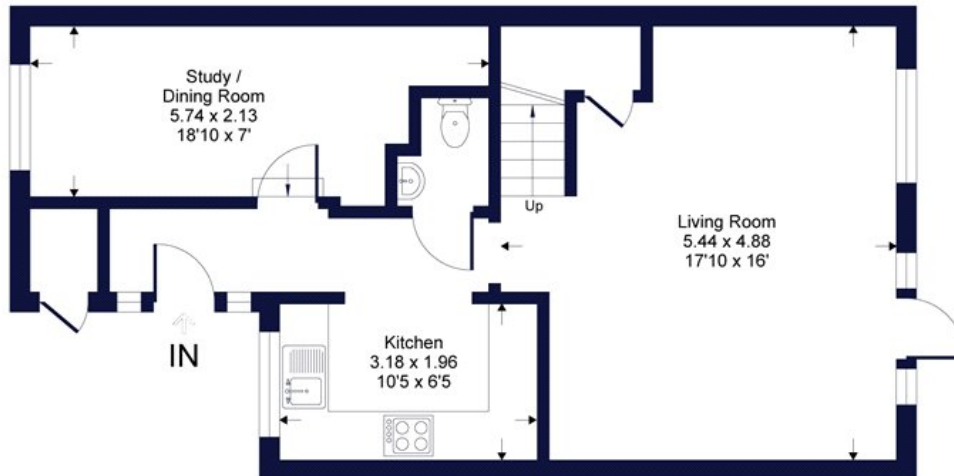
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Approximate Gross Internal Area = 94.3 sq m / 1016 sq ft



First Floor = 41.9 sqm / 452 sqft



Ground Floor = 52.3 sqm / 564 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	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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