



348 NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3NJ
£1,250,000 FREEHOLD

**PRESENTED TO THE MARKET FOR THE FIRST TIME IN 30 YEARS, THIS
 EXCEPTIONAL FAMILY HOME OCCUPIES A GENEROUS QUARTER-ACRE PLOT IN
 ONE OF FINCHAMPSTEAD'S MOST SOUGHT-AFTER LOCATIONS.**

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DESCRIPTION:

Thoughtfully extended and extensively remodelled over time, the property combines substantial and highly versatile accommodation with a high standard of finish throughout. Beautifully presented and ready to move straight into, the house offers an enviable blend of space, style and practicality, with generous living areas, excellent storage and quality fixtures, fittings and appliances throughout.

At the heart of the home is an impressive open-plan kitchen, breakfast and family room, designed for modern family life and overlooking the garden. The exceptionally generous reception accommodation also includes a 29ft dual-aspect living room and conservatory, alongside a separate dining room and dedicated study — providing plenty of flexibility for entertaining, working from home and family life. Upstairs are four generous bedrooms, including a principal bedroom with dressing area and en suite, together with a modern family bathroom and extensive built-in storage.

The garden is undoubtedly one of the property's defining features. South-facing and extending to approximately 0.24 of an acre, it enjoys a wonderful sense of privacy, backing directly onto mature woodland. Established trees, shrubs and flowering borders create a beautiful natural setting, while the generous patio provides an ideal space for outdoor dining, entertaining and enjoying the garden throughout the year. A substantial driveway and double garage provide extensive off-road parking.

The location is particularly appealing for families, with a number of highly regarded schools nearby, including Nine Mile Ride Primary School, together with a selection of independent schools within the wider area. Crowthorne and Wokingham railway stations provide excellent commuter links, with services offering access to London and convenient connections to both Gatwick and Heathrow airports. California Crossroads is also within easy reach, providing a convenient range of everyday amenities including a pharmacy, Post Office, local stores, restaurants and other services.

For those who enjoy an active outdoor lifestyle, the setting is hard to beat. The woodland and countryside surrounding Finchampstead provide an extensive network of walking and running routes, with Simons Wood, Heath Pool and California Country Park all close by. Horseshoe Lake and its watersports facilities are also nearby, while Gorricks Wood offers further opportunities for walking, running and cycling.

There is also an exceptional choice of leisure and family activities within easy reach, including multiple golf courses, Coral Reef Waterworld and Go Ape at The Look Out, with its treetop adventures and extensive mountain-biking trails. The wider area also provides easy access to Wokingham, Crowthorne and Bracknell, offering an excellent choice of shopping, restaurants, cafés and leisure facilities.

A rare opportunity to acquire a substantial, beautifully presented family home with a generous south-facing garden, woodland outlook and no onward chain — offering the space, flexibility and lifestyle that modern family buyers are looking for.

AT A GLANCE

- Sought after location
- 4 bedrooms
- 4 reception room
- Refitted kitchen/breakfast room
- 0.24 of an acre
- South facing
- Ultrafast broadband 5500Mbps
- Mobile coverage EE, Vodafone, Three & O2
- Satellite/Fibre TV available with BT & Sky
- No Chain

Tenure: Freehold

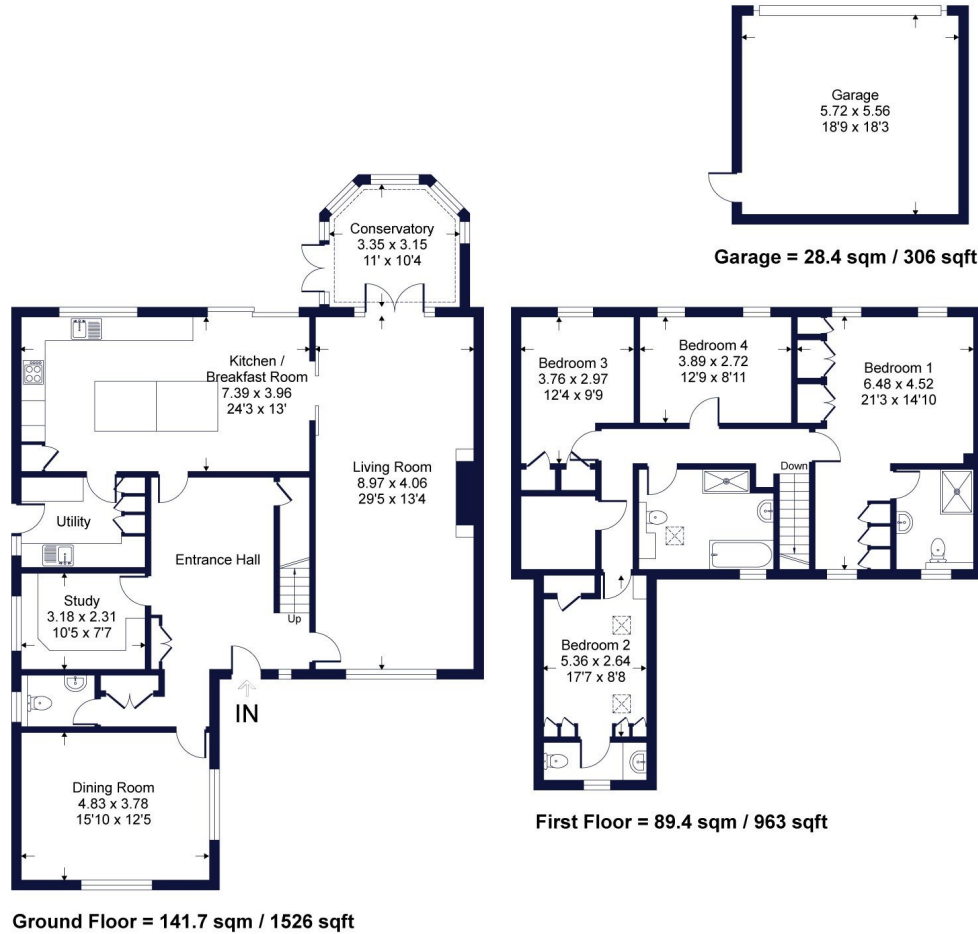
Council Tax Band: G Wokingham



Nine Mile Ride

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Approximate Gross Internal Area = 231.2 sq m / 2489 sq ft
 Approximate Garage Internal Area = 28.4 sq m / 306 sq ft
 Approximate Total Internal Area = 259.6 sq m / 2795 sq ft



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		
55-68	D		66 D
39-54	E	45 E	
21-38	F		
1-20	G		

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