



**MANOR FARM COTTAGE, CRICKET HILL, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3TP
£1,750,000 FREEHOLD**

MANOR FARM COTTAGE IS AN ATTRACTIVE CHARACTER HOME SET IN A PLOT OF JUST OVER HALF AN ACRE WITH AN ATTRACTIVE OUTLOOK ACROSS THE BERKSHIRE COUNTRYSIDE ENJOYED FROM A COMMANDING SLIGHTLY ELEVATED POSITION WITHIN THE HEART OF THE DESIRABLE VILLAGE OF FINCHAMPSTEAD.

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Dating back to the 1940s, this exceptional five-bedroom detached character property showcases charming original features that have been thoughtfully enhanced in recent years. The result is a harmonious blend of classic character and modern conveniences, perfectly suited to contemporary living set on a magnificent plot of just over half an acre surrounded by the Finchampstead countryside.

Upon entering you are welcomed into the entrance hall rich with charm, featuring exposed beams and an attractive old stock brick fireplace housing a cosy wood-burning stove. This inviting space leads into a beautifully appointed living room, where a striking inglenook fireplace takes centre stage. With its triple-aspect windows, the living room, just like the dining area, offers a bright and characterful space from which to enjoy the scenic vistas.

The hand-painted kitchen is fitted with bespoke cabinetry, complemented by granite work surfaces, seamlessly combining timeless design with modern practicality. Just off the kitchen, you'll find a recently updated utility room providing added functionality for busy family life. Further benefits to the ground floor include a separate snug for more intimate relaxation, a dedicated home office ideal for remote working, boot room and a WC.

The five bedrooms are located on the first floor, the master bedroom provides a wealth of wardrobes, a large en-suite shower room, which has been tastefully upgraded by the current owners, and its dual aspect provides beautiful views across the countryside. Bedroom 2 is provided with an en-suite shower room with the rest having access to the family bathroom. To the second floor is a loft room providing further relaxation/office/hobby room.

A 5-bar gate leads from the quiet country lane in which Manor Farm Cottage resides into a large shingled parking court in which sits a large outbuilding with a workshop area, light, power and water is provided. A winding pathway leads you from the driveway through the front lawns with their attractively planted borders to the entrance porch.

At the rear a slightly elevated Indian stone patio provides the ideal location to enjoy a refreshing drink and a bite to eat whilst breathing in the countryside and watching the horses frolicking just at the end of your garden. There is a large lawned area interspersed with mature trees and enclosed by post and rail fencing and evergreen planting.

The village of Finchampstead is located to the south west of Wokingham and still enjoys a village culture which revolves around the cricket pitches and sportsman's bar. There is a popular gastro pub in the village and a Waitrose store is just a 5-minute drive away.

AT A GLANCE

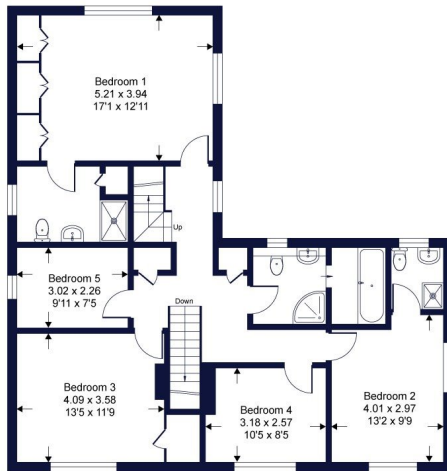
- A five bedroom home of character
- In excess of half an acre
- Village location with views across the countryside
- Hand painted kitchen cabinets with granite work surfaces
- Triple aspect living room
- Outdoor studio
- Council tax band G Wokingham
- Ultra-fast broadband 1000Mbps
- Satellite /Fibre TV available with Sky & BT
- All mains services



Manor Farm Cottage

Approximate Gross Internal Area = 238.3 sq m / 2566 sq ft
 Approximate Garage Internal Area = 36.6 sq m / 395 sq ft
 Approximate Outbuilding Internal Area = 6.8 sq m / 74 sq ft
 Approximate Total Internal Area = 281.7 sq m / 3035 sq ft

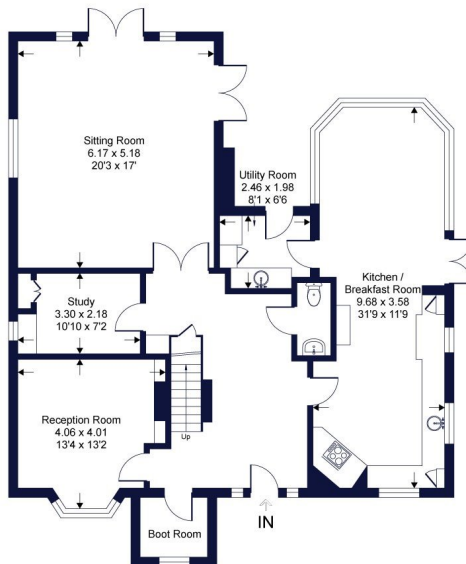
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First Floor = 101.5 sqm / 1093 sqft



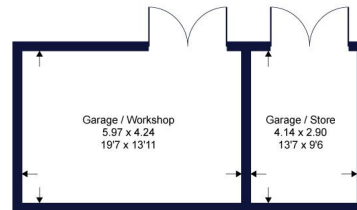
Second Floor = 11.6 sqm / 125 sqft



Ground Floor = 125.2 sqm / 1348 sqft



Outbuilding = 6.8 sqm / 74 sqft



Garage 1 / 2 = 36.6 sqm / 395 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		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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