



WHITE HORSE BARN, WHITE HORSE LANE, FINCHAMPSTEAD, BERKSHIRE.

The Property

An outstanding contemporary country property, constructed in 2015 to exacting standards as a barn conversion styled home. Situated in a semi-rural location and with a plot around half an acre, the property has been further enhanced by the current owner with a separate gymnasium, fully equipped and secure six car garaging, and an outdoor detached garden room / entertainment room featuring full kitchen, cloakroom / toilet with handbasin & shower. The building is enhanced with comprehensive bifolding glass doors.

Ground Floor

The property incorporates substantial oak roof trusses and beams to create a light and airy open plan main living area, complemented by additional comfortable reception rooms. The main living space has floor to ceiling windows with French Door openings to both the front and back of the house. Across two floors the main house measures approximately 4,000 sq. ft.

The contemporary kitchen benefits from Miele and Neff appliances and a hot water boiling tap and has granite worksurfaces to compliment the stone tiled floors. The same features and appliances continue into the separate utility room. There is also a boot room and a WC at this end of the house. The ground floor is finished with two further reception rooms, one in use as a study and the other could be a TV room or dining room.

First Floor

A bespoke solid wood staircase leads up to the stunning floating landing which looks down over the living area and out to the garden and countryside beyond. Bedroom one offers a generous walk in wardrobe, and a luxurious ensuite bathroom with large bath and separate walk in shower and twin sinks. Bedroom two is very similar, with a slightly smaller walk in wardrobe, but with an equally luxurious en-suite bathroom.

There are two further well proportioned double bedrooms which both have integrated wardrobes, and share the benefit of the main family bathroom.

Grounds

Outside the garden is mostly laid to lawn, and is fully fenced with mature planting around the boundaries. There are a number of large paved areas around the property. The gravel driveway accessed via remotely operated timber gates offers generous parking and access to garaging for six cars. This is made up of a detached double garage, which has bespoke tiled floors, heating and currently houses storage and drinks cabinets. There is a further quadruple bay garage which is split into two doubles, both also with roller shutter doors, tiled floors. Four of the garages are fully kitted out with metal storage cupboards and drawers.

There are also two outbuildings, a former stable which has been converted to a home gymnasium which is fully equipped, and a new outdoor garden room / entertainment building which has a fully fitted kitchen, cloakroom / toilet with handbasin & shower. The building is enhanced with comprehensive bifolding glass doors and is ideal for outdoor entertaining.

Location

The property is located about 6 miles to the South West of the charming market town of Wokingham. There is excellent schooling in the area including [Wellington College](#) which is about a mile away, [Holme Grange](#), [Luckley House](#), [Yateley Manor St Neots and Reddham House](#)

Heathrow Airport is about 35 miles and Farnborough Airport is about 11 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 6 miles).

For those seeking a high specification rural idyl, this property is a must to view.

Telephone 01252 842100 for further details.



Located in White Horse Lane, Finchampstead,
White Horse barn is within a short drive of
renowned Wellington College.























The master bedroom benefits from an en-suite dressing room and a luxury en-suite bathroom / shower room (see following page).





The second bedroom benefits from an en-suite dressing room and a luxury en-suite bathroom / shower room (see following page).









Detached garden room / entertainments building



Shed

Garden Room / Entertainments Suite

Double Garage

Gym Building

4 Car Garage Building

Log Store



Built in metal storage cupboards and drawers.

Interior of part of the 4 car garage building (built in metal storage cupboards and drawers included - car lift excluded).



Interior of the double car garage building (cupboards / built in fridge and wine fridges will be included)



→ YOU ←
CAN THROW IN THE TOWEL
OR USE IT
THE SWEAT OF
THE

SWEAT DRIES
BLOOD CLOTS
BONES HEAL
SUCK IT UP
PRINCESS

IF IT DOESN'T
CHALLENGE
→ YOU ←
IT DOESN'T
CHANGE YOU

MIN
MATTER

PAH
IS WEAKNE
LEAVING THE BO

TODAY I WILL DO
WHAT OTHERS WON'T
SO TOMORROW
I CAN DO WHAT
OTHERS CAN'T

Interior of the Gym Building (all gym equipment will be included)

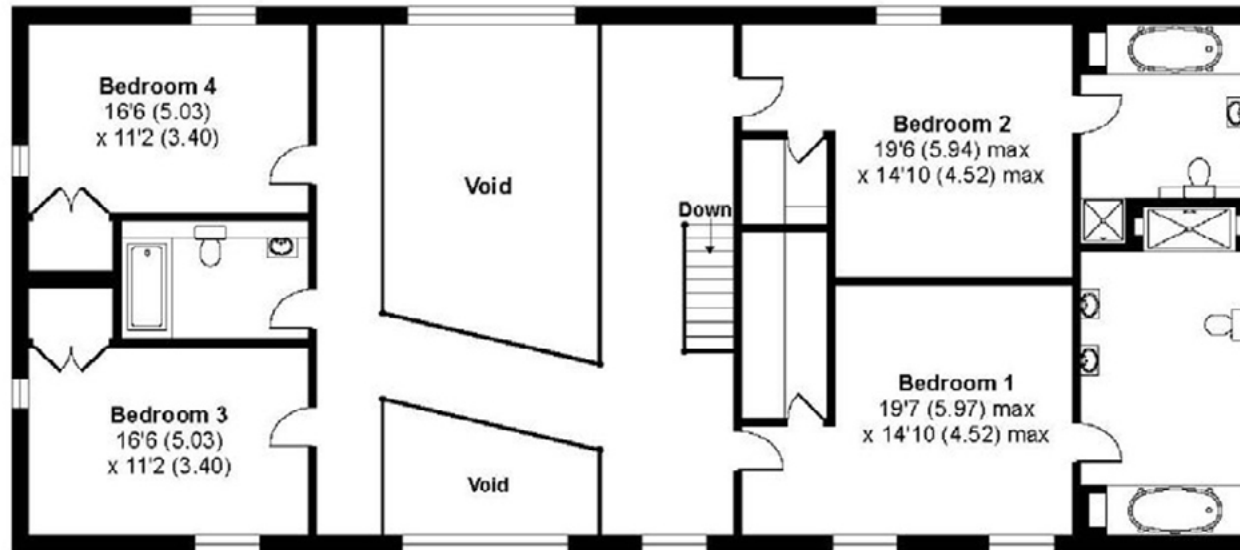


Video

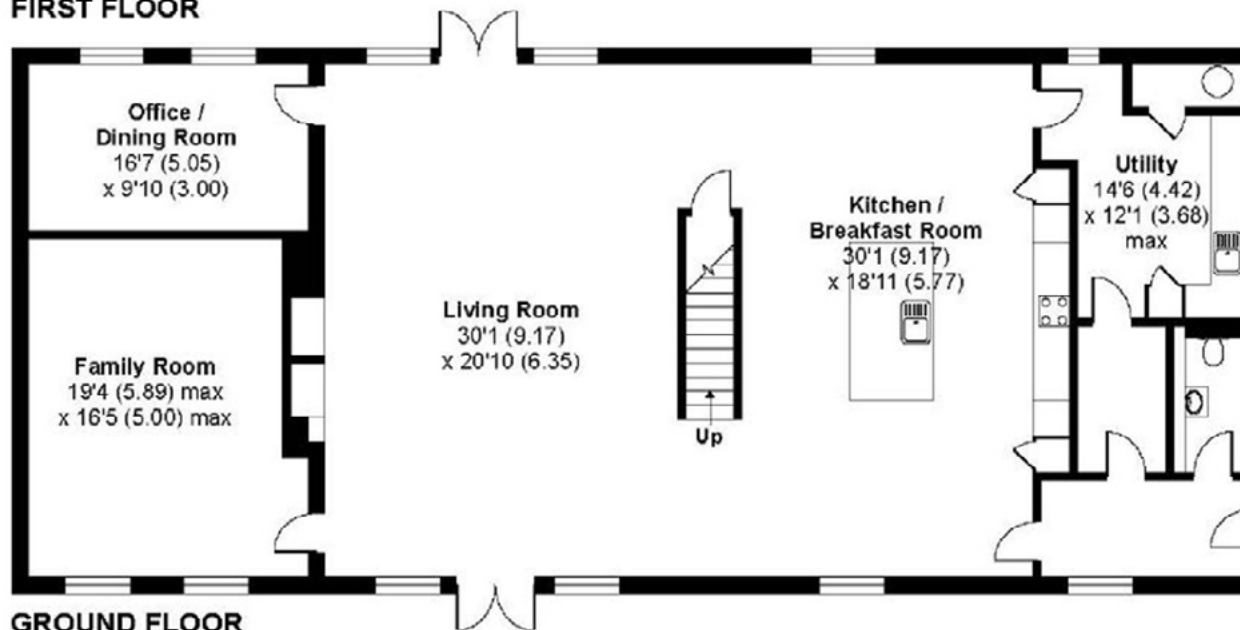


White Horse Barn, White Horse Lane, Finchampstead, RG40

APPROX. GROSS INTERNAL FLOOR AREA 4026 SQ FT 374 SQ METRES (EXCLUDES OUTBUILDING & GARAGES & CAR PORT)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Immediate Location

The countryside around Finchampstead in Berkshire is a wonderful environment for the enjoyment of country living whilst remaining well connected to major towns and cities.

There are lovely walks nearby on National Trust land at Finchampstead Ridges.

For those families interested in equestrian pursuits, there are many opportunities on the doorstep with local liveries and Wellington Riding very close by.

Eversley Tennis Club is based at St Neot's School which is within a short drive.

In the immediate location, nearby Wellington College provides excellent sports facilities available via membership for the public to use (includes tennis, gym, pool and a variety of exercise classes).

The highly regarded East Berkshire Golf course is a short drive away and around a 10 minute drive away from the property is the renowned Bearwood Lakes Golf Course.



Wider Location

Located about 6 miles to the south west of the charming market town of Wokingham, there are some excellent schools in the area including Wellington College which is around two miles away. There are many other private schools in and around the area including Holme Grange, Reddam House, Eagle House, Yateley Manor, Ludgrove, Luckley House School and St Neot's School.

The property is also well placed for the commuter with motorways - the M3 (junction 4A about 8 miles) and M4 (junction 10 about 7 miles) are both within easy reach, providing easy access to the Thames Valley corridor and motorway networks. Railway stations at Reading, Wokingham, Winchfield, Fleet, Hook and Basingstoke provide fast and regular rail services to London Paddington and Waterloo.

Extensive shopping, education and recreational facilities can be found in Fleet, Basingstoke, Reading and Guildford. Wokingham 6 miles, Hartley Wintney 5 miles, Bracknell 12 miles, Fleet 8 miles, Reading 11 miles and Basingstoke 17 miles (all distances are approximate).



Eversley cricket green



The market place, Wokingham



The Chequers, Eversley

Consumer Protection Regulations

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode RG40 4LY. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not limited to carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing

Telephone sole agents
McCarthy Holden: 01252 842100

Services

Mains, electric, water and drainage.

Local Authority

Wokingham Borough Council
Tel: 0118 974 6000

Rates: Band H

EPC: 62D

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