



FLEET HILL, FINCHAMPSTEAD, BERKSHIRE.

The Property

This exceptional country house dates from the mid 19th Century and beautifully fuses historic character with contemporary additions, especially seen in the breathtaking indoor swimming pool complex and the exceptional luxury kitchen/living room.

Overall this fine property provides impressive spaces of around 7,900 sq. ft. and this property has been in the same family ownership for 30 years, making this a rare opportunity.

Ground Floor

Ground floor accommodation includes a vast elegant reception hall.

Of particular note is the significant Beckermann kitchen/family/dining room, with wall to wall bi-fold doors opening to the beautiful park like grounds. The comprehensively fitted kitchen includes an extensive range of Siemens appliances such as coffee machine, fridge, induction hob, ovens with steam function and microwave, built in vacuum drawer and warming drawer. There are two Caple wine coolers and a Liebherr freezer with ice maker.

The indoor pool has a mezzanine air-conditioned gym above, plus entertainments area, bar and changing room with shower/steam room.

Continuing with indoor leisure features, there is a cosy cinema room.

Also on the ground floor, there is a fine drawing room, dining room, sizeable study/library, cloakroom and utility room. There is also a secondary hall and staircase and an integrated double garage.

First Floor

On the first floor there are five bedrooms (three with en-suites) and a family bathroom. The master bedroom features a walk in dressing room and en-suite bathroom with separate walk-in shower. Bedroom two has an en-suite dressing room and shower room and bedroom three also has an en-suite.

There is also useful space in the attic rooms.

Grounds

The beautifully landscaped grounds extend to over 3 acres featuring a substantial Indian sandstone terrace to the rear of the house which is directly accessed from the swimming pool/leisure suite as well as many other ground floor rooms including the contemporary kitchen / family room. Adjacent to the terrace there is an eye catching water feature beyond which the landscaped gardens evolve. There is a Victorian glasshouse. Secluded within the grounds there is a substantial fish pond with an African style lodge building which is perfect for entertaining.

The grounds benefit from southerly private aspect. The main entrance is via electronic gated entry leading to a substantial driveway and garaging. There are three vehicular access points for the property.

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.





A magnificent indoor leisure complex incorporating a large swimming pool, air-conditioned gym, changing room and shower/steam room



















The wonderful cinema room is perfect for enjoying live sport, photographic slide shows and movies.



★ **MOVIE** ★

★ **NIGHT** ★



The master bedroom benefits from a luxury en-suite bathroom / shower room with additional dressing area.





Bedroom Two benefits from an en-suite dressing room and luxury en-suite shower room.



On the first floor there are five bedrooms in total (three with en-suites) and a family bathroom with roll top bath.











Video



Vann House, Fleet Hill, Finchampstead, Wokingham, RG40

Approximate Area = 7925 sq ft / 736.2 sq m (includes garage and excludes wc)

Limited Use Area(s) = 100 sq ft / 9.3 sq m

Total = 8025 sq ft / 745.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2023. Produced for McCarthy Holden. REF: 1047595

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 4RL. 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.
Primarily gas central heating, with electric underfloor heating to kitchen, master suite bathroom and Bedroom 2 shower room.

Local Authority

Wokingham Borough Council
Tel: 0118 974 6000

EPC: 53E

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