

**THE RIDGES, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE.**  
• in grounds of around 1.5 acres •







Located in The Ridges, Finchampstead, Linwood  
is within a short drive (or brisk walk) of  
renowned Wellington College.



## The Property

Linwood is a fine home with many breath-taking interior features, first built during the 1930's with Art Deco influences of the period and more recently the property has benefitted from significant enhancements and enlargement by the present owner. The property is situated in grounds of around 1.5 acres and located in a most sought after Berkshire location known as The Ridges, nearby to internationally renowned Wellington College.

This significant property is build over two floors and has been enhanced with meticulous attention to detail, providing almost 6,500 sq. ft. of stunning space(almost 7,400 sq. ft. including garage and outbuildings). Of particular note is the vast kitchen, exquisite in every detail and designed by Kitchen Connection of Ascot. Features include a fine array of Miele appliances, including 2 dish washers, 2 ovens, a Microwave, Steam oven, 2 plate warmers slow cookers, Integrated fridge freezer, Large 6 zone induction hob and Quooker constant hot water.

This impressive indulgence in space and quality is simply stunning.

There are many acres of National Trust land on the doorstep of this property, providing access to wonderful woodland walks, yet this location benefits from ease of access to London, Heathrow and the M3 / M4 motorways, and of course towns such as Wokingham, Reading, Bracknell and Basingstoke.

**SPECIAL NOTE:** The property benefits from it's own direct pedestrian access to the National Trust owned land Simon's Wood, by way of a private woodland path extending to some 300m. which provides access to many additional woodland walks to enjoy.

The picturesque market town of Wokingham is just four miles away; a town which consistently ranks highly in the 'top 10 best places to live within the UK' league tables. Its centre, rich in period charm, offers an excellent range of shops and restaurants.

## Ground Floor

The principal ground floor accommodation includes a vast kitchen / breakfast room, a utility/boot room, a home cinema / family room with units by Mark Wilkinson, a living room, a drawing room, a dining room, a study, a cloakroom and a most impressive reception hall. The drawing room features a fireplace by the leading supplier Chesneys. There is a Heos multi room sound system and ceiling speakers are installed to the kitchen/family room, dining room and hallway.

## First Floor

On the first floor the main bedroom suite is sublime, with an immense bedroom space and the benefit of an en-suite dressing room and en-suite bathroom fitted with Mark Wilkinson units and furniture. In total there are 6 bedrooms, 5 bathrooms or shower rooms and a dressing room plus a fine landing space on the first floor.

## Grounds

There is a sweeping driveway leading to the front of the house and continuing to the side where there is a triple garage. In October 2019 planning permission was granted for an extension to the garage complex, which would provide a perfect extensive 'home office'. The grounds to the rear of the property feature a heated swimming pool, terraced and garden areas with lawns flanked by trees and shrubs. There is the additional benefit of a private woodland path which links the rear garden to the National Trust owned land Simon's Wood.

## Location

The property is located about four miles to the South of the charming market town of Wokingham. There is excellent schooling in the area including [Holme Grange](#), [Luckley House](#), [Yateley Manor](#), [St Neot's](#), [Wellington College](#), and [Bohunt](#).

The property is also well placed for the commuter with Wokingham or Crowthorne rail stations within easy reach. Furthermore, possibly the best station for commuting to central London is nearby Fleet (around 12 minutes drive) with very fast trains which takes you into Waterloo. Central London is about 44 miles, the M4 is about 6/7 miles, M3 similar (J4a) and Heathrow Airport about 27 miles away. Renowned Ascot race course is about 11 miles and Royal Windsor about 17 miles.

Telephone 01252 842100 for further details.



























































The master bedroom suite benefits from an en-suite bathroom, and a walk in dressing room.







The master bedroom











Five of the bedrooms benefit from an en-suite bathroom or shower room







Bedroom Three and en- suite

















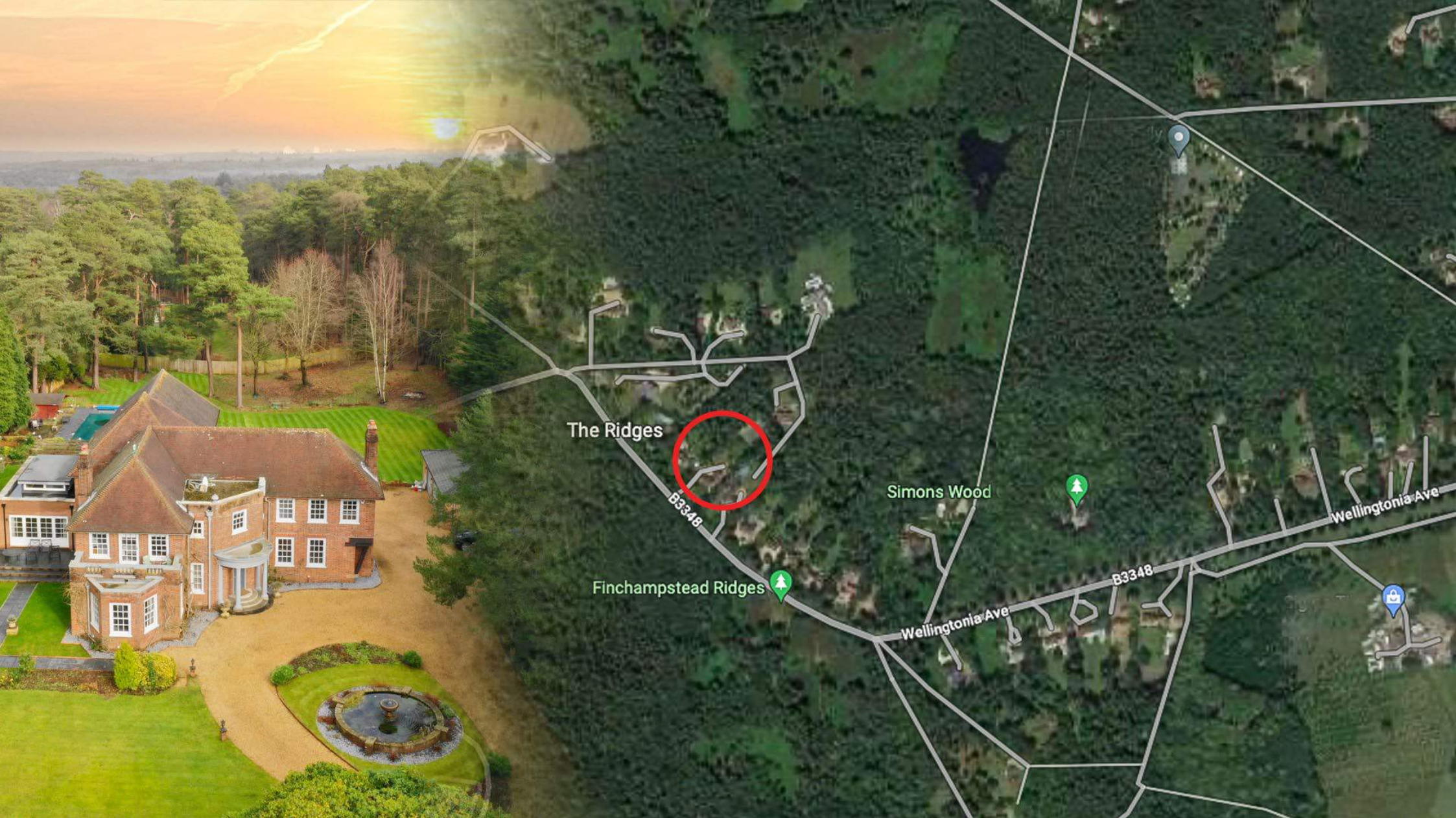






Planning to add a home office above the garage was granted in October 2019 - expired October 2022  
There is an existing purpose build wine cellar - beneath the garage with side access and rear door





The property is in a prime location ( The Ridges Finchampstead)  
National Trust woodland is on the doorstep and there is direct access from the property to Simon's Wood



# 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.

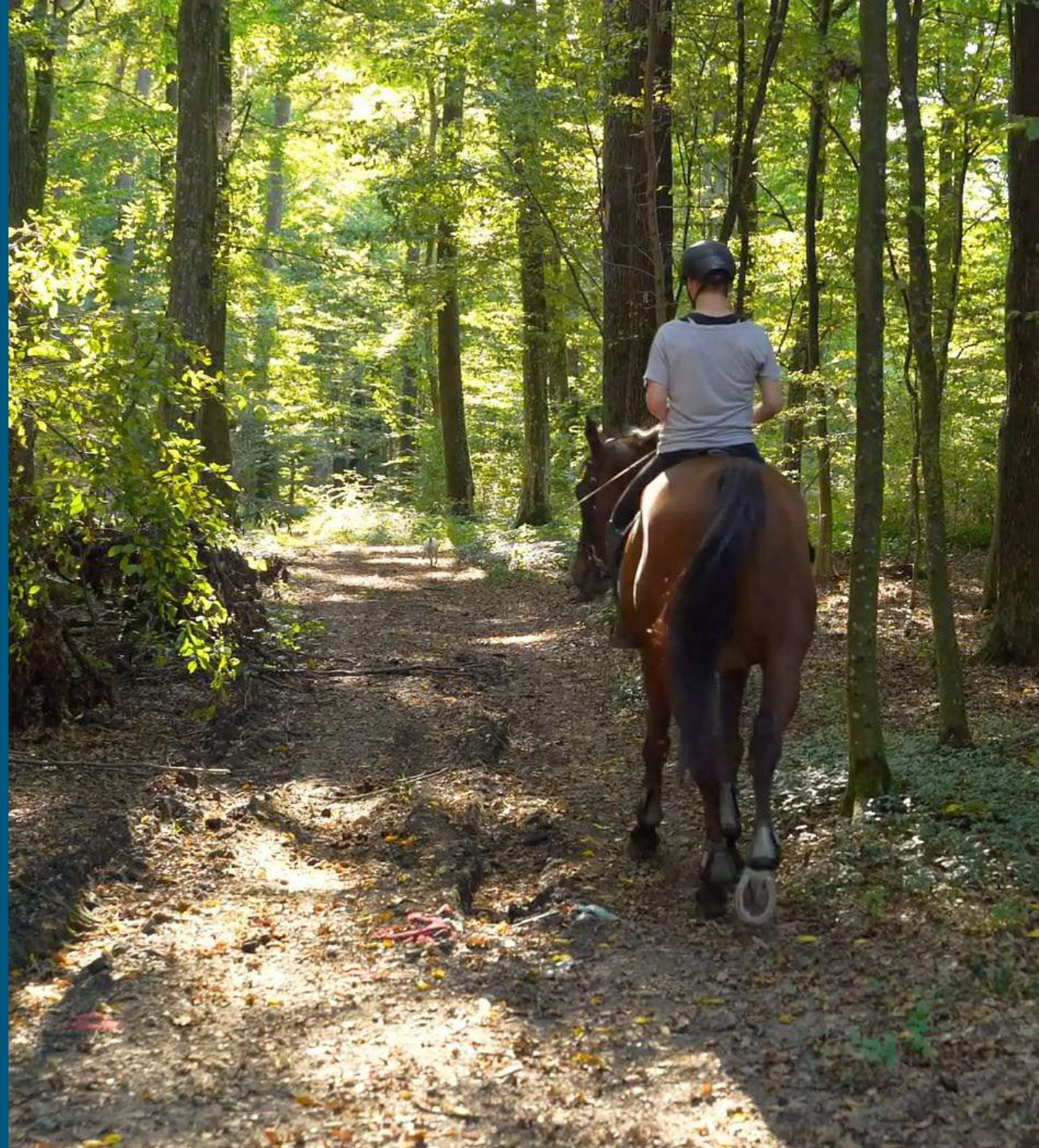
There are lovely walks nearby on National Trust land at Finchampstead Ridges.

For those families interested in equestrian pursuits, there are many opportunities on the doorstep with local liverys 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 5 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 about one mile 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 5 miles, Hartley Wintney 5 miles, Bracknell 10 miles, Fleet 8 miles, Reading 11 miles and Basingstoke 17 miles (all distances and times are approximate).



Eversley cricket green

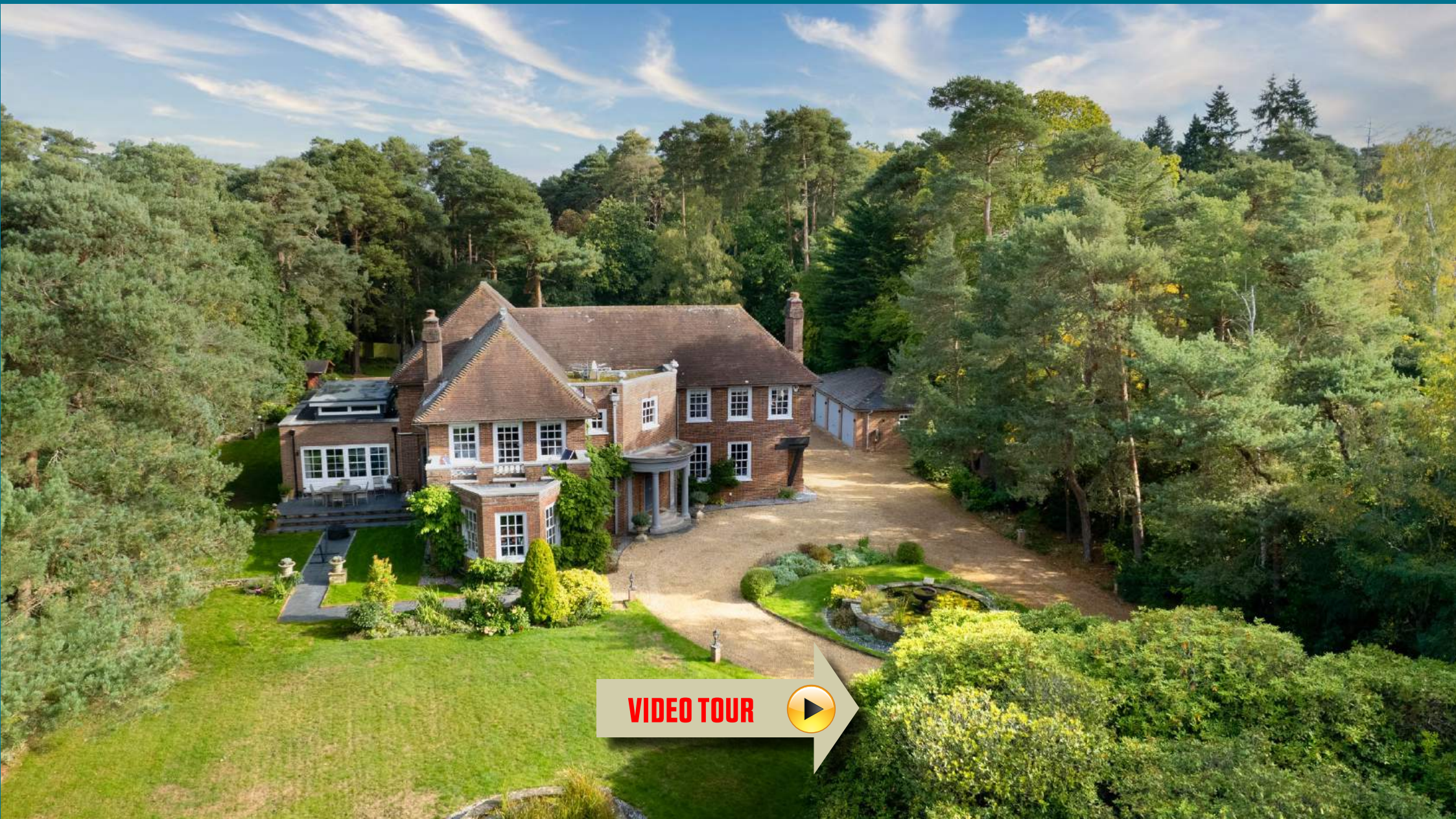


The market place, Wokingham



The Chequers, Eversley





**VIDEO TOUR**





# Linwood, The Ridges, Finchampstead, Wokingham, RG40



Approximate Area = 6525 sq ft / 606.1 sq m

Garage = 710 sq ft / 66 sq m

Outbuilding = 132 sq ft / 12.2 sq m

Total = 7367 sq ft / 684.3 sq m

For identification only - Not to scale



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.  
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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 3SU. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively 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. Private drainage  
Gas fired central heating  
EPC: 66|D

### Local Authority

Wokingham Borough Council  
Tel: 0118 974 6000



[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)