

Friars Lodge, Heath Ride, Finchampstead





Located on Heath Ride, Finchampstead, Friars Lodge is within a short drive of renowned Wellington College.



The Property

Friars Lodge is a high specification, modern family home built in 2017 to exacting standards. Offering a plot of around 1/3rd of an acre, five bedrooms, four bathrooms and modern, open plan living to the rear as well as cosy and practical accomodation elsewhere.

Ground Floor

On the ground floor there is a bright and spacious entrance hall with timber staircase leading up to the galleried landing. There is a living room with log burning stove, a study, utility room and boot room leading on to the garage.

The main living space is the stunning open plan kitchen/dining/family space running the entire length of the rear elevation. Here there is a high specification kitchen with full range of integrated appliances. The dining area also boasts a log burning stove. Off the main living area there is also a snug/television room.

First Floor

On the first floor there is an impressive gallery landing.

There are five bedrooms in total, three of which are en-suite.

There is a generous family bathroom to serve the remaining rooms.

The principal suite offers a walk in dressing room, rear aspect views and a luxury en suite with walk in shower and free-standing bath.

Grounds

At the entrance to the property there is an electronically operated gated entry and gravel driveway with parking for numerous vehicles. There is also an attached garage with electronic shutter door which has internal access to the house. The rear garden offers a generous patio and large area of lawn, surrounded by mature hedging and trees and offers a south-westerley aspect.

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. 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.







































Immediate Location

The countryside around Eversley and 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.



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

Photos above and cover by JohnJoe.co.uk

Gross Internal Area (approx)
 House - 349.18 sq m - 3759 sq ft
 Garage - 31.05 sq m - 334 sq ft
 Total - 380.23 sq m - 4093 sq ft

NOT TO SCALE
 This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

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: B (89)

Local Authority
Wokingham Borough Council
Tel: 0118 974 6000



www.mccarthyholden.co.uk