

101 Reading Road
Finchampstead, Berkshire



101 Reading Road, Finchampstead, Berkshire, RG40 4RD

The Property

A deceptively spacious three bedroom detached chalet bungalow situated on an excellent plot of just over a ¼ of an acre and offering versatile accommodation predominately on the ground floor.

There is ample scope for an extension to the side and rear to provide further rooms or annexe potential which the current owners had planned and made provisions for internally.

The property benefits from no onward chain.

Ground Floor

From the front door you have an entrance porch leading through to a spacious entrance hall with stairs to first floor.

There are two double bedrooms one to the front and one to the rear with a large, refitted bathroom/shower room and a cloakroom.

Also off the hallway is a large double aspect living room overlooking the rear garden and a large dining room which leads through to a kitchen/breakfast room, utility room and second cloakroom.

First Floor

On the first floor there is another double bedroom overlooking the rear garden and a bathroom.

Outside

To the front of the property is a spacious in and out driveway with parking for numerous cars and double gates leading to a car port and a double garage and workshop to the rear with light and power.

The rear garden is of excellent size and is of South/Westerly aspect. Immediately to the rear is a patio area leading to a large lawn area with decking to the rear.

The garden is enclosed by panel fencing. There is a lovely summer house/garden office with light and power to the left-hand boundary.

Location

The property is located about 5 miles to the Southwest of the charming market town of Wokingham close to Bramshill forest with wonderful walks.

There is excellent schooling in the area including Wellington College, which is about a mile away, Holme Grange, Luckley House, Yateley Manor and St Neots.

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).

The property also provides easy access to the M3 or M4.































Reading Road, Finchampstead, Wokingham, RG40

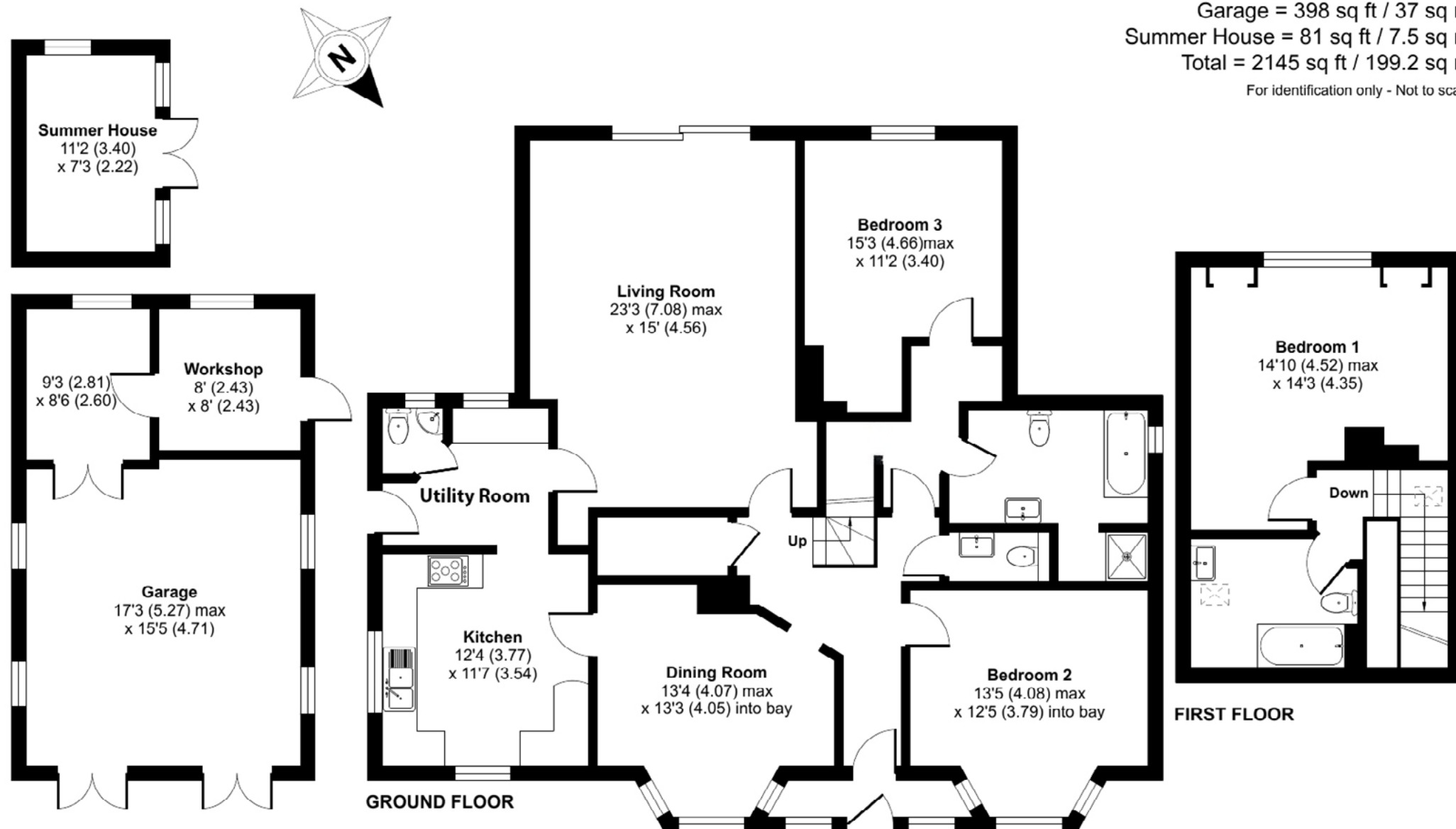
Approximate Area = 1666 sq ft / 154.7 sq m

Garage = 398 sq ft / 37 sq m

Summer House = 81 sq ft / 7.5 sq m

Total = 2145 sq ft / 199.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for McCarthy Holden. REF: 1266511

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 4RD 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 and garden ornaments etc. are specifically excluded unless mentioned.

Viewing

Telephone:
McCarthy Holden: 01252 842100

Services

Mains electricity, water and drainage.
Mains gas fired central heating.

Local Authority

[Wokingham Council](#)
[Band F - £3206.12 for 2024/25](#)

EPC - D (62)



www.mccarthyholden.co.uk