

THE RIDGES, FINCHAMPSTEAD, BERKSHIRE



The Property

A landmark property set in glorious Berkshire countryside and standing on high ground with the benefit of far reaching views to the 'Hogs Back' in Guildford. The character property dates to around 1780 and was originally three cottages whereas today this is a five bedroom family house.

The grounds are of particular note extending to around one acre, with the benefit of extensive landscaping by the present owners many years of investing time in both the formal garden and terraces, as well as a productive vegetable garden and orchard area.

The property has been in the current ownership for 40 years, which says a great deal about this character family home surrounded by countryside with magnificent far reaching views, yet with the ease of access to London, Heathrow and the M3 / M4 motorways.

Ground Floor

Initial reception hall, inner hall, study, drawing room, dining room, kitchen and significant living room.

First Floor

On the first floor there are five bedrooms. The main bedroom benefits from an en-suite bathroom and off the landing there is both a family bathroom and a family shower room.

Grounds

The property is approached over a long driveway with gated entrance. There is a double garage. Within the grounds there are beautifully landscaped formal gardens.

Location

The property is located about 5 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](#) 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).

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

Telephone 01252 842100 for further details.













































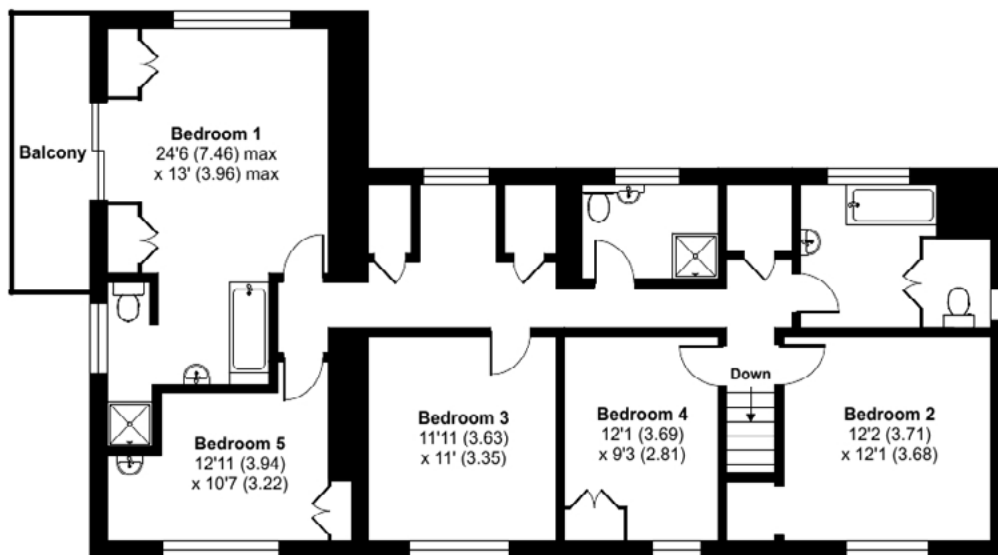
Poor Ridge Cottage, The Ridges, Finchampstead, Wokingham, RG40

Approximate Area = 2876 sq ft / 267.2 sq m

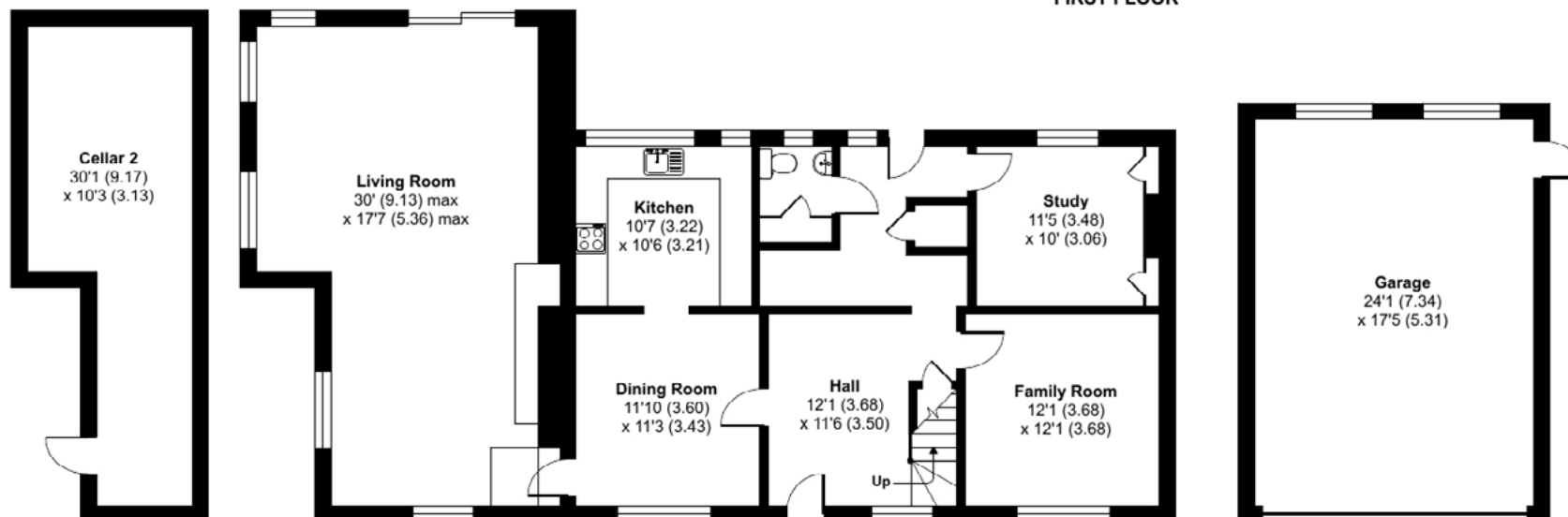
Garage = 422 sq ft / 39.2 sq m

Total = 3298 sq ft / 306.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1173646

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.

Services & Material Information

Water – Mains in, private Sewage
Gas – Mains
Electric – Mains
Sewage – Private
Heating – Gas

Materials used in construction - Brick, Timber, Tiled roofs
How does broadband enter the property - FTTP (fibre to the premises
EPC - D (64)

Broadband Checker - <https://www.openreach.com/fibre-broadband>

Mobile Signal - Unknown, depends on carrier

To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Accessibility Accommodations - None

Directions - Postcode RG40 3SL. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

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

Local Authority
Tax band is G - £3065.43 PA 2024/25
Wokingham Council

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