

Milligans Barn, New Mill Road
Finchampstead



The Property

A well proportioned, three bedroom home in this high specification, modern barn conversion located in a rural setting of Finchampstead, with vast contemporary interior spaces.

Ground Floor

The property has been finished to a high standard throughout and accommodation comprising a large reception room which is open plan to the modern fitted kitchen with integrated appliances that include fridge/freezer, dishwasher, oven and hob. There are also two sets of double doors out to the garden from here.

Downstairs cloakroom and ample storage on the ground floor, with utility space housing washing machine and tumble dryer.

First Floor

On the first floor there are three double bedrooms all benefitting from an en suite shower room and built in wardrobes.

Outside

The property has a is a gated entrance with a tree lined drive, off road parking and private garden. The garden is laid to lawn with a patio accessed from the main living space, there is post and rail fencing and new shrub hedge planting as well as separate gated gravel parking space.

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).





























Ground Floor



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.

Services & Material Information	
Water – Mains	How does broadband enter the property - FTTP (fibre to the premises)
Gas – LPG	Broadband Checker - https://www.openreach.com/fibre-broadband
Electric – Mains	Mobile Signal - Unknown, depends on carrier
Sewage – Private	To check broadband and mobile availability please visit: https://checker.ofcom.org.uk/
Heating – LPG Gas	Accessibility Accommodations - None
	EPC - B (81)

Directions - Postcode RG40 4QT. 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.

Viewings:
Telephone sole agents
McCarthy Holden: 01252 842100

Local Authority:
Tax band is D - £2219.62 PA 2024/25
Wokingham Council



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