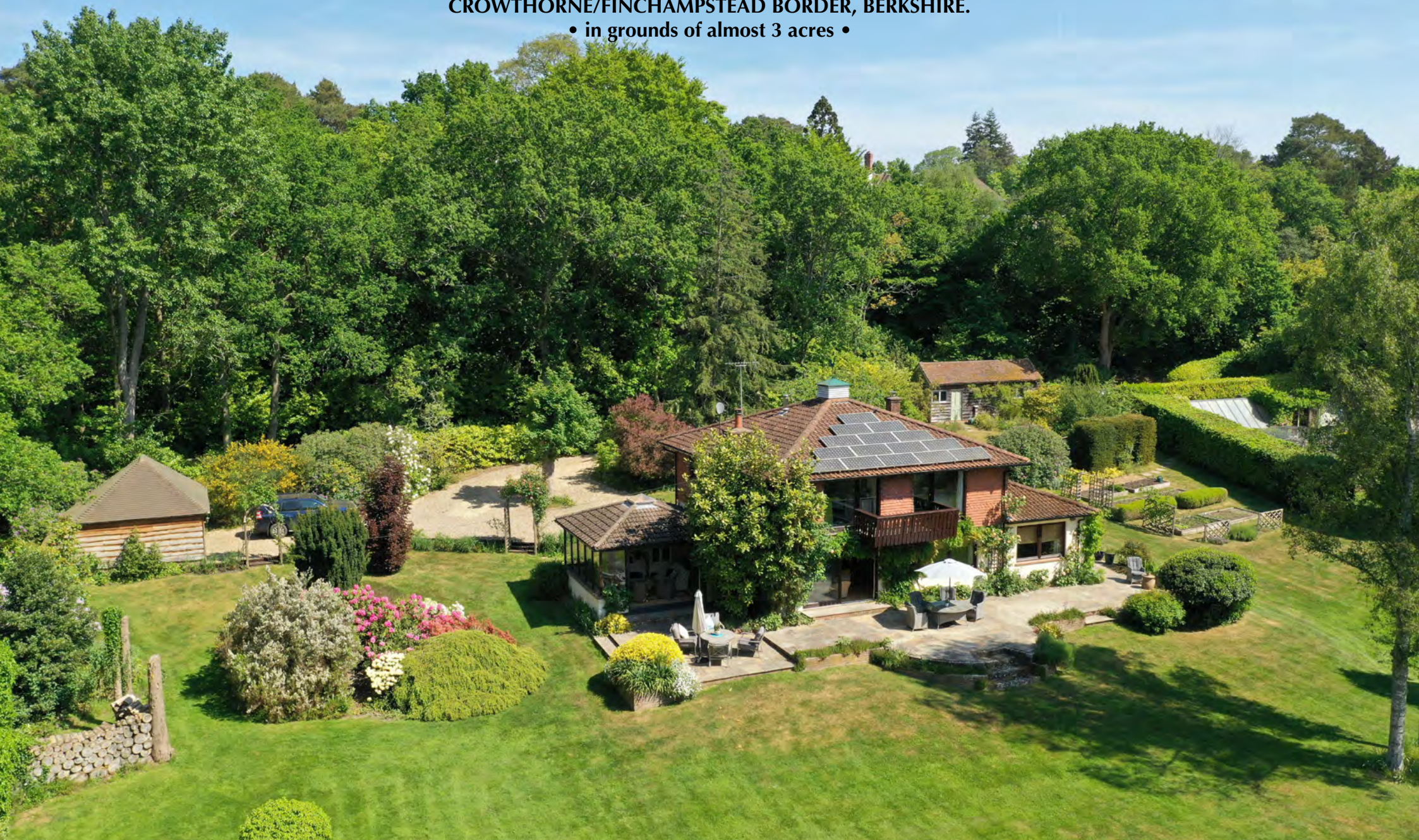


**CROWTHORNE/FINCHAMPSTEAD BORDER, BERKSHIRE.**

- in grounds of almost 3 acres •







Located between The Ridges (Finchampstead), Wellingtonia Avenue (Crowthorne) and Lower Sandhurst Road (Finchampstead), this property is within a short drive (just over 1 mile) of renowned Wellington College.



## The Property

Red Barn House is a truly unique property in a secluded, yet remarkably convenient location between more well known residential roads of Wellingtonia Avenue and Lower Sandhurst Road - right on the Crowthorne/Finchampstead boundary lines. Settled in a simply stunning plot of just under 3 acres and accessed over a restricted access byway this rare rural idyl is a must see property.

The property offers accommodation of around 3500 square feet as well as a further 1500 square feet of additional space formed of garage, car port, workshop and a superb potting shed.

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 is accessed over a limited access byway - vehicular use is only permitted for access to Red Barn House and its immediate neighbours - otherwise the only permitted use is for walking, cycling and horse riders.

## Ground Floor

The principal ground floor accommodation includes a modern kitchen/breakfast room with shaker style cabinets, range cooker and Belfast sink. There is a separate utility room, dining room, study, snug/bedroom and downstairs bathroom. There is also a generous sitting room with log burning stove and views over the beautiful gardens beyond. Adjoining the sitting room is the garden room which benefits from a triple aspect and sliding doors to the terrace and gardens.

## First Floor

On the first floor the principal bedroom suite is dual aspect with en-suite bathroom, fitted wardrobes and balcony overlooking the gardens.

Bedrooms two and three are also generous double rooms with fitted wardrobes. Bedrooms four and five are interconnected. There is also a family bathroom to complete the first floor accommodation. The property has planning permission in perpetuity to further extend the ground and first floor accommodation if required - further information available upon request.

## Grounds

The property has two separate gated driveway entrances, the first gives access to the detached garage. The second is the main entrance which accesses the larger gravel driveway leading to an oak framed double car port.

The total plot measures just under 3 acres and is a mix of stunning formal gardens and light woodland with seasonal daffodil and bluebell carpeted, picturesque walks.

The main gardens are simply a must see with a wealth of planting and features throughout including a well, landscaped pond, vegetable gardens and fruit cages and much much more. There is also a very special gardeners potting shed/greenhouse tucked away in the far corner.

There is also a workshop and machine store, log store and a basement level to the house with store and boiler room.

## Location

The property is located about five miles to the South of the charming market town of Wokingham. There is excellent schooling in the area including [Wellington Prep](#), [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 Winchfield (around 12 minutes drive) with very fast trains which takes you into Waterloo. Alternative route is via Reading (from Crowthorne) on the Elizabeth Line. 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.

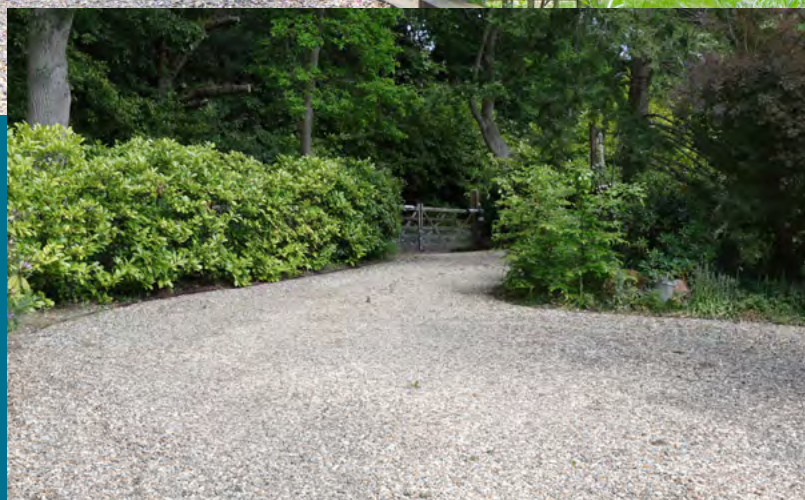












The property benefits from two  
entrance driveways

































The master bedroom suite benefits from an en-suite bathroom



























# 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 just over one mile away. There are many other private schools in and around the area including Holme Grange, Reddam House, Wellington Prep, 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 7 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







The plan below is for illustrative purposes only, sizes are approximate, it is not to scale and does not form any part of a warranty or contract whatsoever





## 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  
Air source heat pump.  
Solar panels. Backup Oil Fired Boiler. EPC: tbc

### Local Authority

Wokingham Borough Council  
Tel: 0118 974 6000



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