

Pithers Cottage  
Lower Sandhurst Road, Finchampstead





# Pithers Cottage, Lower Sandhurst Road, Finchampstead, Berkshire, RG40 3TH

## The Property

A charming family home set in a plot of around 1.7 acres, on one of the most sought after and desirable roads in Finchampstead, Berkshire.

With 6 bedrooms including a detached annexe above the sizeable garage, stunning gardens and a tennis court.

## Ground Floor

Entering via the porch at the front door, there is a vestibule with storage for coats and boots, which leads on to the sitting room, with a lovely fireplace nook with large log burning stove.

To the rear left of this room is a set of double doors which lead onwards to a more formal and spacious drawing room with open fireplace. to the rear there is a study with double doors out to the patio and garden beyond.

Back to the entrance and off to the right is generous dining room with integrated log burner.

Further through this room is the stunning contemporary kitchen/family area which serves as the centrepiece of this home.

The [Poggenpohl](#) kitchen benefits from a suite of integrated Gaggenau appliances, Corian countertops with matching island and complimented further by the lovely Rayburn stove.

Off the kitchen is an open plan snug and a separate utility room.

Beyond the kitchen area is a marvellous living space which benefits from twin sets of bi-folding doors leading to the vast garden patio beyond.

There is also a fantastic sunken spiral staircase wine cellar in the floor with motorised electronic door set into the floor with integrated lighting and storage for around 1000 bottles.

## First Floor

Upstairs there are five bedrooms and three bathrooms in total.

The main bedroom is a full suite with generous en-suite bathroom and walk through wardrobe area.

Bedrooms two and three benefit from a “Jack and Jill” shared en-suite bathroom or could be utilised as a further suite with large dressing room. There is also a second staircase from bedroom two to the ground floor rear lobby.

## Outside

The property is set at the front of a gated plot measuring 1.7 acres, including a paved driveway leading to the detached garage, which also houses the annexe.

To the rear there is vast patio/terrace across the back of the whole property with numerous access points back into the various reception rooms, making a wonderful entertaining space.

The garden itself is made up of mature lawns, shrubs and impressive trees, as well as a vegetable garden with greenhouse, mower shed and a fenced tennis court.

## The Annexe

Built behind and above the garage is a fully independent annexe with ground floor bedroom and en-suite bathroom, then a large open plan living area on the first floor with kitchenette facilities and views over the garden to the rear.

## 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.





















































































































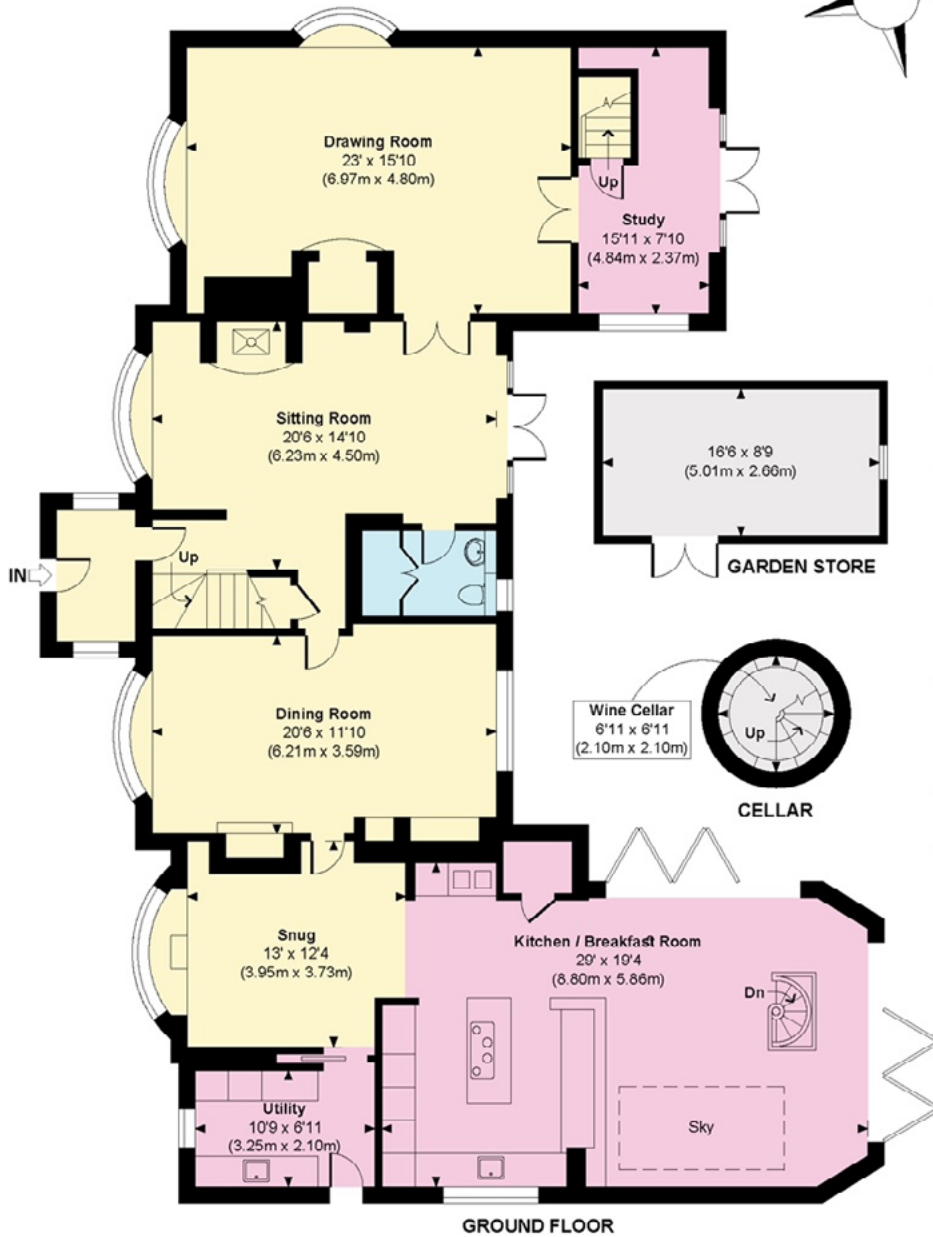




# Pithers Cottage

Approximate Gross Internal Area  
 Main House = 3283 Sq Ft / 304.99 Sq M  
 Annexe = 1458 Sq Ft / 135.48 Sq M  
 Garden Store = 144 Sq Ft / 13.33 Sq M  
 Total = 4885 Sq Ft / 453.80 Sq M

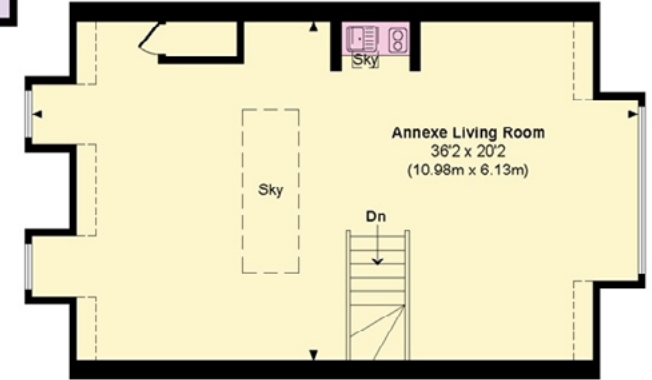
Outbuildings are not shown in correct orientation or location.  
 Includes areas with Restricted room height.



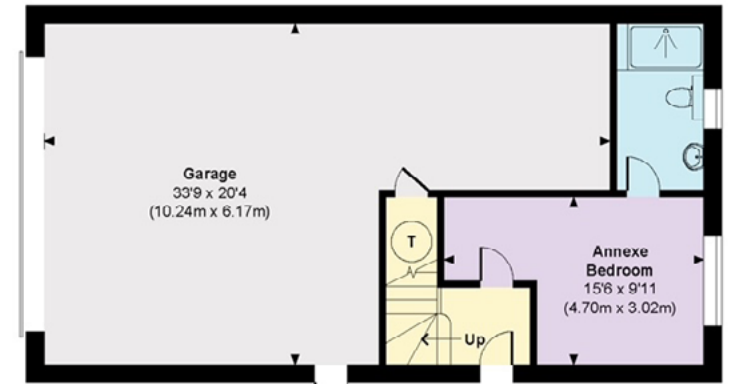
GROUND FLOOR



FIRST FLOOR



ANNEXE FIRST FLOOR



ANNEXE GROUND FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.



## 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.

Directions - Postcode RG40 3TH 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. The developer reserves the right to change the specification at any time during the build process without notice.

### Viewing

Telephone:  
McCarthy Holden: 01252 842100

### Services

Mains electricity, water and private drainage.  
Oil fired central heating.  
EPC - D (55) - Main House  
EPC - E (51) - Annexe

### Local Authority

[Wokingham Council](#)  
[Council Tax Band: G](#)  
[£3699.37 for 2024/25](#)

McCarthy  
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