



NINE MILE ROAD, WOKINGHAM







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4 3 2 8 **EPC C** COUNCIL TAX F FREEHOLD

Situated on a plot approaching 0.2 of an acre, this individual, and extended detached four bedroom home is positioned in a non-estate location in Finchampstead.

The property is within close proximity to well-regarded schools for all ages, including the Bohunt School. Close by is the 100 acre California Country park nature reserve that offers a range of pleasant walks, cycle paths, a café, a summer paddling pool and an adventure play area for children.

Internally, the property has been reconfigured, extended and completely refurbished throughout whilst offering just shy of 2400sq ft of versatile living space, across the two floors, including a garage. It has no less than three living areas that are easily adaptable to suit a modern family's needs. The living room is set up for cosy evenings with the feature fireplace. There is an good sized office to the rear which offers great views out to the garden and a further spacious entrance hallway which could be utilised as a further reception area.

The rear of the property has been extended by the current owners and is now the main focal point of the house. With open plan living at the forefront alongside a sleek, modern fitted kitchen with central breakfast bar/island this is the height of modern luxury. Bi-fold doors create a real sense of in/out living and creating a real sense of flow which is perfect for entertaining or summer evenings. There is access to a downstairs cloakroom and also a separate utility room with handy built-in storage.

Upstairs compliments the size of the downstairs. There were previous six smaller bedrooms but the current owner has

reconfigured upstairs to now create four doubles. The master suite is to the right of the house, is a great size and benefits from a dressing room and an upgraded en-suite bathroom. There is a further guest suite to the opposite side of the house with a double bedroom and second en-suite. The first floor is completed with two further double bedrooms and an upgraded family bathroom suite.

The front of the property has a vast gravel driveway providing suitable parking for multiple vehicles with access to the single garage. Privacy is afforded by well-established hedge borders. The rear garden offers a high degree of privacy via hedge borders, shrubs, and trees. There is an expansive area of lawn. A summerhouse and large tiled area spans across the back the garden and is perfect for garden furniture and those upcoming summer barbeques.

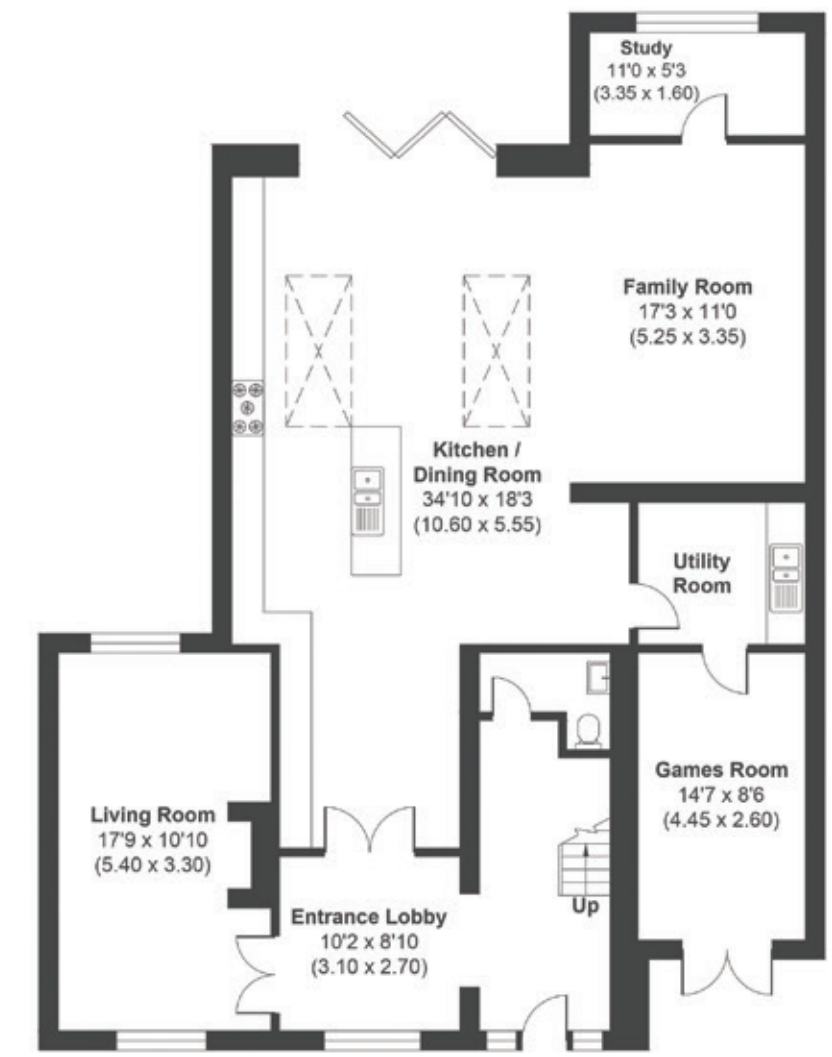
The Nine Mile Ride is located approximately 2½ miles to the south of town and runs east to west. It comprises a wide range of individual properties on mainly good sized plots. There are local shops at California crossroads and walks off Heath Ride through National Trust woodland. Both the M3 and A329(M)/M4 can be accessed via Bracknell.

For more information search Nine Mile Road, Wokingham on prospect.co.uk

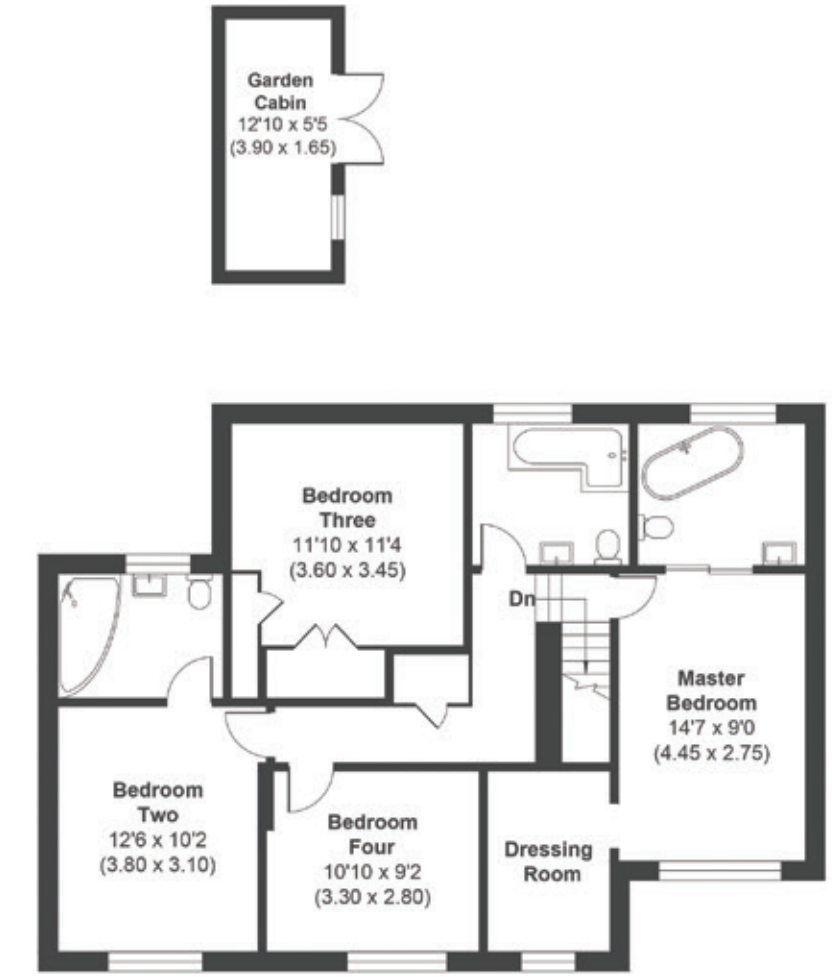




45A NINE MILE RIDE
APPROX. GROSS INTERNAL FLOOR AREA 2396 SQ FT / 229.04 SQ METERS
(INCLUDES GARDEN CABIN)



GROUND FLOOR
APPROX. FLOOR AREA
1488 SQ.FT. (138.26 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
908 SQ.FT. (84.35 SQ.M.)



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Disclaimer

These particulars are produced in good faith and are believed to be correct, but their accuracy is no way guaranteed and they do not form part of a contract. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. Room measurements are approximate. The floor plan is for layout guidance only and not drawn to scale. Window and door openings are approximate. Whilst every care is taken in the preparation of this floor plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them

