



The Old Thatch
Lower Sandhurst Road, Finchampstead, Berkshire

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The Old Thatch

Lower Sandhurst Road

Finchampstead, Berkshire RG40 3TH

A charming, detached family home in an idyllic, rural setting with extensive gardens, and paddocks

Finchampstead 1.2 miles, Crowthorne railway station 1.6 miles, Wokingham 5.6 miles, Farnborough 7.6 miles, Ascot 10 miles, Reading 12.6 miles, Guildford 19 miles, London Heathrow Airport (T5) 20 miles

Reception hall | Sitting room | Dining room
Family room | Kitchen/breakfast room
Cloakroom | 6 Bedrooms | 2 Family bathrooms
Garage | Gardens and grounds | Paddocks
In all, about 2.5 acres | EPC rating E

The property

Offering an eclectic mix of historic characteristics sympathetically combined with current-day styling, The Old Thatch provides versatile and family-friendly accommodation. The generous reception hall leads into a sitting room which offers a relaxed setting with the warming ambience of a feature fireplace. On the opposite side of the hallway, a dining room enjoys natural light via a skylight lantern and French doors which also provide a connection to the garden terrace. The adjacent well-appointed kitchen/breakfast room is fitted with contemporary cabinetry, stone work surfaces, a Belfast sink and an island unit which forms a subtle divide to the breakfast area. Steps ascend to an inner hall, where there is access to a family room offering options for use as a quiet snug, a playroom or perhaps a refuge for home workers.

The bedroom accommodation is arranged over the ground and first floors, with three bedrooms situated in a wing beyond the reception hall, with the convenience of an adjacent family

bathroom. A staircase rises to the upper level, where there are three further bedrooms including a spacious principal room, along with a second bathroom.

Outside

The property enjoys a tranquil setting with views over the surrounding countryside. There are paved terraces to both the front and rear of the house offering opportunities for outdoor dining and relaxation, and a gravelled pathway provides a journey through the garden which is laid to lawn, interspersed with trees and mature shrubs and with step-level changes, the immediate garden is joined by a series of fenced paddocks beyond, offering the perfect acreage for equestrian-enthusiasts. Additional land is situated across the lane from the house. At the frontage, a delightful thatched lychgate complements the thatch of the property' crafted roof, with a five-bar gate offering vehicular access from the lane to a parking area and the garaging.

Location

The property enjoys a peaceful rural location in the Berkshire village of Finchampstead with its amenities including a village hall, a local public house and a primary school. There are three public houses within striking distance of the property: The Greyhound, The Queens Oak and The Tally Ho. Nearby Wokingham, Crowthorne, Sandhurst and Yateley provide access to further facilities whilst a greater selection of shops and leisure facilities are available in Guildford, Windsor, Bracknell and Reading.

The area is well connected by road, with the M3 and M4 within easy reach. Rail services are available from Crowthorne, Wokingham and Fleet stations. The property is also situated in close proximity to the Moor Green Lakes Nature Reserve in the vale of the River Blackwater offering opportunities for outdoor, nature and water sports enthusiasts; there are also extensive areas of unspoilt countryside including Finchampstead Ridges and the National Trust heath.





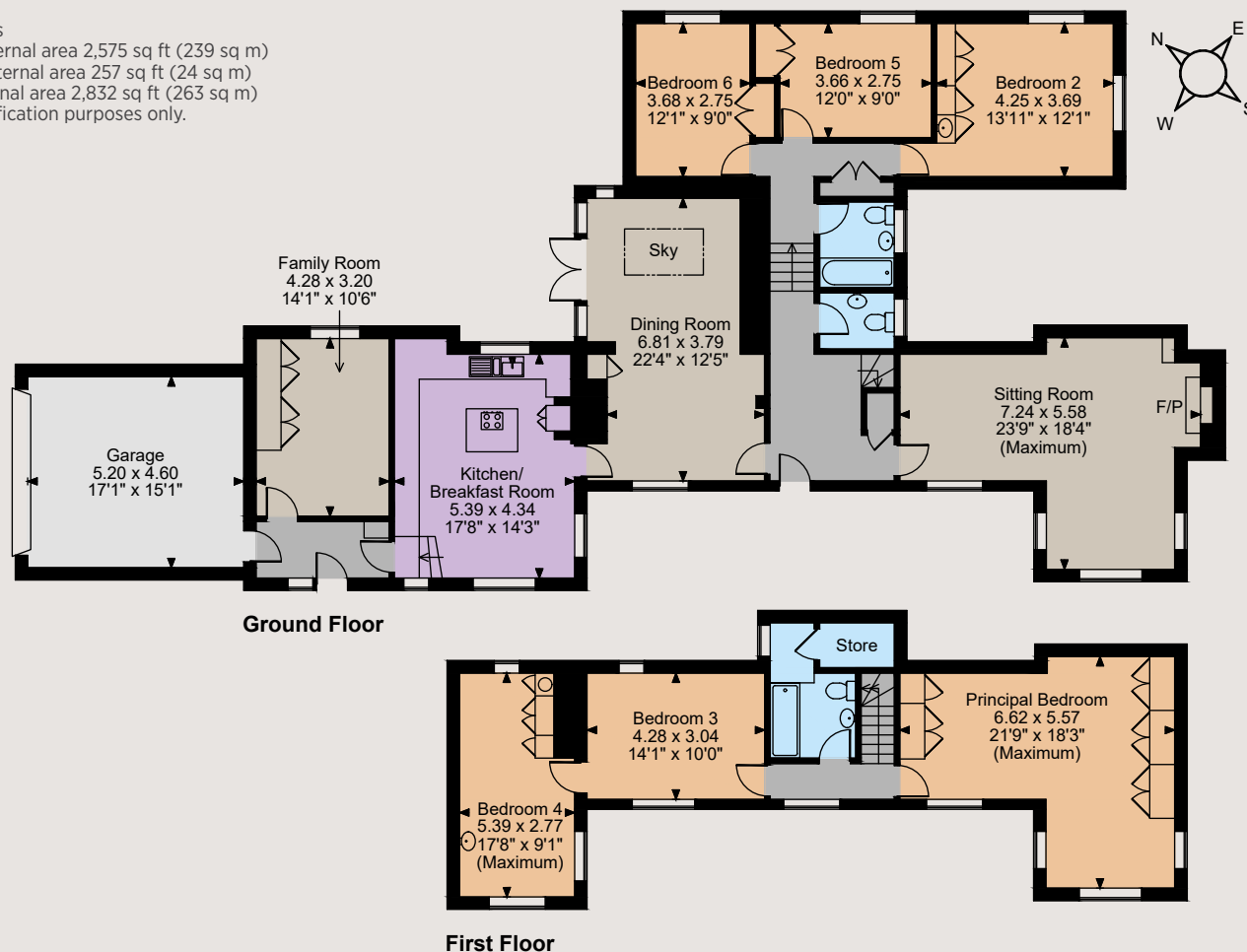
Floorplans

House internal area 2,575 sq ft (239 sq m)

Garage internal area 257 sq ft (24 sq m)

Total internal area 2,832 sq ft (263 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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Location (cont.)

Well-regarded schools in the vicinity include St. Neot's School, Our Lady's Prep School, Eagle House School, Hurst Lodge School, Yateley Manor School, Holme Grange School, Ludgrove School, and Wellington College.

Directions

From the M3 (Jct 4a), join the A327 to Minley and at the roundabout with the A30, take the 2nd exit onto Cricket Hill Lane. At the next roundabout, take the 1st exit to join the B3272 to Yateley. Take the right turn onto Mill Lane which links to Lower Sandhurst Road, where the entrance to the property will be found after approximately 0.8 miles on the right.

General

Local Authority: Wokingham Borough Council

Services: Mains electricity, water and drainage.

Oil fired central heating.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,700,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether

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