

WOODLAND HOUSE



A BESPOKE FIVE BEDROOM HOME
SITUATED ALONG CHURCH LANE, FINCHAMPSTEAD,
BERKSHIRE, RG40 3RU

BELLWOOD
HOMES[®]

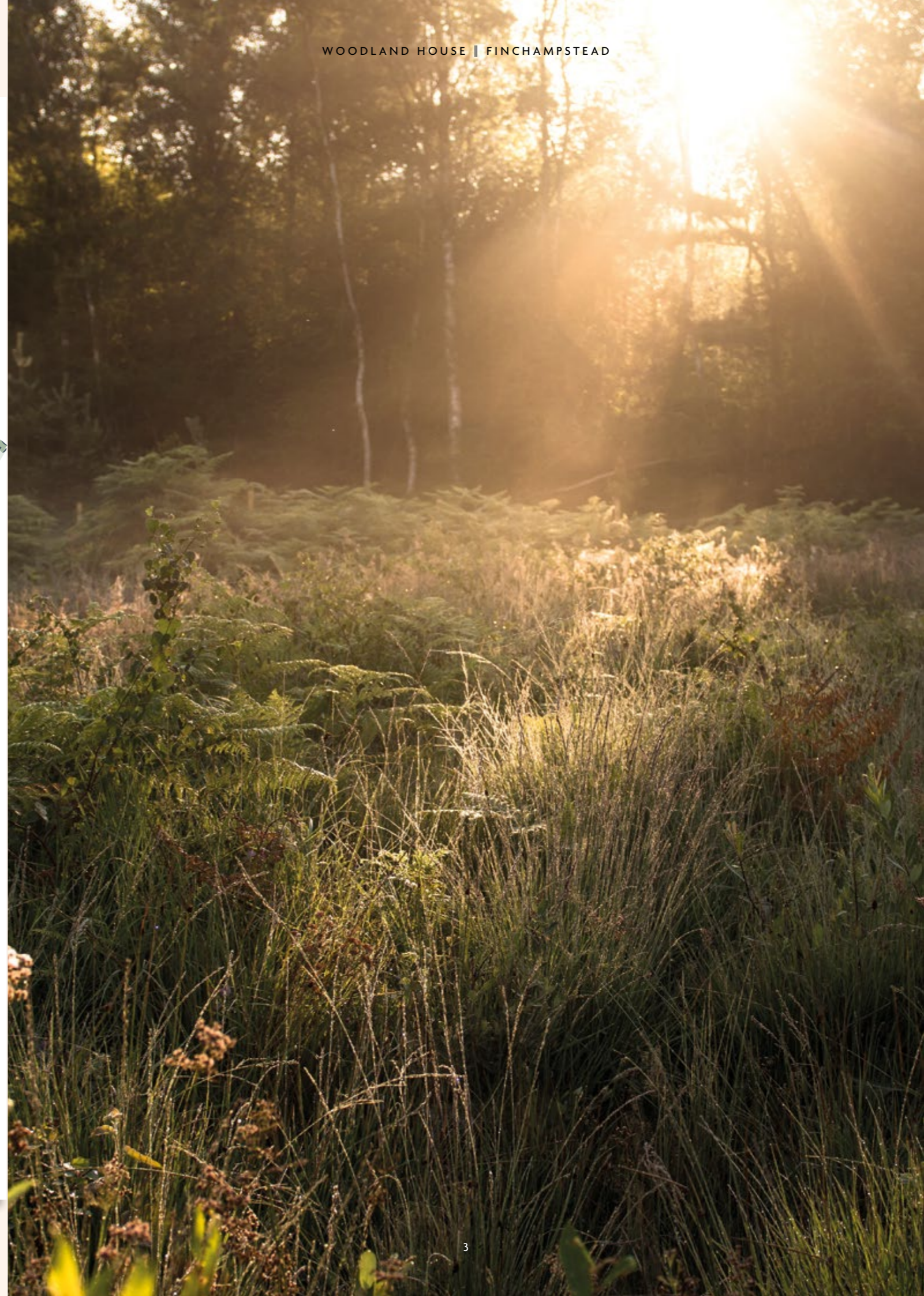


EST. 2002

WOODLAND HOUSE

Woodland House is an exceptional hand crafted home situated in the quaint village of Finchampstead.

Set in 1.1 acres, Woodland House is a thoughtfully-designed five bedroom detached home where every detail is considered. From a feature orangery offering views out to the beautifully landscaped garden and unspoilt countryside to a triple garage with games room, the spaces create a true place to call home.





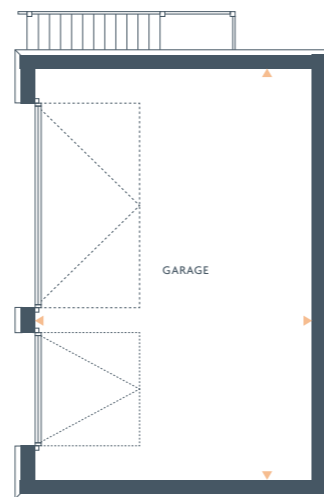
WOODLAND HOUSE
Total Area 492.60 sq m 5,302.35 sq ft



GROUND FLOOR

287.30 sq.m 3,092.50 sq.ft

Dining Hall	10.21m x 3.87m	33'5" x 12'8"
Snug	4.80m x 4.53m	15'8" x 14'10"
Living Room	8.69m x 4.53m	28'6" x 14'10"
Study	4.53m x 4.26m	14'10" x 13'11"
Kitchen	8.15m x 4.53m	26'8" x 14'10"
Utility	2.97m x 2.59m	9'8" x 8'6"
Orangery	9.88m x 4.55m	32'4" x 14'11"
Garage	9.06m x 6.13m	29'8" x 20'1"



Location of Garage is approximate →

C Cloaks/Storage W Wardrobe ◀ ▶ Depicts measurement points - - - - Pitched ceiling

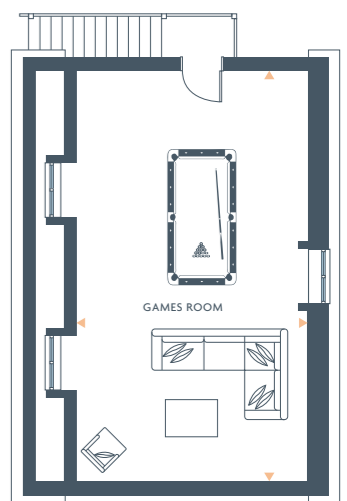
House layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All terrace/balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.



FIRST FLOOR

205.30 sq.m 2,209.85 sq.ft

Master Bedroom	5.21m x 4.53m	17'1" x 14'10"
Bedroom 2	4.53m x 4.19m	14'10" x 13'8"
Bedroom 3	4.53m x 3.38m	14'10" x 11'1"
Bedroom 4	3.94m x 3.29m	12'11" x 10'9"
Bedroom 5	3.94m x 3.29m	12'11" x 10'9"
Games Room	9.03m x 4.07m	29'7" x 13'4"



Location of Garage is approximate →

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SPECIFICATION

Interior Finishes

- Engineered oak floor to entrance hall
- Minoli 'Lakestone ivory matt' tiled floor to kitchen, dining and orangery
- 'Monterey Sand' fitted carpets to living room, snug, study, bedrooms, stairs and landing
- Glazed Monaco Oak double doors between entrance hall and dining, dining and living room
- Panelled Monaco Oak internal doors
- Feature fire place to living room, snug and master bedroom (Log burning stove to living room, gas fires to snug and master bedroom)
- Large UltraSky glass lanterns over entrance hall and orangery with LED lighting
- Coffered ceiling over dining table with LED lighting and feature pendant lighting
- Hardwood treads on the custom made staircase with feature powder coated metal spindles

Kitchen

- Bespoke Kitchen Art custom made and hand painted kitchen
- Premium quartz worktops and upstands
- Steel Cucine dual fuel Genesi Range Cooker with 5 gas burners
- Kohler 2 bowl cast iron sink and fire clay sink with Perrin & Rowe Oberon sink mixers
- Quooker Hot chrome tap
- Gaggenau stainless steel fridge freezer
- Miele Appliances: Nespresso coffee maker, warming drawer, steam oven, combi microwave, wine cooler, extractor, integrated dishwasher
- Units to match kitchen in utility room with Siemens free standing washing machine, tumble dryer and Franke single Belfast sink and tap

Bedrooms

- Double doors to master bedroom
- Walk in dressing room to master bedroom
- Fitted wardrobes to bedrooms 2, 4 and 5

Master Ensuite

- Minoli tiles to floor and walls*
- Villeroy & Boch oak vanity unit and Keuco recessed mirror cabinet
- Villeroy & Boch Soho wall-mounted WC with glossy chrome flush plate
- Viado Acrymite freestanding bath with Hansgrohe bath/shower mixer
- Matki shower tray with shower panel
- Vogue chrome electric towel rail

Ensuites 2, 3, 4 & 5

- Minoli tiles to floor and walls*
- Villeroy & Boch vanity unit*
- Keuco recessed mirror cabinet to ensuite 2
- Villeroy & Boch Soho wall-mounted WC with glossy chrome flush plate
- Villeroy & Boch Solo Quaryl bath to ensuites 2 and 3
- Matki shower tray with shower panel*
- Vogue chrome electric towel rail

Cloakroom

- Minoli tiles to floor and walls*
- Villeroy & Boch gloss grey LED vanity unit and Soho wall-mounted WC

* Ask sales advisor for more details



Electrical Fittings

- White finished, LED downlights
- Feature pendant lighting to entrance hall, dining and living room
- Remote control feature lighting to dining area
- Automatic lighting to hall cupboards
- Shaver sockets to ensuite
- SONOS sound system fitted: Ceiling speakers fitted to kitchen, living room and study. Master bedroom and ensuite pre wired if upgrade required. All powered by wireless amps in media cupboard

Heating

- Viessmann system boiler and hot water cylinder with gas fired central heating and mains pressure hot water
- Underfloor heating to ground and first floors

Security & Peace of Mind

- Grade 2 intruder alarm with notification option and 21 zones monitored
- Internal sounder
- External sounder with battery backup
- High quality powder coated metal gates with automated entry system
- Predator WiFi/3G entrance video intercom (to work from tablet device and can be extended for smart phone use, even away from home)
- CCTV recording system
- Feature entrance door with multipoint locking system
- Mains powered smoke detectors with battery backup and heat detectors to kitchen, snug and living room
- Separate alarm system with hand held remote control to garage block
- 10-year NHBC build warranty

Telecommunication

- Wiring for Sky+ and TV points provided to most living areas
- Telephone points provided to snug, study and living room
- Digital aerial and satellite dish installed

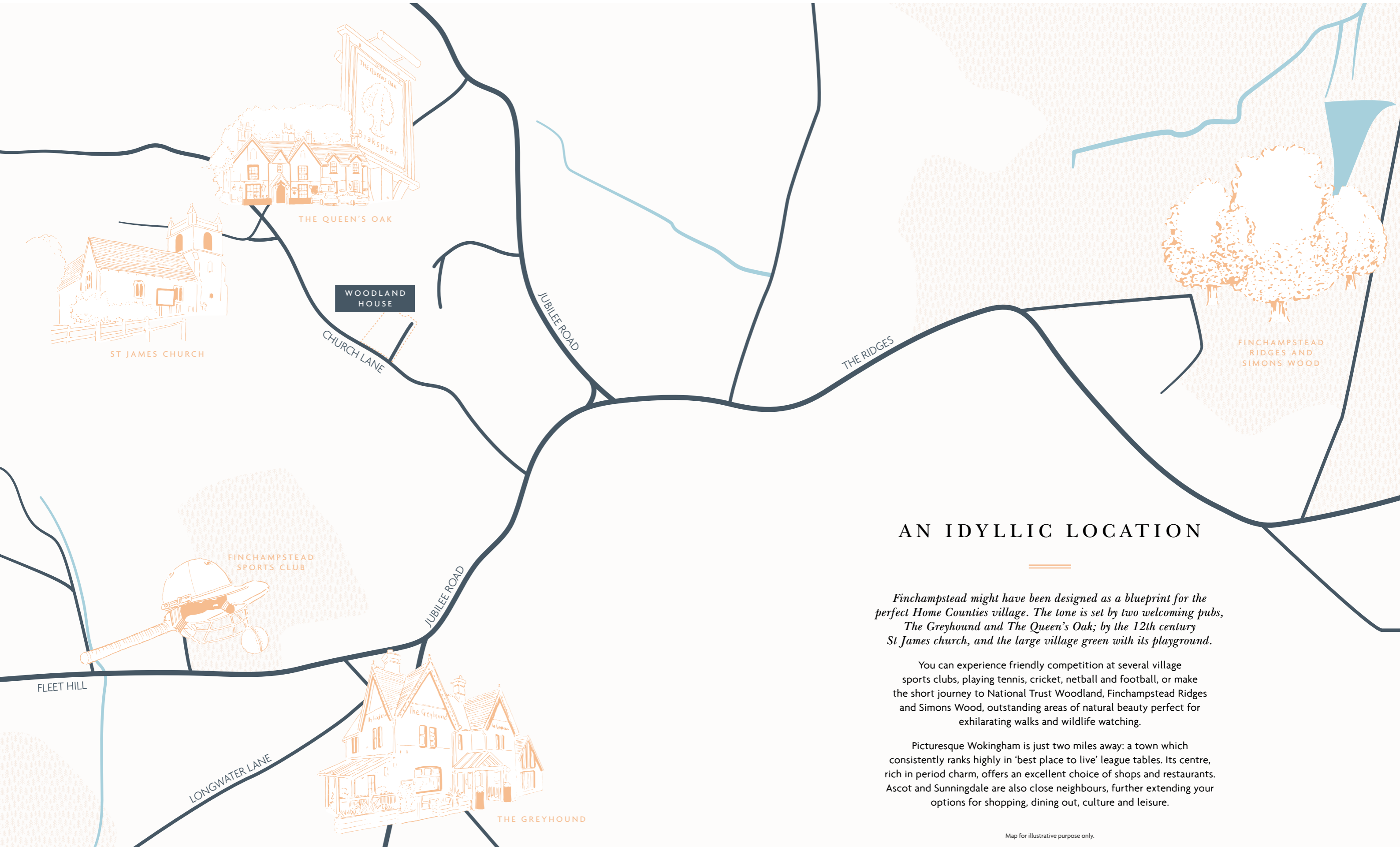
Exterior

- White polyester powder coated slimline aluminium windows, doors and bi-folding doors
- Large bi-fold doors leading from orangery to terrace area
- Hardwood decking to balcony from master bedroom
- Juliet balcony to bedroom 2
- External wall lights provided to house and garage
- Landscaped borders with turfed lawns and paved terrace area with paved pathways
- External taps to property

Garage & Games Room

- Detached triple garage block with external stairs to games room above
- Fitted with remote control grey Hormann LPU Doors (1 door at 4480mm x 2125mm and 1 door at 2460mm x 2125mm)
- Ground floor toilet with large stainless steel sink unit
- 'Northern Sky' fitted carpets to games room
- Fully alarmed via remote control





AN IDYLIC LOCATION

Finchampstead might have been designed as a blueprint for the perfect Home Counties village. The tone is set by two welcoming pubs, The Greyhound and The Queen's Oak; by the 12th century St James church, and the large village green with its playground.

You can experience friendly competition at several village sports clubs, playing tennis, cricket, netball and football, or make the short journey to National Trust Woodland, Finchampstead Ridges and Simons Wood, outstanding areas of natural beauty perfect for exhilarating walks and wildlife watching.

Picturesque Wokingham is just two miles away: a town which consistently ranks highly in 'best place to live' league tables. Its centre, rich in period charm, offers an excellent choice of shops and restaurants. Ascot and Sunningdale are also close neighbours, further extending your options for shopping, dining out, culture and leisure.

Map for illustrative purpose only.



Just half a mile into Finchampstead, The Greyhound pub is a stylish venue for regular live music and modern British dining



Finchampstead Sports Club



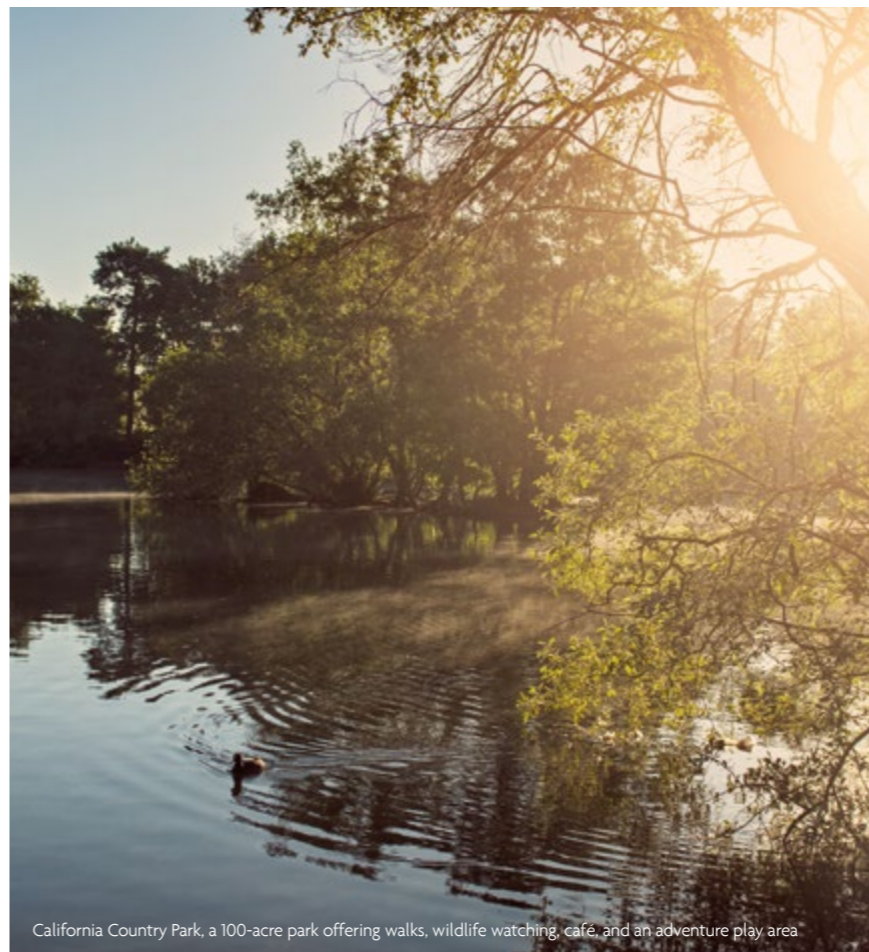
5-star Pennyhill Park Hotel & Spa which also plays host to the award winning The Latymer restaurant



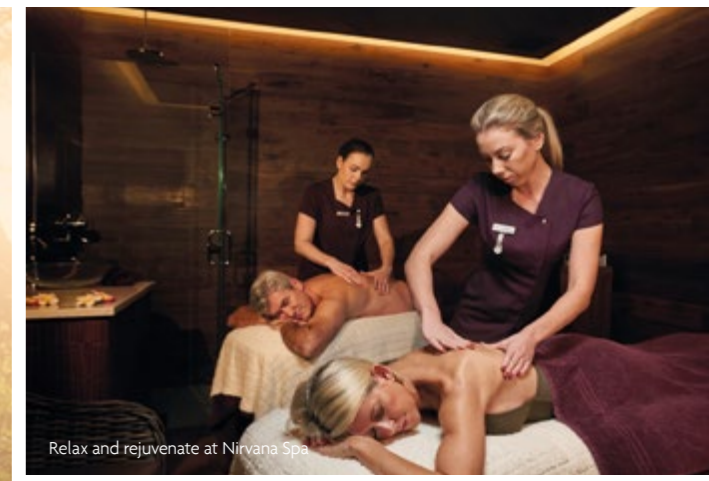
The Queen's Oak pub is just five minutes up the road



St James Church is a focal point in this quaint village



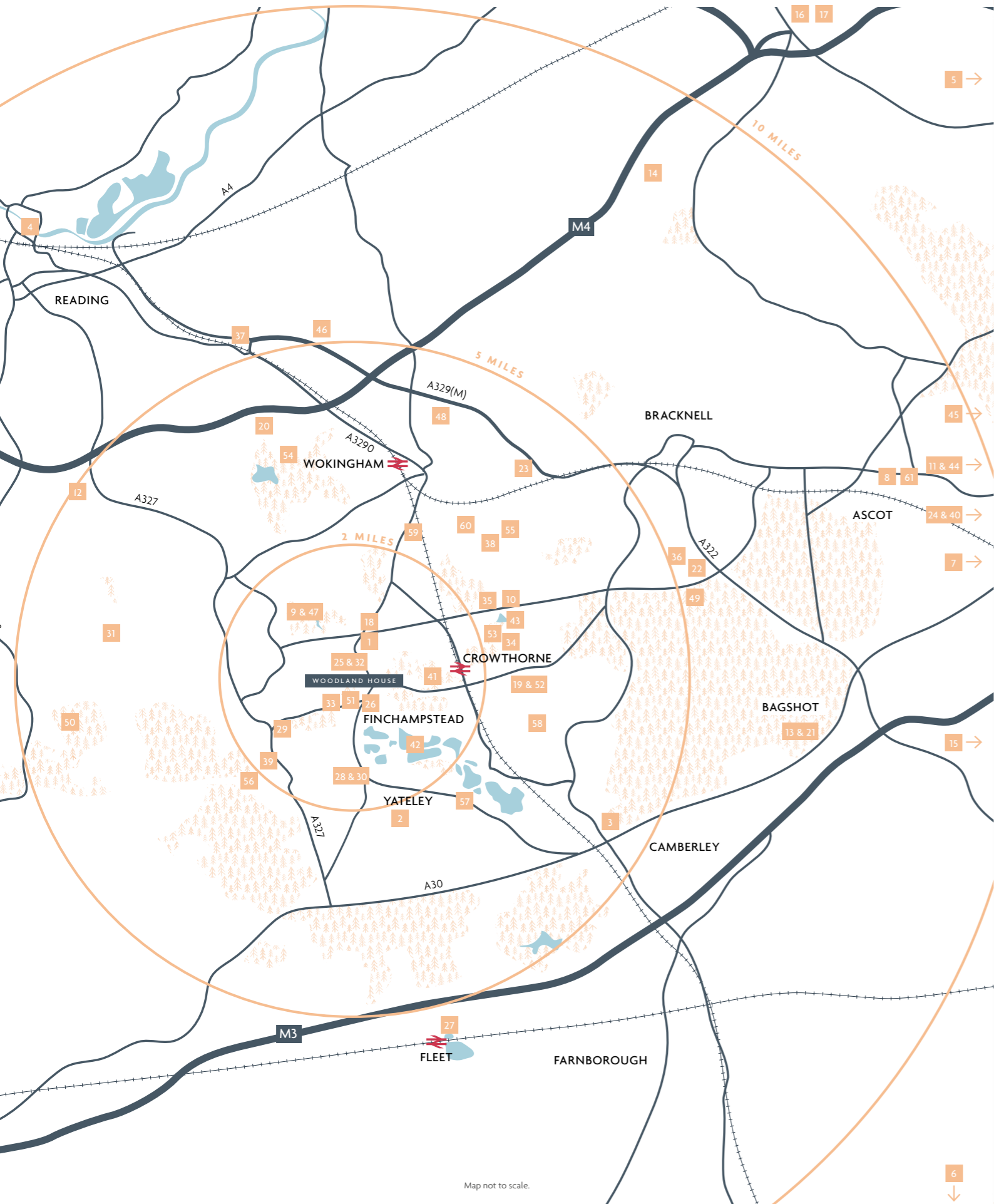
California Country Park, a 100-acre park offering walks, wildlife watching, café, and an adventure play area



Relax and rejuvenate at Nirvana Spa



Fego Caffé in nearby Ascot and Sunningdale



Map not to scale.

LOCAL AMENITIES

Shopping

- 1 Post Office and Village Stores
- 2 Waitrose, Yateley
- 3 Marks & Spencer, The Meadows, Camberley
- 4 The Oracle, Reading
- 5 King Edward Court, Windsor
- 6 The Friary, Guildford

Cafés

- 7 Fego Caffé, Sunningdale
- 8 Fego Caffé, Ascot
- 9 Jackson's California Lake
- 10 California Dreaming

Restaurants

- 11 Piccolino
- 12 L'Ortolan
- 13 The Latymer
- 14 The Royal Oak, Paley Street
- 15 Stovell's
- 16 The Hinds Head
- 17 The Fat Duck
- 18 Xenuk

Health Club / Spa

- 19 Wellington College Sports Club
- 20 Nirvana Spa
- 21 Pennyhill Park
- 22 Virgin Active Berkshire Health and Racquet Club
- 23 Hilton Hotel
- 24 Coworth Park

Bars / Pubs

- 25 The Queen's Oak
- 26 The Greyhound
- 27 Heron on the Lake
- 28 The Chequers
- 29 The Tally Ho
- 30 The Frog and Wicket
- 31 The George and Dragon

Leisure

- 32 St James Church
- 33 Finchampstead Sports Club
- 34 East Berkshire Golf Club
- 35 Crowthorne Tennis Club
- 36 South Hill Park
- 37 Showcase Cinema
- 38 Holme Grange Craft Village
- 39 Eversley Cricket Club
- 40 Wentworth Golf Club

Parks

- 41 Finchampstead Ridges and Simons Wood
- 42 Moor Green Lakes
- 43 Heath Lake
- 44 Virginia Water
- 45 Windsor Great Park
- 46 Dinton Pastures
- 47 California Country Park
- 48 Cantley Park
- 49 The Look Out
- 50 Wellington Country Park

Schools

- 51 Finchampstead C of E Primary School
- 52 Wellington College
- 53 Annie Lawson School
- 54 Bearwood College (Reddam House)
- 55 Holme Grange
- 56 St Neots
- 57 Yateley Manor
- 58 Eagle House
- 59 Luckley House School
- 60 Ludgrove School for Boys
- 61 St George's for Girls

TRAVEL TIMES

By Car (from Woodland House)*

Crowthorne	7mins
Wokingham	10mins
M4	12mins
A33	13mins
Fleet	16mins
Ascot	22mins
Reading	24mins
Maidenhead	29mins
Guildford	35mins

By Train (from Crowthorne station)†

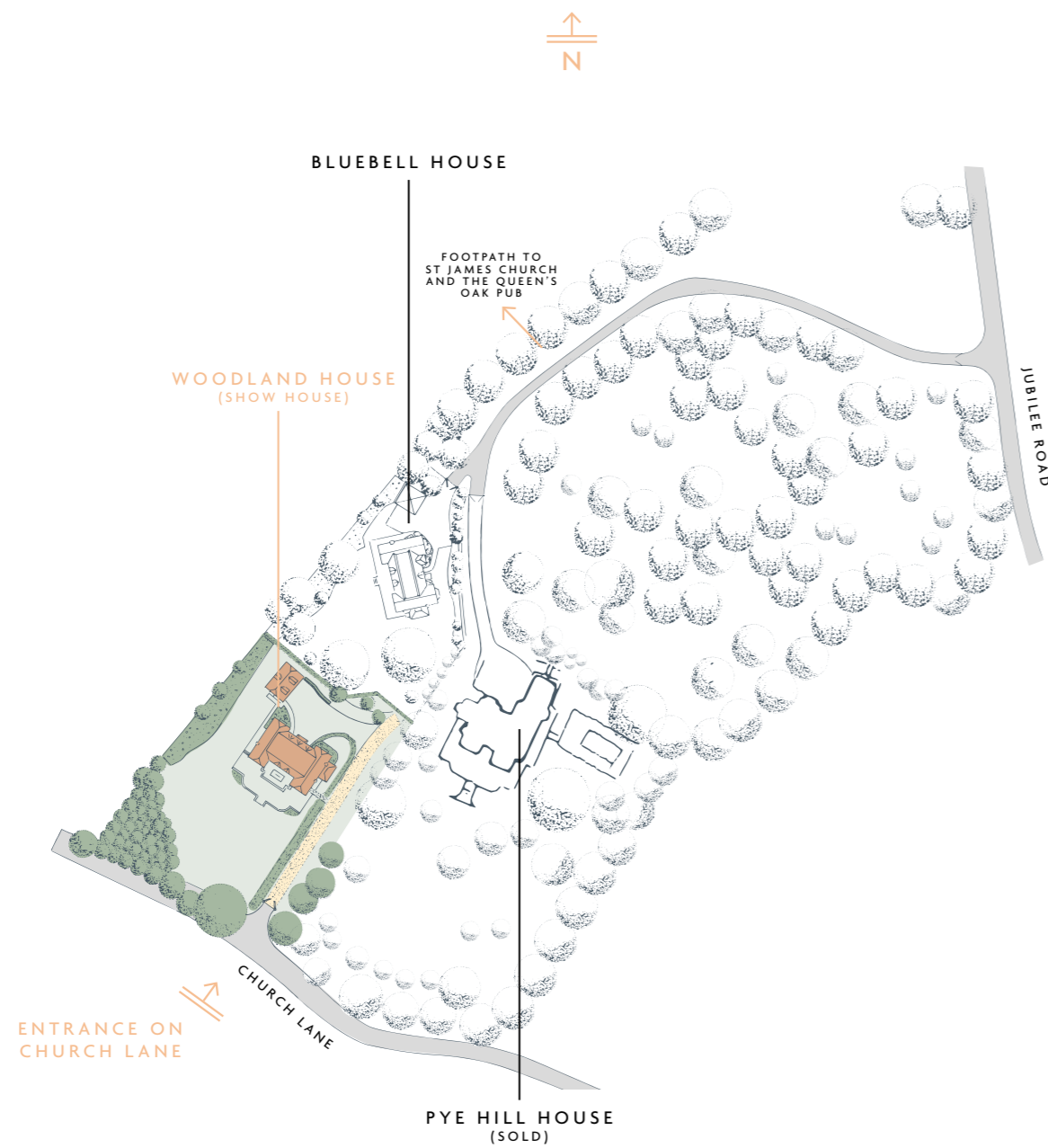
Wokingham	4mins
Reading	15mins
Guildford	29mins
London Paddington	53mins
London Waterloo	1h 14mins

By Train (from Fleet station)†

Waterloo	44mins
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* Shortest travel times as per google.co.uk/maps

† Shortest travel times as per nationalrail.co.uk



ENTRANCE ON CHURCH LANE

WOODLAND HOUSE
(SHOW HOUSE)

BLUEBELL HOUSE

FOOTPATH TO
ST JAMES CHURCH
AND THE QUEEN'S
OAK PUB

JUBILEE ROAD

CHURCH LANE

PYE HILL HOUSE
(SOLD)

WOODLAND HOUSE

CHURCH LANE, FINCHAMPSTEAD,
BERKSHIRE, RG40 3RU

All enquiries/appointments to view via sole agents

ROMANS, NEW HOMES: 01344 753 110 KNIGHT FRANK: 01256 350 600

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For further information please contact the vendor's joint sole agents



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