



Lea Farm, Finchampstead, Berkshire



A charming Grade II listed home with outbuildings and land that offers the **perfect equestrian lifestyle**.

Summary of accommodation

Hallway | Family room | Sitting room | Dining room | Music room | Study | Kitchen/breakfast room | Utility room

Principal bedroom with en suite bathroom | Guest bedroom with en suite shower room | Two further bedrooms

Family bathroom

Summer house and veranda | Triple carport | Covered horse box parking | Workshop and double garage with first floor games room | Stabling with two Monarch loose boxes and tack room | Barn with pony stable, wood store and hay store | Fourth loose box/store

Garden, grounds and terrace | Two paddocks | Double field shelter | Outdoor 60m x 20m arena/ménage | Woodland walk

Gross Internal floor area (approx): House: 2,768 sq ft (257 sq m), Garage, workshop and carport: 2,010 sq ft (187 sq m)

Barns, stables and summer house: 2,452 sq ft (228 sq m), Covered veranda (off summer house): 198 sq ft (18 sq m)

Total: 7,230 sq ft (672 sq m)

In all about 7.13 acres (2.88 Ha)

Distances

Wokingham 6 miles (London Waterloo from 40 minutes), M3 (Junction 4A) 5 miles, Fleet 8 miles (London Waterloo from 40 minutes), Ascot 12 miles, Reading 10 miles (London Paddington from 26 minutes)

(All distances and times are approximate)



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Situation

Lea Farm is situated to the west of Finchampstead and enjoys a lovely rural setting. The beautiful surrounding countryside includes Bramshill which is excellent for horse riding, National Trust woodlands at Finchampstead Ridges and Simon's Wood and the beautiful wildlife park and aquatic Trilakes Country Park.

There is local shopping in Yateley village (about 4.5 miles away) with a Waitrose supermarket. More extensive facilities can be found in the surrounding towns of Wokingham, Camberley, Basingstoke and Reading. The area also has a selection of local pubs and The Warbrook House Hotel is also closeby.

There are some excellent schools in the area that include Wellington College, Eagle House, Yateley Manor, Reddam House, Holme Grange, St Neots, Luckley House School and Ludgrove School.

Communication links are very good. Junction 11 of the M4 is about 6 miles to the north and Junction 4a of the M3 is about 7 miles to the south. Commuting by rail can be on the Paddington line, via Reading from 26 minutes and to London Waterloo via Wokingham or Fleet from 40 minutes.





Nearby leisure options include a number of golf clubs (including Sand Martins Golf Club, Bearwood Lakes and Wokingham Family Golf Course), Horseshoe Lake Activity Centre, Wheatlands Farm, Wellington Riding and Country Park, California Country Park, Nirvana Spa at Sindlesham, Tweseldown and Heckfield Place. Many of the surrounding towns have multi-screen cinemas, theatres, leisure centres etc.



The property

This lovely, period farmhouse forms one side of a charming courtyard with outbuildings forming the other three sides. Within is a circular driveway centred around an impressive, grand willow tree. The Grade II Listed farmhouse has 16th Century origins with Victorian and later additions. The home has retained many original character features and creates a very homely, cosy atmosphere. There are three good-sized reception rooms and the open plan kitchen/ breakfast room provides the focal point to the ground floor living. The layout and space are perfect for entertaining.

The kitchen has a central island, flagstone floor, granite work surfaces, a gas-fired four door AGA and separate electric hobs and oven. Off the kitchen are a larder and boot room. Both the sitting room and drawing room have log burners and the latter also has underfloor heating. The dining room has a fireplace.

Upstairs there are four good-sized double bedrooms (two with en suite bath or shower rooms) and a family bathroom. There is a pressurised Megaflo hotwater system.

Gardens and grounds

To the rear of the property there is a lovely formal garden area with mature shrubs and fruit trees. A oak-framed summer house and veranda overlooks the lawns and terrace beside the house.

Above the workshop and double garage is a first-floor games room. The original barn is currently used as a store for machinery and logs but is equally suited to being used as a party barn for entertaining.

The majority of outbuildings and land offer the perfect equestrian lifestyle. There are up to four loose boxes, a covered horse box parking area, two paddocks with a double field shelter and a 60m x 20m outdoor sand school. There is also secondary access off the lane.





Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Viewings

Viewing by prior appointment only with the agent, Knight Frank LLP.

Directions

Postcode: RG40 4QR

What3Words: allies.unpainted.patrol

Services

Mains water, drainage, gas and electricity.

Property information

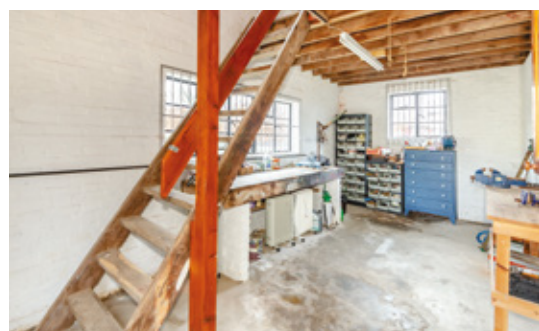
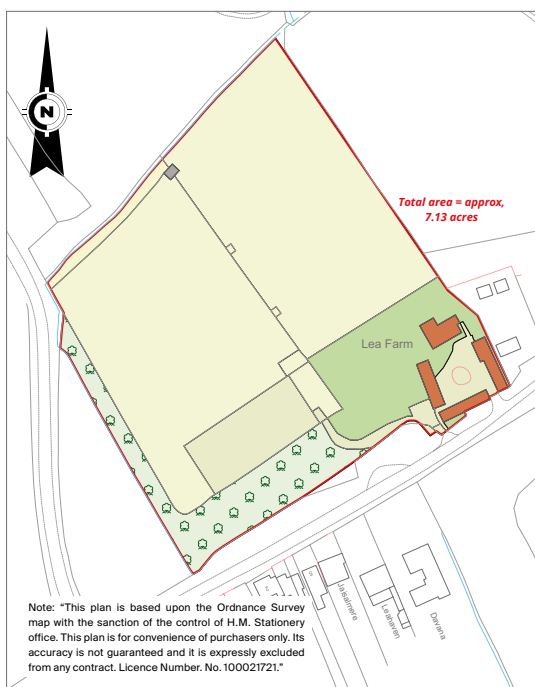
Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council: 01256 844844

www.basingstoke.gov.uk

Council Tax: Band G

Guide Price: £2,000,000



Approximate Gross Internal Floor Area

Main House: 2768 Sq ft/257 Sq m

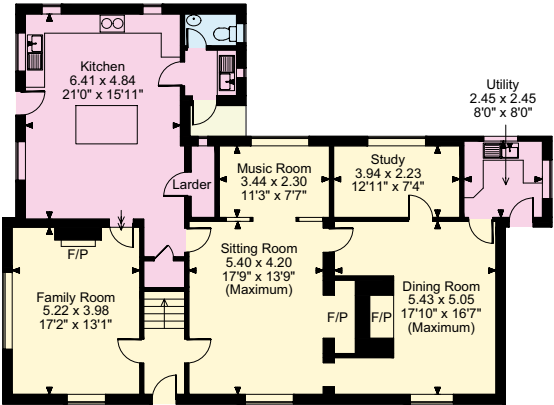
Garage, Workshop & Carport: 2010 Sq ft/187 Sq m

Barns, Stable & Summer House: 2452 Sq ft/228 Sq m

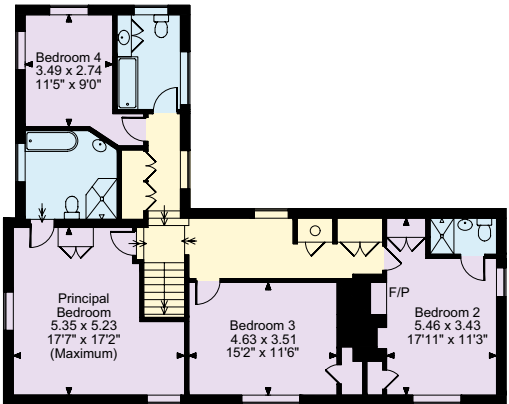
Terrace external area: 198 Sq ft/18 Sq m

Total: 7230 Sq ft/672 Sq m

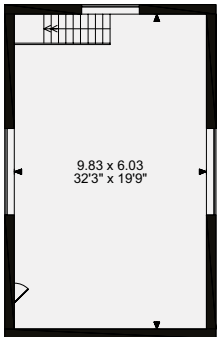
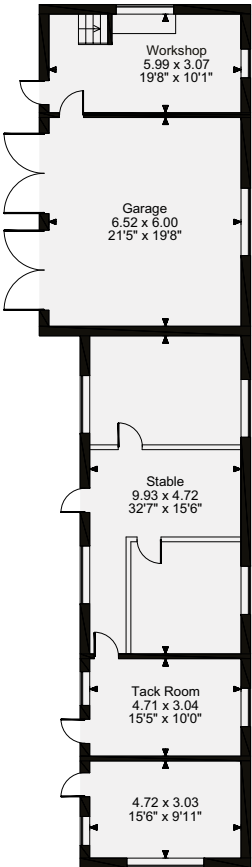
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



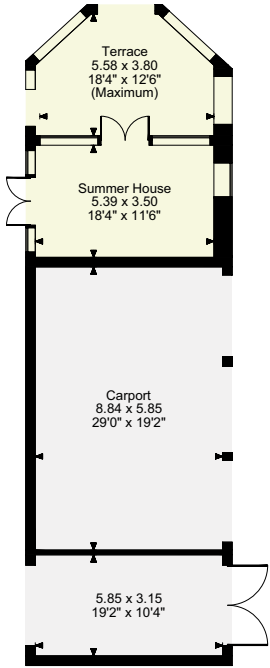
Ground Floor



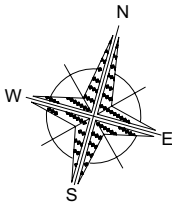
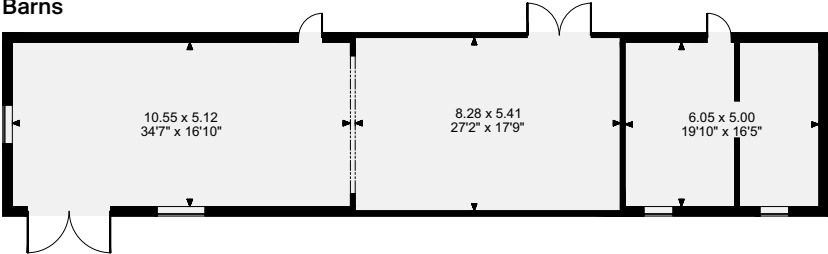
First Floor



Floor Above Workshop



Barns



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2023. Photographs and videos dated February 2023.

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