59 NINE MILE RIDE

FINCHAMPSTEAD, RG40 4ND

Romans
Part of LRG New Homes





A BESPOKE COLLECTION OF FOUR DETACHED HOMES SITUATED IN THE VILLAGE OF FINCHAMPSTEAD



Discover your perfect lifestyle

JoHe Developments is proud to present this exclusive collection of four- and five-bedroom eco-homes, built by local house builder, Anderson Contractors Limited (www.andersoncontractorslimited.co.uk), perfectly nestled in the picturesque Berkshire countryside. Just a short walk away, you'll find local shops, doctor's, dentist's, schools, and nurseries, along with direct access to the beautiful California Country Park.

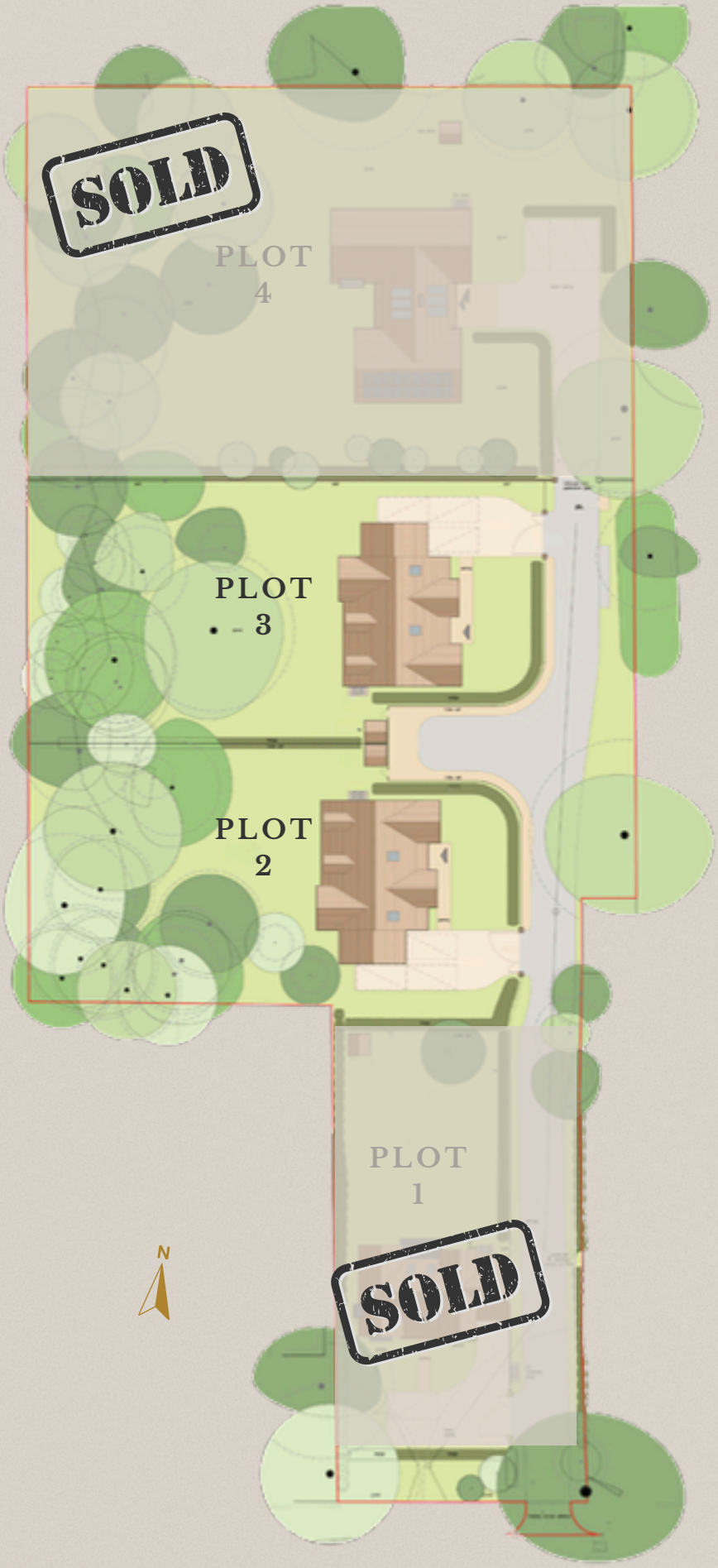
At JoHe, we are committed to exceptional craftsmanship, safety, and quality, ensuring every home is built to the highest standards. Our timber-framed, eco-friendly homes feature advanced insulation and airtight construction, delivering outstanding energy efficiency and long-term durability. Thoughtfully designed for modern living, each home is equipped with:

- Underfloor heating for warmth and comfort
- Air source heat pumps for sustainable energy efficiency
- MVHR (Mechanical Ventilation with Heat Recovery) systems for fresh, filtered air and reduced energy waste
- PV solar panels for cost-effective and sustainable power generation.

Every detail has been carefully considered to enhance both functionality and aesthetics. From premium kitchen appliances to stylish handles and doors, our expert team has created a high-quality specification to ensure a turn-key experience—what you see is exactly what you'll get.

For added peace of mind, each home comes with a 10-year warranty from Checkmate, guaranteeing lasting quality and reliability.
Discover the perfect blend of luxury, sustainability, and modern convenience in a home designed to stand the test of time.

Siteplan



Nestled against a backdrop of mature trees, each detached home benefits from ample off-road parking, afforded by an integral garage. All homes also benefit from generous front and rear gardens, providing private green space for relaxation, play and entertaining.

Plot 3 - Five bedroom detached home with integral garage and ample parking

Plot 2 - Five bedroom detached home with integral garage and ample parking

Plot 1 - Four bedroom detached home with integral garage and ample parking

An idyllic location

California Country Park

Located 0.2 miles from the development, explore the 100 acres of peaceful woodland with a variety of country walks on offer. Famous for its iconic splash pool, open during warmer months, it is also home to an award winning play-park and quality cafe



The Everyman Cinema

A boutique cinema in Wokingham town centre. Relax and enjoy the latest Hollywood blockbusters in a small and intimate setting

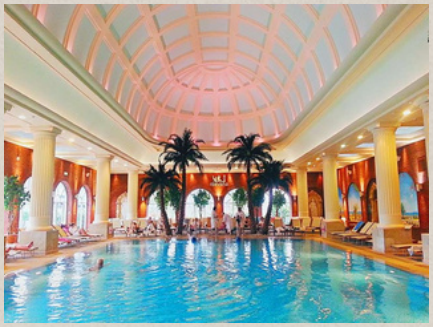


Goswell & Birds Village Store

Named after the families' who have previously served the community with daily goods, this doubles up as a farm and coffee shop. This trendy store stocks premium British produce

The Queens Oak

The Queens Oak offers fuss-free, solid pub classics with a great garden ideal for eating out in the summer months



Horseshoe Lake

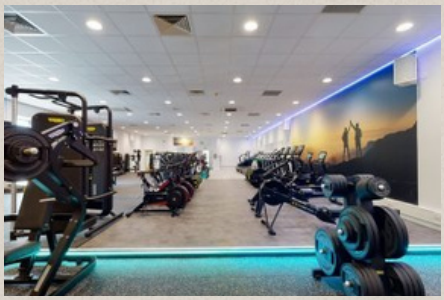
Offering a wide range of outdoor activities from open water swimming to paddleboarding, canoeing, sailing and powerboat courses, all within beautiful surroundings





Nirvana Spa

Stunning facilities, luxurious treatments and total relaxation. Switch off and let any tension melt away in this spacious, pure water space in the heart of Berkshire



Wellington Health and Fitness Club

For the health conscious, this well established dual use leisure facility is set within the beautiful Wellington College Estate



David Lloyd Royal Berkshire

With access to excellent facilities, members will have the opportunity to choose the best fitness activities to suit your own personal goals

Finchampstead Sports Club

For the sports enthusiast, the club offers a range of sports for all age groups. The Sport Club is an ideal place for friendships to flourish and skills to improve





Finchampstead Ridges

The Ridges are one of the National Trust's oldest acquisitions. Walk along the Centenary Trail or head to Simon's Wood



Golfer's paradise

Bearwood Lakes, Sand Martins and East Berkshire golf clubs are all in and around a 10 minute drive, while Wokingham Family Golf has fun all the family to enjoy

The Greyhound

The warm and relaxing gastropub serves delicious food all made with seasonal local produce. Whatever the occasion, The Greyhound is the perfect location





The Lexicon

The striking and contemporary one million square foot retail and leisure destination is a new social centre in Bracknell which includes premium brands



Ascot Racecourse

With meetings throughout the year, including the glamorous Ladies' Day at Royal Ascot in June, racing at this iconic venue is an experience not to be missed



Heckfield Place

Relax and unwind in this 5-star luxury hotel in Hampshire. Indulge in elegant rooms and farm-to-table dining, all within a serene countryside setting

A rich and rewarding lifestyle



Located within the affluent village of Finchampstead, a home at 59 Nine Mile Ride offers access to the best of Royal Berkshire living. Quaint gastro-pubs nestle along leafy lanes, with local shops and services providing everyday needs and more. There's a real community spirit around Finchampstead with annual village summer fetes connecting the community together.

Just a few miles away, the vibrant market town of Wokingham regularly features in lists of the best places to live in the UK. With an historic town centre that has just undergone major regeneration, its colourful market sells fresh and locally sourced produce four days a week.



Wokingham's high street, packed full of independent and chain retail stores as well as a selections of cafes, bars and restaurants, will have something to suit everyone's tastes.

A little further afield, Bracknell and Reading both have fantastic shopping centres hosting mainstream retail outlets for easy convenience. Reading, famous for its music festivals, annual carnival and vibrant performance scene, offers a wealth of entertainment for all ages, from art galleries and museums to trampolining parks and escape rooms.



An enviable choice of schools

Families will find a wide range of schools all within easy reach, catering for all ages - from tots to teenagers with many OFSTED-ratings of ‘Good’ or ‘Outstanding’



Wellington College
Duke's Ride, Crowthorne, RG45 7PU
Ages 12 - 19

Wellington College Prep
Crowthorne Road, Sandhurst, GU47 8PH
Ages 3 - 13

Holme Grange
Heathlands Road, Wokingham, RG40 3AL
Ages 2 - 16

Reddam House
Bearwood Road, Wokingham, RG41 5BG
Ages 0 - 19

St Neot's Preparatory
St Neot's Road, Eversley, RG27 0PN
Ages 7 - 13

Ludgrove School for Boys
Ludgrove, Wokingham, RG40 3AB
Ages 8 - 13

Yateley Manor School and Little Lodge Nursery
51 Reading Road, Yateley, GU46 7UQ
Ages 2 - 14

Finchampstead C of E Primary School
The Village, Finchampstead, RG40 4JN
Ages 4 - 11

Luckley House School
Luckley Road, Wokingham, RG40 3EU
Ages 11- 19

Bohunt
Remount Drive, Aborfield, RG2 9GB
Ages 11 - 16

Nine Mile Ride Primary School
430 Finchampstead Road, RG40 3RB
Ages 5 - 11

Gorse Ride Infant and Junior Schools
Gorse Ride South, Finchampstead, RG40 4JJ
Ages 5 - 11



On the move

59 Nine Mile Ride is ideally located just over three miles from Wokingham, five miles from Crowthorne, eight miles from Bracknell and ten miles from Reading. The nearby M3 and M4 ensure easy access to the wider motorway network, while rail services from Wokingham and Crowthorne station put Reading and London within easy reach.



By Car

Nine Mile Ride easily links you to local amenities and popular pubs serving up excellent food.
California Country Park - 1 minute
The Queens Oak - 3 minutes
The Greyhound - 5 minutes
Finchampstead Ridges - 5 minutes
Wokingham Town Centre - 10 minutes

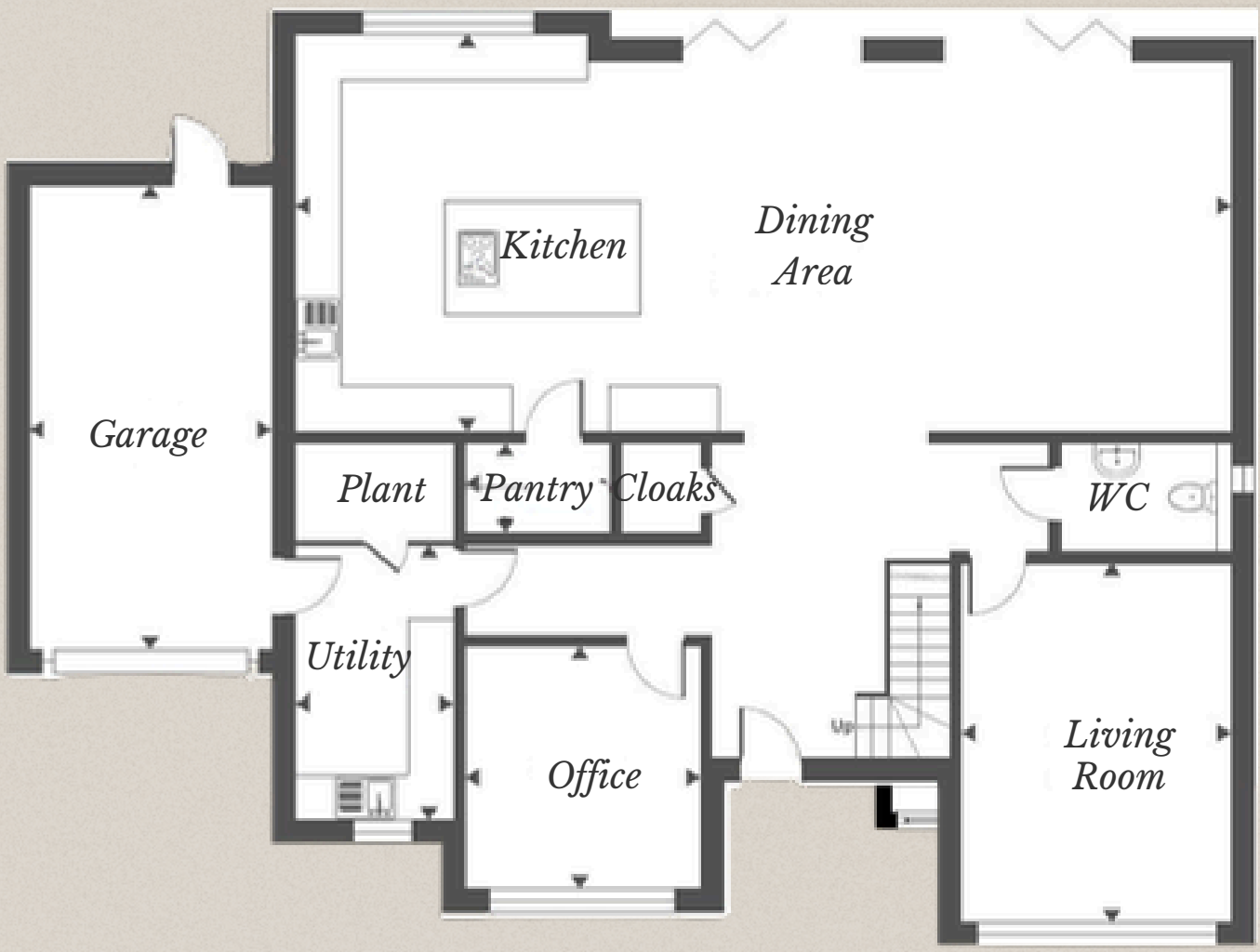
By Air

When you want to travel further afield, Heathrow and Gatwick airports are both easily reached by road.
Heathrow Airport - 40 minutes
Gatwick Airport - 59 minutes

By Rail

Excellent rail links make it easy to travel into the Capital whilst enjoying a peaceful village lifestyle. Nearby stations provide direct access to Reading and Waterloo.
From Wokingham:
Bracknell - 6 minutes
Reading - 14 minutes
Ascot - 15 minutes
Guildford - 28 minutes
London Paddington - 41 minutes
London Waterloo - 71 minutes
Gatwick Airport - 75 minutes

Plot 2



Ground Floor

*This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections(s).

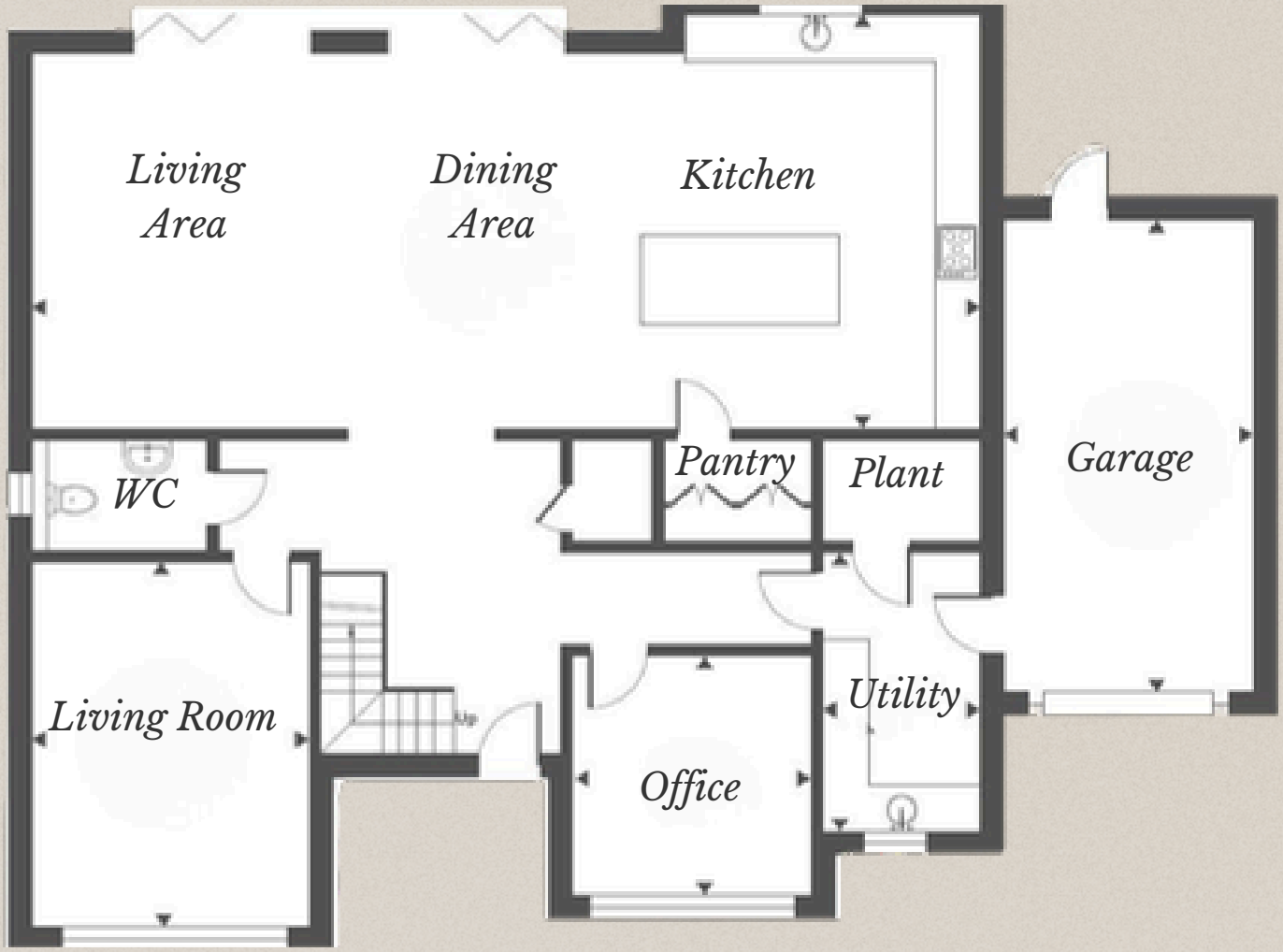
Plot 2



First Floor

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Plot 3



Ground Floor

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Plot 3



First Floor

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Specification

Kitchen

- Open plan, bespoke shaker style kitchens
- Quartz stone worktops, upstands and splashbacks
- Integrated Bosch appliances

Interior Finishes

- Eco-friendly bio-fuel fireplaces to all homes
- Gigaclear Full Fibre to the premises, ensuring ultra-fast connectivity (Gigaclear account required)
- Pre-wired for audio-visual connectivity in the lounge, supporting Sky Q and terrestrial TV (Sky account required)
- Fitted wardrobes with shelves and hanging rails in the main and the second bedrooms
- High-spec, double glazing
- Triple-glazed bi-fold doors in homes 2 & 3

Heating and Plumbing

- Underfloor heating to ground floor, family bathroom and master en-suite
- Mains-powered heat and smoke detectors with battery backup
- Air source heating
- MVHR system

Security and Peace of Mind

- Burglar alarm system
- Built-in safe

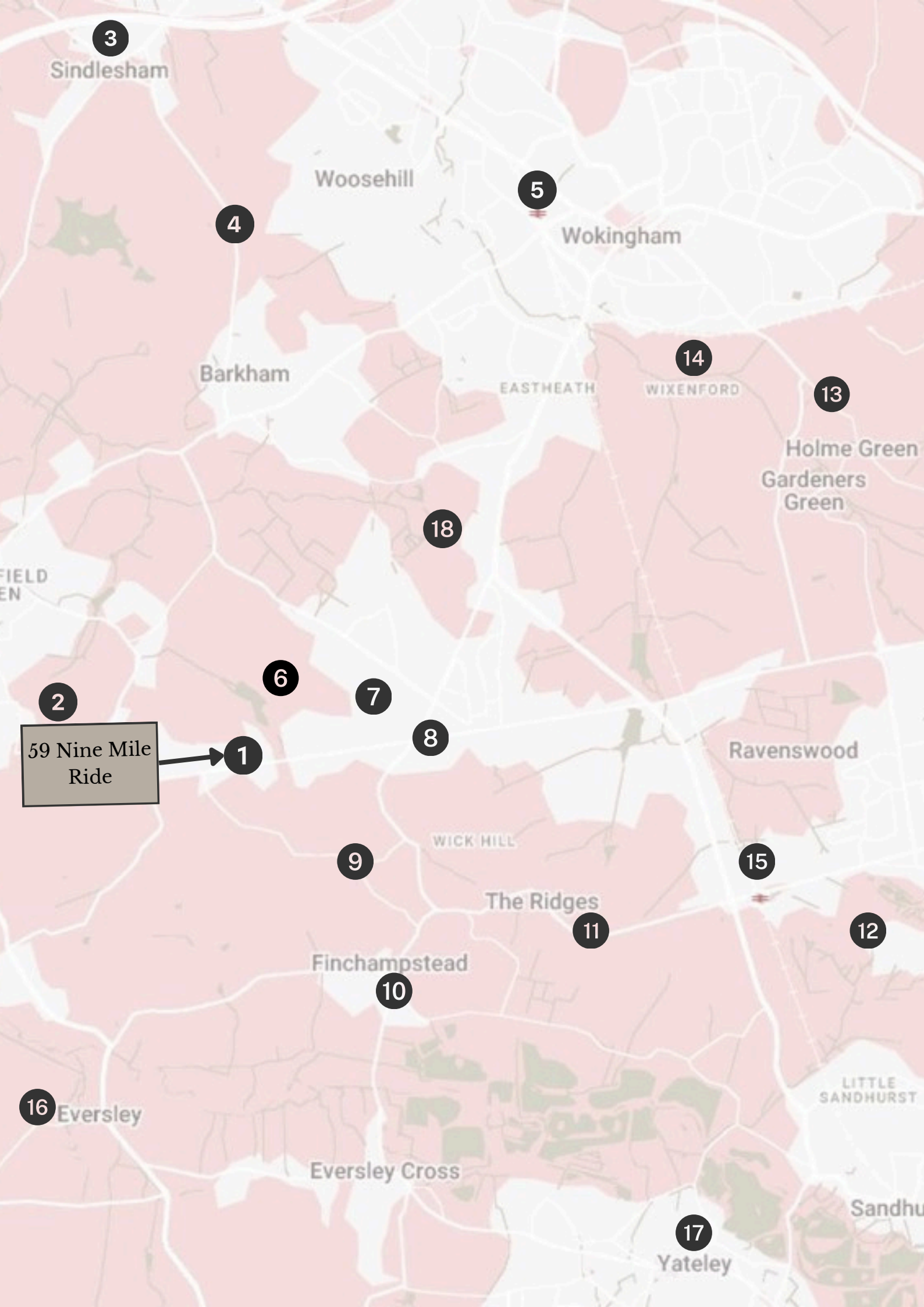
Bathrooms and en suites

- Premium sanitaryware with soft-closing toilet seats, complemented by elegant fittings
- Thermostatically controlled rain shower head with a separate hand spray in the en-suites
- Toughened glass and stainless-steel shower enclosure, designed with a low profile shower tray
- Luxury floor tiles
- Heated towel rail
- Convenient shaver point
- Recessed, energy efficient ceiling downlights, enhanced by LED mirror lighting and additional downlights

External Finishes

- Integral garage with an electric door
- Electric car charging point
- External tap and outdoor sockets positioned at either the rear or side of the homes for easy garden maintenance
- Up/down chrome outdoor PIR lighting to the front porch and at the rear by the bi-fold doors, enhancing security and ambiance
- Thoughtfully integrated environmental features such as bat boxes, bat bricks, a beetle hotel, insect hotel, and hedgehog highways, all designed to support and promote local biodiversity
- PV solar panels for eco-friendly energy generation

59 Nine Mile Ride, Finchampstead, Berkshire, RG40 4ND


3
Sindlesham
Woosehill
5
4
Wokingham
14
Barkham
EASTHEATH
WIXENFORD
13
Holme Green
Gardeners Green
18
6
7
2
59 Nine Mile Ride
1
8
Ravenswood
WICK HILL
9
15
The Ridges
11
12
Finchampstead
10
16
Eversley
LITTLE SANDHURST
Eversley Cross
17
Yateley

1. 59 Nine Mile Ride
2. Bohunt School Wokingham
3. Nirvana Spa
4. Bearwood Lakes
5. Wokingham Station
6. California Country Park
7. Gorse Ride School
8. California Crossroad
9. The Queens Oak
10. The Greyhound
11. Finchampstead Ridges
12. Wellington College
13. Holme Grange School
14. Ludgrove School
15. Crowthorne Station
16. St Neot's Preparatory School
17. Yateley Manor School and Little Lodge Nursery
18. Sand Martins Golf Club



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