



VANN HOUSE  
— *Finchampstead, Berkshire* —

**SE** STOWHILL  
ESTATES  
BERKSHIRE  
SELLING UNIQUE AND BEAUTIFUL HOMES

## A SETTING OF SECLUSION ON A GRAND SCALE

Fleet Hill is undoubtedly one of Finchampstead's most desirable addresses - leafy, elevated and quietly removed, yet remarkably convenient for nearby towns and transport links. Vann House sits discreetly within its 3.3-acre plot, originally the amalgamation of three smallholdings before being unified and extended over time. Built in 1850 and subsequently enlarged in the later 19th and mid-20th centuries, the house today offers more than 8,000 sq ft of flexible accommodation.

Electric gates open to descend a small slope onto the generous driveway with comfortable parking for at least six vehicles plus the double garage with electrically operated doors.

Two further gated access points provide practical secondary entry around the grounds, ideal for gardeners, deliveries or extended parking for larger-scale entertaining.

The front door sits underneath a large gabled porch which also offers access to a pedestrian gate and a site gate to the rear gardens.

Attractive and practical though it is, the front of the property is deliberately understated and gives little away. It is only when the door opens that the scale and substance of the house truly reveal themselves.



*A Victorian country house of stature and substance, set within 3.3 acres of beautifully orchestrated grounds in Fleet Hill, Finchampstead.*

## FIRST IMPRESSIONS

The entrance lobby is spacious and welcoming, complete with a large cloakroom and separate WC. From here, the house unfolds into a superb reception hall, a genuine centrepiece. With its working open fireplace, window seating and proportions capable of accommodating a grand piano or statement furniture, it delivers that rare combination of grandeur and warmth.

It is the sort of space that makes arriving home feel like an occasion and equally sets the tone when welcoming guests for the first time.

The architecture feels purposeful. High ceilings in key areas, cosier ones where you want natural warmth, generous sightlines and lots of natural light combines to create flow, while the symmetry and detailing quietly reference the home's Victorian origins.



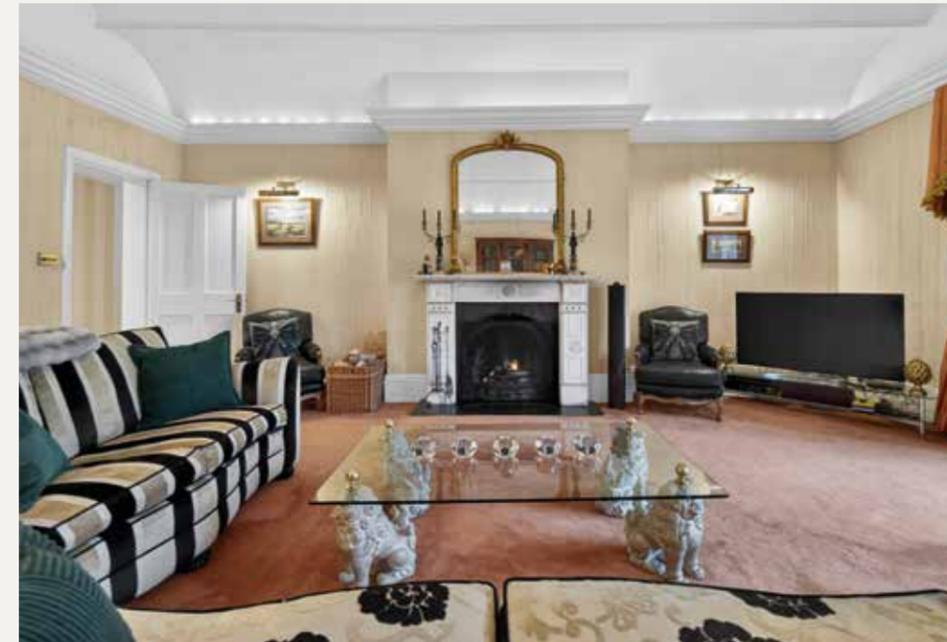
## ELEGANT AND EXPANSIVE LIVING

There are multiple standout spaces in this house but one of our favourites is the drawing room. Substantial in scale yet comfortable in feel, it features a large open fire, extended coffer lighting and impressive ceiling heights. A south-east facing box bay window with built-in seating draws in the morning light and provides direct access to the terrace and gardens beyond.



We are reliably informed that on more than one occasion the owners have moved the furniture to the perimeter and hosted drinks parties here for 50 guests or more, from Christmas gatherings to larger family celebrations. It speaks volumes about both the scale of the room and the way it naturally lends itself to sociable occasions.

Directly opposite the second of the two doors from the hall into the drawing room, the formal dining room offers similar refinement.



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With its own open fire and space to seat ten guests with ease, it is designed for occasions, celebratory dinners, milestone birthdays or simply long evenings around the table. It also provides access to what was once the original front door and is now a secondary entrance should you require it.

Additionally, from here you can access the original staircase which now leads you upstairs directly to the far end of the property.



## THE HEART OF THE HOME

The recently updated Beckermann kitchen sits to the rear of the house, perfectly oriented to capture south-east light and uninterrupted views across the gardens. Open plan in arrangement, it balances contemporary precision with practical family living. Clean lines, generous preparation space and integrated appliances are complemented by a layout that encourages connection, finished off with cosy underfloor heating.

Adorned with clean, modern cabinetry, the kitchen is fully equipped with a suite of premium integrated appliances, including Siemens ovens, induction hob, coffee machine and warming drawer, alongside Caple wine refrigeration, Zip instant hot and sparkling tap and a Liebherr fridge freezer. The induction hob and extraction and wine fridges are built into the large island which also features extended lighting and plenty of storage.

Bifold doors open directly onto the expansive Indian sandstone terrace, extending the living space outdoors and creating a natural setting for summer dining and larger gatherings. With the doors folded back on a summer's evening, guests can spill out onto the terrace while you remain at the centre of things, the gardens providing a natural backdrop to relaxed entertaining that carries on long after supper to the sound of the gently trickling water feature.





Whilst on the subject of all things domestic, a substantial utility and laundry room is positioned discreetly at one end of the house, practical, well-appointed and entirely separate from the main entertaining spaces and kitchen. Just next to here, there is also direct internal access to the large double garage, enhancing everyday convenience even further.

## LEISURE WITHOUT LEAVING HOME

Beyond the principal reception rooms lies one of Vann House's most impressive features, the indoor leisure complex.

Accessed from the hall opposite the utility room, the 12.5-metre heated swimming pool is housed within a spacious pool hall, offering ample room for seating and relaxation pre or post workout and with French doors opening on to the terrace beyond. A steam room, changing room and shower facilities elevate the experience further, while above, an air-conditioned gym occupies the mezzanine level,

imperiously overlooking the pool below. Whether it is an early morning swim before work or a relaxed Sunday afternoon with family, the space offers a level of flexibility that few homes can match.

There's also a bar and a prep sink just in case your hosting turns out to be more "social" than "swimming".

Adjacent to the pool complex and tucked away discreetly on the other side of the outside terrace, an outdoor hot tub provides yet another place to relax throughout the seasons.



## HOME WORK AND HOME PLAY

For evenings of entertainment, the acoustically insulated cinema room delivers a true home theatre experience. A seven-foot projector screen and surround sound system create an immersive setting, enhanced by blackout blinds to ensure optimal viewing. It is a space designed for film nights, sporting occasions or simply retreating from the world for a few hours.



From the reception hall and at the foot of the main staircase, you have access to the basement level wine cellar, a fitting and practical feature in a house so well suited to entertaining.

Adjacent to the cellar entrance, and perhaps for those quieter moments of concentration, the study provides a calm and considered workspace. With views overlooking the grounds and doors leading out to the terrace by the pond and rill, this is a perfect space for contemplative and thoughtful work. Well-proportioned and positioned away from the main entertaining areas, it offers focus without isolation.



## BEDROOM ACCOMMODATION

*Heading up the main up-and-back staircase past the lovely mid-landing window, the first floor provides five generous double bedrooms, thoughtfully arranged to balance privacy and comfort.*



The principal suite is particularly impressive. In addition to its generous proportions and refined en suite bathroom, a raised seating nook set within the bay window creates a private corner to read, reflect or simply enjoy views across the gardens. It adds a layer of character and intimacy to an already substantial space. Inside the large en suite is also a separate walk-in wardrobe section, ideal for picking out an outfit after a relaxing bath or invigorating shower.

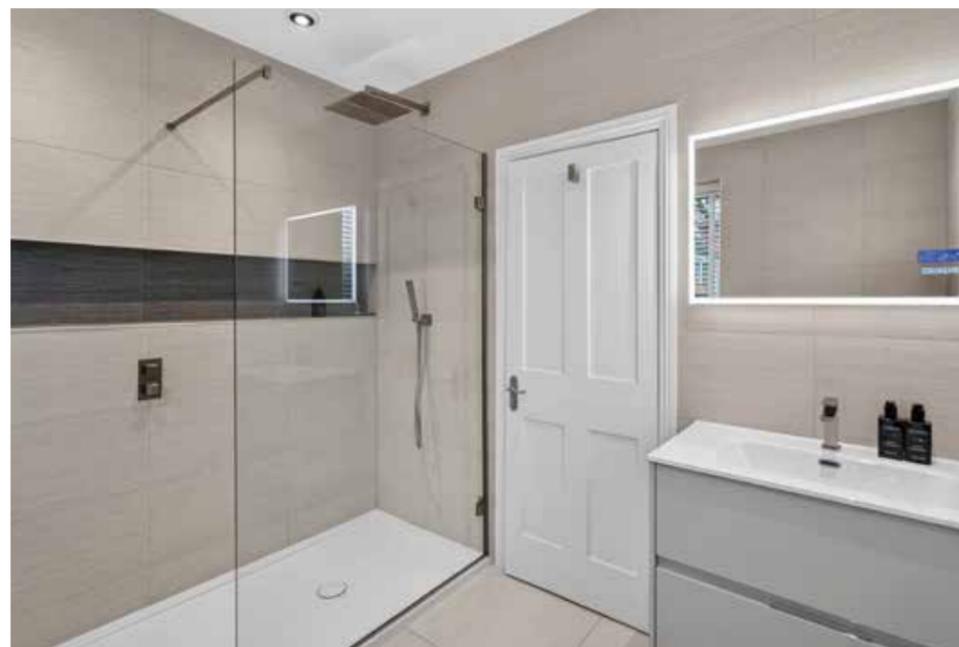


The second bedroom suite has been recently renovated, including its en suite and dressing area, and now offers a beautifully refreshed and contemporary feel. Bedroom 3 is located at the far end of the landing and also offers a large double room with en suite shower room. Bedroom 4 is a lovely, high ceilinged large double room overlooking the drive and front of the house, while bedroom 5 is in the middle of the property with terrific views over the gardens. All rooms benefit from a consistent finish and quality throughout the home.

The layout is adaptable and well balanced, equally suited to family life or hosting extended guests.

**Further Potential**

Above, the attic offers additional storage and scope for enhancement, subject to any necessary consents. With the overall scale of the house already exceeding 8,000 sq ft including garage and cellar space, there remains flexibility for future adaptation.



## GROUNDS DESIGNED FOR LIVING

The gardens at Vann House are as extensive as they are thoughtfully composed, redesigned and relandscaped during the current owner's tenure.

Formal lawns abut decorative beds, borders and wisteria adorned arches while a productive kitchen garden and greenhouse are tucked away to one side next to a shed and store area behind the garage rear access. Throughout the gardens, carefully positioned entertaining areas maximise the use of the various spaces. A delightful ornamental pond and multi-level rill form a central water feature, gently guiding the eye towards a seating area arranged around a sculptural focal orb. Strategic external lighting has been installed throughout the grounds, allowing the landscape to evolve with the day, bright and open in the morning, atmospheric and intimate by evening.

At the far end of the garden, overlooking a tranquil fishpond, sits the remarkable Julian Christian African-style tented lodge. Raised decking and a separate covered BBQ area create an exceptional outdoor entertaining space, distinctive, private and wonderfully characterful. It is a setting that invites celebration, summer birthdays, informal gatherings around the BBQ or simply an evening drink by the water as the light fades.



Mature trees, including a magnificent Cedar, sit comfortably and proportionately throughout the grounds and allude to a suitable magnitude and permanence.

The scale of the grounds has comfortably accommodated large summer parties, with outside caterers able to access the gardens easily. Ice cream vans have rolled in, fish and chips have been served as late-night snacks, and music and laughter have carried across the lawns long into the evening. The infrastructure and access make events of this scale entirely feasible without compromising the privacy of the setting.



Additional outbuildings include further garaging, a Victorian-style glasshouse, storage sheds and practical garden structures. A gardeners' WC is conveniently positioned near the house, with a secondary composting WC located at the far end of the grounds for practicality during larger events or extended time outdoors.

The scale of the plot allows for genuine flexibility, whether hosting sizeable gatherings, cultivating produce and your own green thumbs or simply enjoying the peace afforded by mature planting and layered landscaping.

## A HOME EVOLVED

What makes Vann House particularly compelling is its journey. From its origins as three small farmsteads to the unified and extended residence seen today, it has adapted over time without losing its character. The result is a home that feels substantial yet welcoming, capable of hosting large celebrations or offering quiet retreat in equal measure.

Above all, it is a house that feels ready to be lived in fully, not just admired for its scale, but enjoyed for the way it supports everyday life as effortlessly as it hosts the exceptional.

There is a confidence to the architecture and a maturity to the setting that cannot be replicated. This is not simply a large house; it is a well-balanced country home with purpose, privacy and presence.



## ROUND AND ABOUT

Finchampstead remains one of Berkshire's most sought-after villages, positioned on the Berkshire and Hampshire border and surrounded by woodland and countryside. Everyday amenities are close at hand, including local shops, pubs and restaurants.

Wokingham, approximately four miles away, offers a newly regenerated town centre with a wide selection of shops, cafés and leisure facilities, alongside a mainline station with services to Reading and London Waterloo. Reading provides fast services to London Paddington, including the Elizabeth Line. Fleet and Farnborough stations offer additional commuter options, while Blackwater connects towards Gatwick Airport.

The property enjoys straightforward access to both the M3 and

M4, providing efficient routes into London and across the wider motorway network. Heathrow Airport lies approximately 23 miles away, with Farnborough Airport closer still at around 11 miles.

The area is well regarded for schooling, with a number of respected independent and state options within easy reach including Ludgrove, St Neots, Lambrook, Hall Grove and Wellington College.

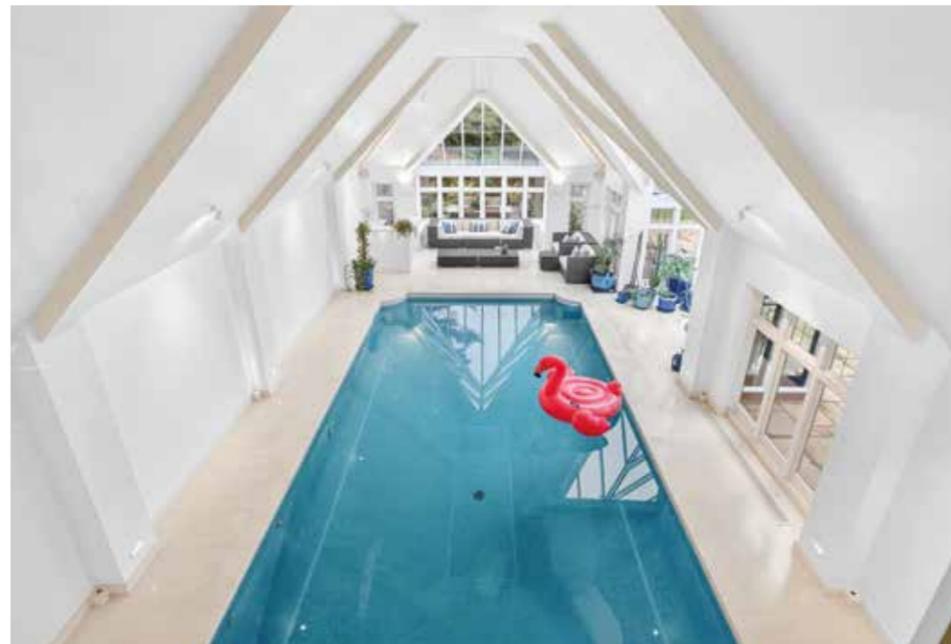
You are almost spoilt for choice when it comes to leisure facilities including golf courses, equestrian centres and woodland walks.

Vann House offers the rare combination of countryside seclusion and everyday accessibility, a substantial Victorian residence that continues to evolve, ready for its next chapter.

# THE FINER DETAILS

Council Tax Band: H  
 EPC: E  
 Heating: Gas radiators, electric underfloor in kitchen and 2 bathrooms and 3 open fireplaces  
 Services: The property has mains electricity, gas, water and drainage  
 Local Authority: Wokingham Borough Council  
 Distances: Motorways: M4 7 miles, M3 7 miles  
 Stations: Wokingham 5.4 miles, Fleet 6 miles, Blackwater 6.2 miles, Reading 9.4 miles  
 Towns: Wokingham 4 miles, Fleet 6.6 miles  
 Airports: Heathrow 26 miles, Farnborough 11 miles, Blackbushe 4.1 miles

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	67 D
21-38	F		
1-20	G		



Ground Floor

First Floor

Second Floor

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Ground Floor – 392 sq m / 4220 sq ft  
 First Floor – 240 sq m / 2584 sq ft  
 Second Floor – 30.5 sq m / 328 sq ft  
**Total Accommodation – 662.5 sq m / 7132 sq ft**  
 Garage – 83 sq m / 893 sq ft  
**Total – 745.5 sq m / 8025 sq ft**



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