

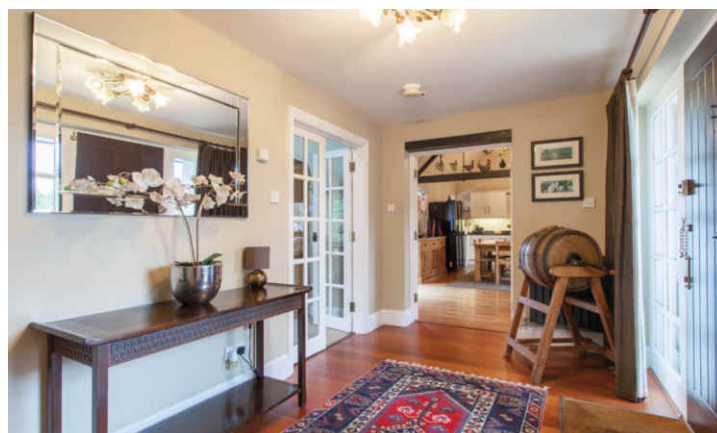


Dormans Barn, Shiplake Row, Binfield Heath, RG9 4DR

ON THE EDGE OF THE VILLAGE, A SUPERB BARN CONVERSION WITH Paddock AND VIEWS



5/6 BEDROOMS • 3 BATH/SHOWER ROOMS (1 EN-SUITE) • DRAWING ROOM • FAMILY ROOM • STUDY •



DESCRIPTION

Dormans Barn is beautifully situated overlooking fields in the sought-after village of Binfield Heath. The property was converted from an old hay barn about 20 years ago and is built around a central courtyard with a turquoise swimming pool and sun terrace. Principal rooms are well-proportioned with some vaulted ceilings and plenty of light.

ACCOMMODATION

From the spacious reception hall, glazed doors lead to the large kitchen/breakfast room. This is a lovely bright double aspect room with a high vaulted ceiling and double doors leading to the swimming pool courtyard. There is an Oak floor, a range of cream wall and floor cabinets, fridge/freezer, a range cooker and space for a farmhouse kitchen table and sofas. There are lovely views across

the fields. The drawing room again has a vaulted ceiling and windows and doors to both sides, flooding the room with light. Doors lead to the courtyard and pool. There is a wood burning stove to one end and a spiral staircase leads to the mezzanine study situated in the old hay loft. The family/TV room has doors leading to the garden and there is a large utility and boot room. The integral double garage has potential to create extra accommodation, subject to the usual consents. The bedrooms are all off a main corridor and overlook either the gardens or the pool courtyard. The master bedroom has a fine view across the fields. There are fitted wardrobes and an en-suite bathroom with shower and bath. There are three further bedrooms and a well-fitted family bathroom. The attached annexe has a sitting room with kitchenette, a shower room and a bedroom. This has a separate access from the courtyard.

KITCHEN/BREAKFAST ROOM •

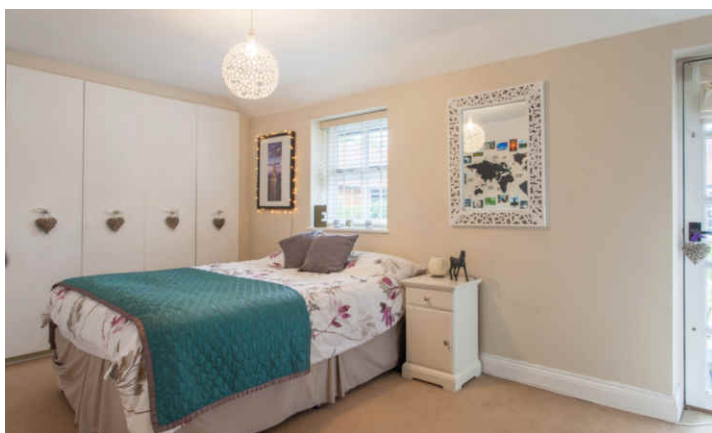


SWIMMING POOL • DOUBLE GARAGE • LOVELY GARDENS • Paddock AND FIELD SHELTER • 1.4 ACRES •



OUTSIDE

From the lane, a five bar gate with entry phone system leads to the long gravel drive, parking area and double garage. Beyond this, there is a woodland area with Horse Chestnut and Beech trees and a Cherry and Apple orchard. The gardens are charming and are full of cottage garden plants, mature trees and shrubs. There is a kitchen garden and a secure run for a Hen house. On the other side of the house is the central courtyard with the swimming pool and sun terrace. This is a fine space for entertaining and has been the venue for many family barbecues and parties. There are two brick outbuildings, one housing the pool equipment. The whole amounts to about 1.4 acres.

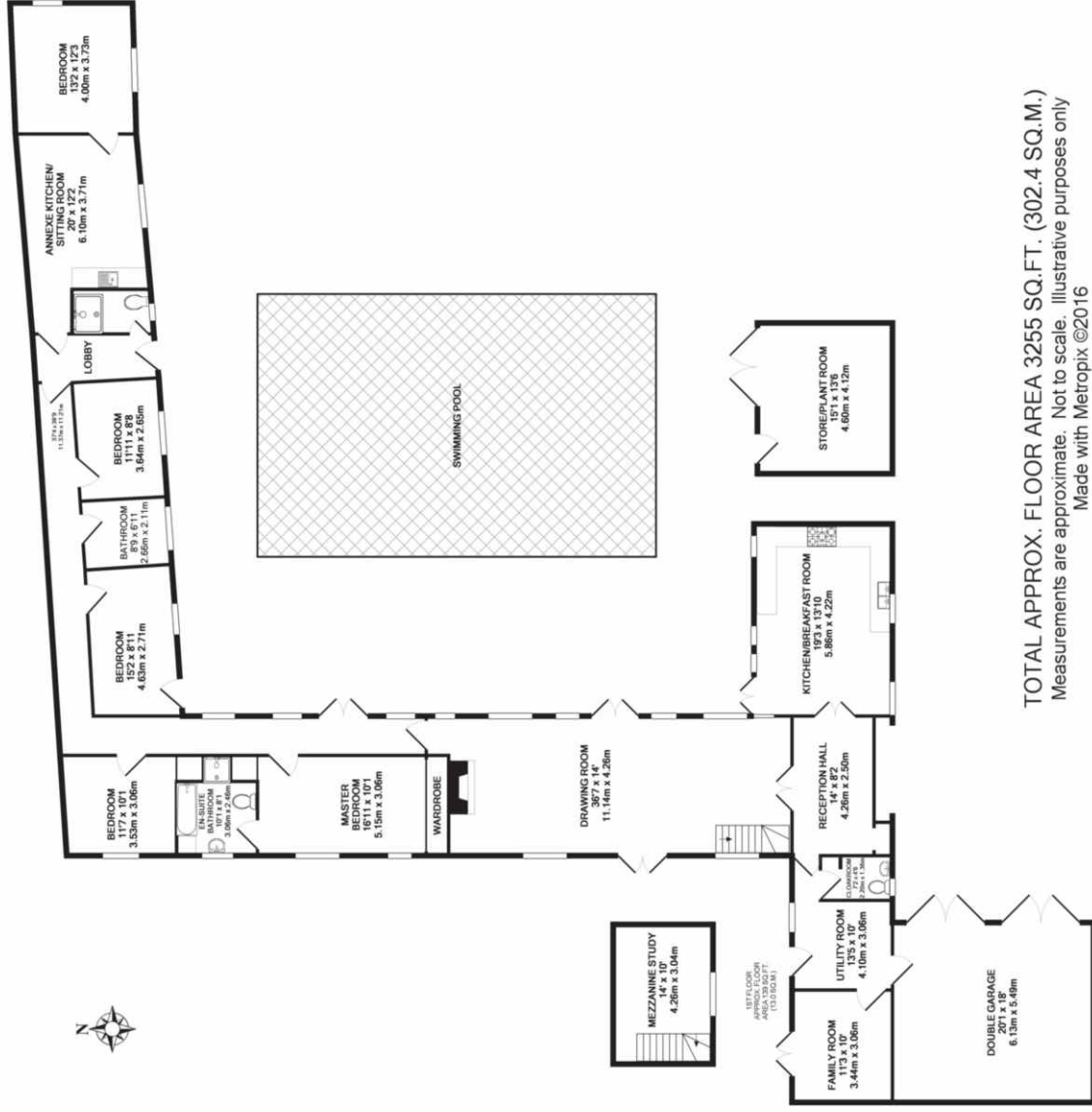


LOCATION

Dormon's Barn is situated down a long gravelled driveway, on the edge of the small and sought-after village of Binfield Heath and surrounded by some of South Oxfordshire's prettiest countryside. The village has a local shop and a thriving community with an annual Flower and Dog Show, which is held in the adjacent fields, and various village societies and clubs. Henley-in-Thames is 2.6 miles distant and provides comprehensive shopping, leisure and recreational facilities including riverside pubs and restaurants, a Waitrose, independent delicatessens and cafés. Reading (3.6 miles) has more extensive amenities and a mainline service to London, Paddington (from 29 mins) with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow from 2019. Henley railway station and nearby Shiplake station also give



mainline access via Twyford. The area is well served for schools, including Shiplake College, Reading Blue Coat, The Oratory and Queen Anne's in Caversham. The M4 is about 8 miles away and connects to the M40, M3 and M25 motorway network. The adjacent countryside offers miles of extensive walking and riding and there are superb footpaths and bridleways direct from Dormon's Barn.



TOTAL APPROX. FLOOR AREA 3255 SQ.FT. (302.4 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES

Mains water, gas, electricity and drainage. Gas fired central heating.

LOCAL AUTHORITY

South Oxfordshire District Council, www.southoxon.gov.uk



DIRECTIONS

From the centre of the village with the village shop on the right, continue towards Shiplake. Pass Holmwood Manor house on the right. Dormons Barn will be found on the left. Post code: RG9 4DR.

HOMEOWNER'S COMMENT

“Dormons Barn has been a great place to live, it is so quiet and it's lovely to have a paddock for our horses. We've had some wonderful family parties around the pool - in the summer you feel like you are on holiday every day!”

Country & Riverside

Vanessa Townsend manages Davis Tate Country & Riverside. "Dormons Barn is in a lovely location and has the added attraction of land and a pool. If you'd like more information about it, please just give me a call."



Contact Vanessa on 01491 313 106

or email vanessa.townsend@davistate.com

Branch Manager

Jason Applebey, Manager of the local office for this property. "You'll find our office in Bell Street in Henley-on-Thames. My team and I will be delighted to help you and look forward to speaking to you soon."



Contact Jason on 01491 412 345

or email jason.applebey@davistate.com

Financial Services

Amanda Saville is part of the Davis Tate Financial Services team, and has been working in the financial sector for over 28 years, specialising in financial and mortgage advice for the premium property market.



Contact Amanda on 0118 934 4433

or email amanda.saville@davistate.com

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