

LOVEGROVES BARN

WYFOLD ROAD • WYFOLD • RG4 9HS



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***A delightful and unique barn conversion
with secondary accommodation set in 11 acres***

**Kitchen/Breakfast room • Family room • Sitting Room
Conservatory • 5 Bedrooms (2 with en suite bath and shower rooms)
Family bath and shower room • Guest cloakroom
Galleried mezzanine area**

**Secondary accommodation: 2 apartments with parking
(1 bed and 2 bed both with living room, kitchen/dining room, bathroom)**

**Open barn garaging with spacious studio above
Gardener's wash room • W.C. and shower • A utility room**

Semi formal gardens • Parking to the front and rear

All in around 11 acres

Local Authority

South Oxfordshire District Council

Services and information

Agricultural registered farm holding. Private drainage, 3 separate boilers, water softening, LPG Heating, mains water and electricity

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments, are specifically excluded but may be made available by separate negotiation.

Viewings

Strictly by prior appointment with the Sole Agents, Knight Frank LLP

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Lovegrove Barn

This traditional brick and flint and black weather boarded barn sits under a clay tiled roof, and was carefully converted from its origins as a stable block in 1987 into a wonderful family home.

The floor plan enables flexible family living and offers huge potential and opportunity to update and develop, subject to local planning permissions.

The barn is thought to date back to around to c.1850 and retains a wealth of character with its exposed brick and flint interior walls and original wood frame and beams.

The property is entered into via a hallway which leads into the main reception room with impressive vaulted ceiling and a spiral wrought iron staircase leading up to galleried mezzanine level with spacious walk-in eaves storage beyond.

There is a delightful homely dual aspect country kitchen and breakfast room with a good range of built in storage units and a mixture of granite and tiled work surfaces with integrated Neff appliances, and a double sink.

Other reception rooms include an octagonal conservatory and a cosy family room.

There are 5 bedrooms, 2 with en suite bath and shower rooms and most have built in storage. A family bathroom with shower and a guest cloakroom completes the accommodation.

Gardens, Grounds and Secondary Accommodation

The L-shaped property is approached from Wyfold Lane onto a large circular gravel driveway. The semi-formal gardens immediately around the barn are interspersed with terraced seating areas to capture the sun throughout the day and the grounds are well planted with a mixture of mature trees, hedging, climbing plants and shrubs providing year round colour. There is a summerhouse and a ¼ of an acre of mixed mature orchards.

A covered courtyard connects to the secondary accommodation which features two annexed properties consisting of a one bedroom apartment with living room, kitchen/dining room and bathroom, and a 2 bedroom apartment with kitchen/dining room, living room, bathroom and shower. Both apartments have parking.



Outside there is a useful utility room and open barn garaging with gardener's wash room, w.c. and shower. Over the garaging is a good sized studio space which lends itself to various uses.

There is a paddock with large shed and further grazing land amounting to around 11 acres in total.

Location

Wyfold just by Gallowstree Common is a rural hamlet, 6 miles north of Reading Station, 7 miles west of Henley-on-Thames, and 1.2 miles from Sonning Common with good local amenities, including a post office, supermarket, and doctor and dental surgeries.

Both state and private schooling is plentiful in the surrounding area and beautiful countryside for walks, horse riding and cycling surrounds the property with some excellent restaurants and public houses all within easy striking distance.

Directions (RG4 9HS)

Leave Henley passing Falaise Square and the Town Hall to the right and straight up Gravel Hill. Pass Badgemoor Park Golf Club and the National Trust's Greys Court on the right and stay on this road for around 4 miles. At the T-junction turn left onto the B431 and keep on this road for about a mile, passing through Peppard Common, down a steep hill and then turn sharp right into Gallowstree Road, keep straight on this road, crossing over the Stoke Row Road, passing The Greyhound Public House and the Reformation Public House. Turn right into Wyfold Road and the barn will be found after a short distance on the right.

From Reading, pass over Caversham Bridge and take the left turn onto the A4074 towards Oxford. Stay on this road for around 5.5 miles and at Cane End turn right into Horsepond Road and then take the second turning on the left into Wyfold Road and the barn will be found after a short distance on the right.



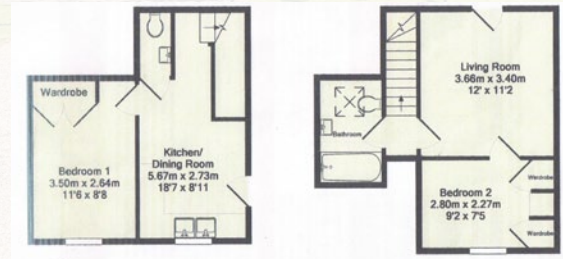
Beechwood



APPROX. GROSS INTERNAL FLOOR AREA 441 SQ FT / 41 SQ M
FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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

Clocktower



Ground Floor Approx. Floor Area 26.9 Sq.M (280 Sq Ft.)
1st Floor Approx. Floor Area 27.6 Sq.M (298 Sq Ft.)
Total Approx. Floor Area 53.7 Sq.M (578 Sq Ft.)
Made with Metaplan 02012



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