

The Granary

Playhatch, Nr Reading, Oxfordshire



*A Fantastic Converted Barn Offering Excellent Family
Accommodation In An Elevated Setting With Far
Reaching Views*





The Granary, Foxhill Lane, Playhatch, Nr Reading, Oxfordshire RG4 9QA

Mileages

Reading – 2.8 miles; Caversham – 1.6 miles; Sonning – 3.1 miles;
Henley on Thames – 5.9 miles; Heathrow Airport – 26.6 miles;
Reading Station 2.8 miles (London Paddington 27 minutes
by fast train); Central London – 39.7 miles (All distances
are approximate).

Accommodation

Entrance hall, kitchen/breakfast room, dining room, lower sitting
room, study/games room, upper sitting room, master bedroom
suite with en suite bathroom, 3 further bedrooms 3 shower
rooms, utility room, home office, cloakroom.

Outside

Double garage, workshop, wooden garden shed, gardens of
approximately 0.69 Acres

The House

The Granary is a fine converted barn occupying a wonderful elevated position surrounded by open countryside. This is a barn of distinction which is evident upon entering the property through a timber and partially glazed entrance lobby. This lobby opens into the kitchen with a farmhouse style flagstone floor and four oven Aga set within a brick alcove chimney breast and a walk-in pantry. The double height windows and dual aspect views flood the room with natural light and provide access to the rear gardens and patio. Standing here, it is apparent the care that has been taken to create a home that acknowledges its origins and yet seamlessly combines the traditional aspects of this barn with the modern needs of a family house. From the dining room, open oak stairs lead to both the upper and lower sitting rooms, the stairs down to the lower ground floor open into a large reception room and additional stairs up to the study/games room. The lower sitting room enjoys views and access to both the rear and front garden, which opens on to a large stone patio. Stairs lead to the upper sitting room which is nestled beneath the vaulted ceiling with exposed oak beams and elevated views across the gardens and open countryside. From the upper sitting room, to the left, a further few steps take you to the master bedroom with en suite bathroom with shower cubicle and walk-in wardrobes. To the right of the upper sitting room, steps lead to the three double bedrooms; one with en suite shower room and two more double bedrooms which are served by a shower room. The bedrooms have good wardrobe space with additional storage facilities in the bedroom corridor.

Attached to the house is a double garage with useful utility room. Stairs lead to a home office above. At present this is not directly connected to the house but this could easily be done.





Gardens and Grounds

What sets The Granary apart is its wonderful elevated position, which is surrounded by private estate land. There are truly fantastic rural and far reaching views and the gardens amount to approximately 0.69 acres, being well established and set around The Granary. Security gates give access to a sweeping gravel drive which allows for the parking of several cars. There is an excellent garden workshop and store and two patio areas located both at the front and the rear of the property.

Situation

The Granary is well placed for access to Reading, Sonning and Henley on Thames. Reading offers a wide range of shopping, amenities, restaurants and schools including Queen Anne's School, The Abbey, Blue Coat and Kendricks. Reading Station (which will have Cross rail by 2019) provides direct rail services to London Paddington and access to the M4 is via the A329M. The Crown gastro pub is conveniently located at the entrance to Foxhill Lane, a short walk up the lane to The Granary. The historic Thameside village of Sonning is nearby where the renowned French Horn Restaurant is located as well as the Watermill Theatre. Henley on Thames is readily accessible where a selection of boutique shops and restaurants can be found. Within the immediate locale there are excellent walks and Caversham Lakes and Marina together with the River Thames are nearby.

Services: Private Drainage, Mains Electricity, Mains Water.

Local Authority: South Oxfordshire District Council.
T. 01235 422422.

Post code: RG4 9QA.





The Prime and Country House team would be delighted to show you around this property.

Prime and Country House Department

0207 493 8222

primeandcountryhouse@hamptons-int.com

Henley Sales

01491 260159

henley@hamptons-int.com

Hamptons International Head Office

7th Floor, UK House

180 Oxford Street

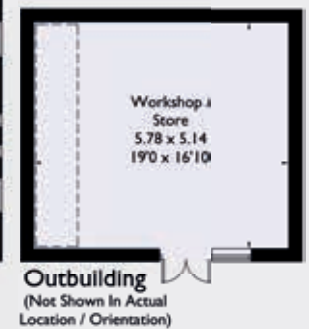
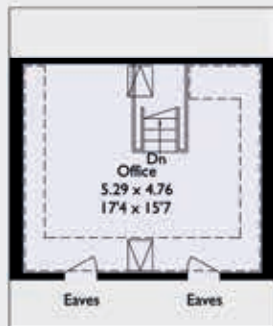
London W1D 1NN

hamptons.co.uk



The Granary

Approximate gross internal area. Main house = 3,019 sq ft / 280.5 sq m (excludes void), Garage Building = 675 sq ft / 62.7 sq m, Outbuilding = 320 sq ft / 29.8 sq m.



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: 7th Floor, UK House, 180 Oxford Street, London W1D 1NN

