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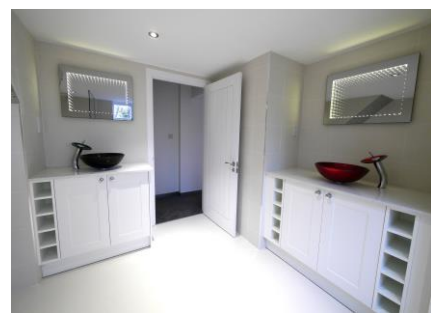
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Dorchester-on-Thames

Located within the hamlet of Overy, this luxurious and contemporary barn conversion has had no expense spared creating a versatile home with a truly modern interior yet still retaining its original charm. Full of character with high vaulted ceilings, light and airy rooms, bespoke furnishings and Angel Matica art murals. With open views to countryside and farm land, this unique five-bedroom home takes you on a journey from the landscaped entrance throughout the three wings which incorporate an open plan living and guest wing, the main lounge/cinema room and a bedroom wing complete with mezzanine levels and en-suites. This gem of a property really does stand out from the crowd!

- **STUNNING BARN CONVERSION**
- **IMMACULATE HIGH-END INTERIOR**
- **36FT LOUNGE/CINEMA ROOM**
- **COURTYARD OFF-STREET PARKING**
- **FLEXIBLE LIVING SPACE**
- **NO ONWARD CHAIN**
- **SHOWER & STEAM ROOM**
- **DRESSING MEZZANINE TO MASTER**



Overy

Dorchester-on-Thames

£1,200,000

INTERIOR

Within this luxurious barn conversion, the notable attention to detail runs throughout the interior into every room, including imported brushed stainless steel skirting and matching timber doors, LED spotlighting and fully tiled en-suites and bathroom. The high vaulted ceilings, traditional timber beamwork and walls have been painted using neutral colouring creating an open and airy space with clean lines throughout and the flooring and surfaces are all created using high quality Andean grey slate and mirror fleck granite.

APPROACH

Accessed from Overy lane, the property grounds are enclosed with red brick walling. The gravelled driveway provides off-street parking for several vehicles and leads to a timber fenced garden, planted with Lonicera. The property's timber and glazed front door opens to;

HALLWAY

Sizeable entrance hallway with Andean grey slate tiled flooring, double loft access fitted with mounted ladders, full length storage cupboards and spotlights to ceiling. Matching timber door to;

KITCHEN 19' 8" x 12' 2" (6.0m minimum x 3.7m into cupboards)

Spacious and light, open plan kitchen with vaulted ceiling and bespoke matching range of soft close, wall and base units designed by Linda Barker. Integral Neff five-ring induction hob and two sinks with chrome chef style mixer taps, one with waste disposal, set into solid granite and mirror fleck work surfaces. Matching granite tiled flooring, two integral Neff ovens, full size tower fridge, freezer, Bosch microwave, extractor fan and dish washer. Under counter wine cooler and timber and glazed door opening to patio area. Step rises to;

BREAKFAST/DINING ROOM 23' 0" x 11' 10" (7.0m x 3.6m maximum)

Spacious and light dining room with double glazed sliding doors spanning the length of the room and letting in plenty of natural light. Pablo Picasso art murals by Angel Matica, white mirror fleck granite tiled floor, interchanging colour LED lighting, wall mounted up-lighters and matching timber door to;

GUEST SUITE & BEDROOM FIVE

A door opens from the dining room to a versatile and self-contained space, comprising of a living room, double bedroom and en-suite. The living room and bedroom have full length, double glazed windows and sliding door opening to decked area and the bedroom has a further door to a fully tiled, three-piece en-suite shower room making it a perfect setting for a guest suite or annexe.

UTILITY ROOM

Matching wall and base units, granite 'mirror fleck' work surfaces and splash backs, under-mounted butler sink with grooved granite drainer and space and plumbing for washing machine and tumble dryer. Wide timber and glazed access door.

MAIN LOUNGE/ CINEMA ROOM 36' 5" x 19' 4" (11.1m x 5.9m)

The largest of the reception rooms, this dual-level, vaulted room is fitted with remote controlled lighting and mood-lit opaque art work incorporated into the windows creating a unique back-lit effect at night yet allowing the light to flood the room during the daytime. Steps rise to the elevated games area, separated by timber and stainless steel fluted balustrade and with a Pablo Picasso line art mural by Angel Matica creating a focal point on the back lit wall.

STEAM / SHOWER ROOM

Fully tiled Insignia deluxe steam / shower room including Aromatherapy injection, rapid steam accelerator, 'Mirror fleck' granite seating, bluetooth control panel and media stereo sound. Wet-room style shower, hand wash basin, low level WC and chrome heated towel rail.

INNER HALLWAY

Leading from the main entrance hall, the LED lit inner hallway leads along the bedroom wing with matching timber doors to;

MASTER BEDROOM & DRESSING MEZZANINE 17' 1" x 16' 1" (5.2m minimum x 4.9m maximum)

Featuring a wall of high gloss, wardrobes with media recess, timber and double glazed door opening to the private terrace. Also including non-static led spotlighting, wall-mounted up-lighters and mezzanine shelf fitted with a Gina Safatti chandelier. Return stairs rise to mezzanine dressing room, edged with timber balustrade and over looking the spacious room below.

MASTER BATHROOM 12' 6" x 9' 10" (3.8m x 3.0m minimum)

Fully tiled bathroom with five piece suite including wide-edged bath, walk-in shower and separate 'his and hers' hand wash basins with lily pad water fall taps and infinity lit vanity mirrors.

BEDROOM TWO & EN-SUITE 11' 10" x 9' 10" (3.6m x 3.0m)

Good sized bedroom with a separate dressing area and spiral stairs rising to a den overlooking the room below. Timber and glazed door opening to patio area, wall-mounted lighting and door to fully tiled en-suite shower room fitted with wet room style shower, led spotlights and chrome heated towel rail.

BEDROOM THREE & EN-SUITE 11' 10" x 10' 2" (3.6m x 3.1m)

Double glazed and timber window to front aspect, wall-mounted uplighting and open eaves storage space above. Door to fully tiled en-suite shower room with shower quadrant, hand wash basin and low level WC. Two double glazed windows to front aspect and led spots and extractor fan.

BEDROOM FOUR 11' 10" x 10' 2" (3.6m x 3.1m)

Timber and double glazed door to front aspect with views of the pond and water fountain, vaulted open eaves storage space above and wall-mounted uplighting.

GARDENS / BOULE COURT

This professionally designed and landscaped garden incorporates the use of different materials and levels creating a roomed garden space that, despite its intricacy and character, has ease of maintenance at the forefront of its design, allowing you the time to thoroughly enjoy the outdoor space. The raised flower beds are planted with mature box and lavender and led-lit water fountains bring the ponds to life creating a dramatic visual display at night. A professionally laid boule court is situated within the gardens featuring a rainbow sandstone sphere and water feature. A private terrace, accessed from the master bedroom has been designed to incorporate a private hot tub if required.

MONEY LAUNDERING REGULATIONS 2003 - intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.