



Sutton Road, Eyeworth, SG19 2TP

Guide price £1,100,000



RE-LISTED THE 17/10/2025

We are delighted to offer this truly stunning and unique four double bedroom barn conversion in a courtyard of five similar properties. Now this particular property has the largest garden at 0.59 acres and easily maintainable as its laid mainly to lawn and with panoramic views to open countryside, it offers peaceful, relaxing rural living yet with easy access to variety of shopping and eateries.

Originally converted in 2015, the property has been completed to a high standard. Carefully blended with modern amenities whilst retaining character throughout such as vaulted ceilings, exposed timber and brickwork. At 3604sq. ft. (excluding the garage) of accommodation this is a very spacious home. Downstairs there are four separate reception rooms including a 26' x 22' lounge with a log burner being the central feature. A wonderful dining room, breakfast room and a study. The kitchen is well appointed throughout with a host of fitted appliances and has the benefit of a utility room just off. A cloakroom completes the downstairs accommodation.



Entrance
Via solid Oak door.

Entrance Lobby
Oak flooring with underfloor heating. Fitted cupboard with hanging space. Recessed spotlights. Alarm pad.

Entrance Hall
Oak staircase leading to first floor with glass balustrades. Oak flooring with under floor heating. Exposed brickwork. Recessed spotlights. Double Oak doors with glass panes to the lounge. Feature exposed brick wall. Recessed spotlights.

Living Room
26'5 x 22'1 (8.05m x 6.73m)
Dual aspect room with double glazed window to front aspect. Double French doors to rear aspect. Oak flooring with underfloor heating. Exposed timbers. Exposed brick wall. Recessed spotlights. Log burner with exposed flue and tiled hearth. Air conditioning unit.

Reception room/ Dining room
34'5 x 26'4 (10.49m x 8.03m)
Large feature picture window to front aspect. Internal corner feature window. Oak flooring with underfloor heating. Exposed brick walling with timbers above. Vaulted ceiling with overhanging landing above with glass balustrading. Double Oak doors to breakfast room. Oak door to kitchen. Recessed spotlights.

Breakfast Room
14'5 x 13'4 (4.39m x 4.06m)
Double glazed window to rear aspect. Double oak doors to kitchen. Oak flooring with underfloor heating. Recessed spotlights.

Kitchen./ Diner
15'1 x 14'4 (4.60m x 4.37m)
Double glazed window to rear aspect. Hardwood door to rear aspect. Ceramic tiled flooring with underfloor heating. Bespoke kitchen with a range of base and eye level units with quartz worktops over. Central island unit incorporating five ring induction hob and fully retracting extractor. There is also a fitted fridge /freezer, microwave and dishwasher. Recessed spotlights. Oak door to utility room. Inset one and a half sink drainer with mixer taps and instant boiling water.

Utility Room
8'9 x 6'11 (2.67m x 2.11m)
Ceramic tiled flooring with underfloor heating. Recessed spotlights. Double base unit with a wooden work surface over. Triple wall unit. Inset sink drainer with mixer taps. Space for washing machine. Space for dryer.

Office
14'5 x 9' (4.39m x 2.74m)
Double French doors to side aspect. Double glazed window to rear aspect. Oak flooring with underfloor heating. Recessed spotlights.

Cloakroom
Oak flooring with underfloor heating. W.c. Washbasin with storage under. Extractor fan. Exposed brick wall and timbers.

Galleried Landing
Large galleried landing with vaulted ceiling, exposed timbers, glass balustrading with views over reception/dining room. Radiator.

Bedroom One
26'2 x 19'8 (7.98m x 5.99m)
Double glazed Velux windows to both front and rear aspects. Recessed spotlights. Three radiators. Exposed timber beams. Oak door to En Suite. Air conditioning unit.

En Suite
Fitted four piece suite comprising of quadrant shower unit, free standing roll top bath, Washbasin with drawers under and W.c.. Ceramic tiled flooring with underfloor heating. Exposed beam. Heated towel rail.

Bedroom Two
17'1 x 15'7 (5.21m x 4.75m)
Two double glazed windows to rear, radiator, exposed timbers and oak doors to built in double wardrobes and en suite shower room. Air conditioning unit.

En Suite
Modern white suite comprising of a close coupled WC, vanity wash hand basin with mixer tap over and walk in shower enclosure with tiling to splash backs over, heated towel rail and extractor fan

Bedroom Three
26'2 x 13'11 (7.98m x 4.24m)
Double glazed window to front, exposed timbers and radiator. Air conditioning unit.

Bedroom Four
18'8 x 9' (5.69m x 2.74m)
Double glazed window to front, exposed timbers and radiator.

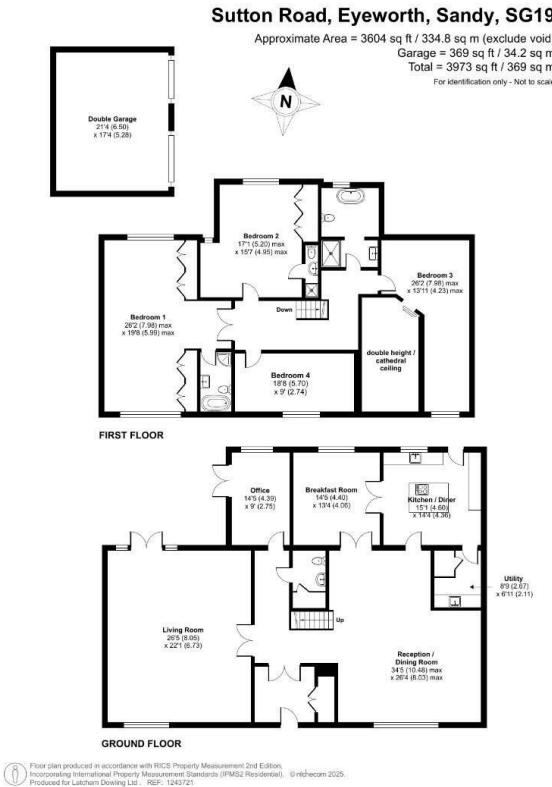
Family Bathroom
Modern white suite comprising of a close coupled WC, vanity wash hand basin with mixer tap over, freestanding bath with antique style mixer tap and shower attachment over and a separate corner entry shower enclosure, tiling to splash back areas, frosted double glazed window to rear and extractor fan.

Outside
Rear Garden
The property occupies a total plot of around 0.59 of an acre and the majority is laid to a well tended 'L' shaped lawn with a variety of stocked borders and enclosed by hedgerow and post and railed fencing with gated access to the rear, an extensive tiered patio and a further paved terrace, outside lighting and outside tap.

Front Garden
The front of the property is a combination of raised borders, bicycle and bin storage and with a gated and cobbled driveway providing off road parking for three cars.

Double garage
With electric doors and power and light connected.

Parking
Secure gated access to the cobbled driveway for three cars.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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