



New Barn • Marlston • Berkshire



# New Barn

## Marlston • Nr Bucklebury • Berkshire

A magnificent and unique 5-bedroom, 4-bathroom country house, situated in a marvellous location enjoying fabulous far-reaching views, with peace and tranquillity.

Surrounded by 5.6 acres of landscaped gardens and pastureland, with a fine range of modern outbuildings.

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6,868 sq ft / 638 m<sup>2</sup>

Gardens and Grounds extending to 5.6 acres / 2.28 ha  
(all measurements are approximate)

Downe House School 2 miles • M4 (Jnc 13) 3.5 miles • Newbury 5 miles  
(all distances are approximate)

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Your attention is drawn to the important notice on page 11









New Barn is constructed on 3 floors, and has been fitted by the present owners to the highest standards.

### **Gigaclear high speed broadband connected FTTP**

Featuring an impressive double height kitchen/dining/living area, with picture windows, and sliding doors opening onto a balcony, taking full advantage of the outstanding views.

There is also a first-class indoor heated exercise pool with wave machine, and large sliding glass doors opening onto an outdoor terrace with steps up to the gardens.

### **Special features:**

- Large living/dining area with contemporary electric wood burning stove, with sliding doors to a fully glazed sitting room, offering stunning views on three sides, opening onto a wrap-around balcony
- Indoor solar heated exercise pool 8m x 3.5m x 1.5m depth, with wave machine, opening onto an exterior terrace for summer use
- Splendid bespoke craftsmen designed and constructed kitchen by Hacker Systematic. Figured granite work surfaces and preparation island/breakfast bar, Neff 5 ring induction hob, 2 ovens, 1 with warming drawer, 2 integrated Neff fridge freezers, high level Toshiba TV unit, extensive range of cupboards

and drawers, breakfast bar with two stools. Suspended canopy over the island which holds the extractor and lighting

- Principal bedroom suite with panoramic views through the large sliding doors which open onto a balcony with steps down to the gardens. Spacious ensuite shower room.
- Four-person, wheel chair friendly lift by Gartec, giving access to all floors
- Bedroom 2 is very spacious and could be used as an annexe if required, with an ensuite bathroom, a fully fitted kitchen, and glazed doors on two sides opening to the gardens
- Integrated double garage, with internal door from utility room. Electric external door, windows, fitted cupboards, lighting, power. This could easily be converted and used as a family room/games room if required
- Shower room with WC accessed by both the swimming pool area, and bedrooms 3 and 5
- Cellar with restricted height, measuring 614 sq ft (approx.)
- Underfloor central heating throughout
- Porcelain timber effect flooring throughout
- A separate cooling system throughout the property
- Bespoke staircases throughout in honed black metal and slate
- All bedrooms are doubles, with fitted wardrobes
- Electric entry gates from lane with intercom





- Outbuildings: 1 large and 1 small barn, workshop, and garden tool shed. The outbuildings are very spacious and could be used for machinery, cars, workshop space, etc. The small barn has a WC

#### Technical fittings and construction notes

- Wide internal fire check doors (740mm)
- Basement constructed by JGB ground work LTD with Pudlow 25-year reinforced water proof concrete
- Basement floor and walls are insulated below ground
- Above ground RSJ framework with a timber frame construction inside
- Roof insulated with Anthracite Zink Finish and matching zinc cladding
- Windows have aluminium frames fitted with dark tinted solar glass by Luxel Ltd
- 3 phase electricity to whole property
- Two septic tanks one for barn one for main house
- 32mm incoming water main by Thames Water
- 52 solar panels fitted to barn roofs
- Remote controlled outside lighting

**Summary of accommodation:** Reception hall, kitchen/living/dining room, sitting room, utility room, swimming pool area, pump room, shower room with WC, principal bedroom suite with shower room, second kitchen area to bedroom 2, 3 further bedrooms, cloakroom, lift, cellar, integrated double garage, large barn, small barn, workshop, toolshed.

**Gardens:** Landscaped gardens and grounds, mainly laid to lawn. Shrubs and trees. Small stumpery. Orchard with a small pond. 3 private paved areas. Gabion borders, gravel drive, electric gates with intercom. Garden toolshed. Large barn, small barn, workshop.

#### Gardens & Grounds extending to 5.6 acres / 2.28 hectares

**Local Facilities:** Situated in an Area of Outstanding Natural Beauty, enjoying a tranquil setting amidst glorious countryside, with many opportunities for walking, cycling, and riding.

Yet the property is positioned with charming villages nearby, such as Hermitage which has a village shop with a Post Office, a supermarket, two public houses, and a garden centre with restaurant, café, and food hall.

Newbury, six miles away, provides a comprehensive range of shopping and recreational facilities, including golf courses, fitness centres, theatres, restaurants, as well as Newbury Racecourse. Thatcham, less than five miles away, and Pangbourne, eight miles away, offer local amenities and train stations.

**Schools:** The area is well served by a range of well-regarded schools, both state and private, to include Downe House just 5 minutes' drive, Bradfield College, Elstree, Brockhurst and Marlston, St Andrews.





**What3words:** thickened.sponsors.memory

**Post Code:** RG18 9UN

**Tenure:** Freehold

**EPC Rating** D

**Some material information to note:**

- Mains water
- Mains electricity
- Solar panels with battery energy storage system
- Septic tank drainage to main house and another tank to the barn
- The property has driveway parking and a garage
- Accessibility; step free access from the street to the inside of the property
- Gigaclear high speed broadband connected FTTP
- Mobile signal is dependent on provider. Please refer to [signalchecker.co.uk](https://signalchecker.co.uk)
- This is a low-risk flood area
- Property construction is steel and timber frame, roof covered in zinc.
- It is not a listed building, and there are no Tree Preservation Orders

**Local Authority & Council Tax Band:** West Berkshire, Band G

**Fixtures and fittings:** Only those mentioned in these sales particulars are included in the sale.











FOR IDENTIFICATION PURPOSES ONLY.  
NOT TO BE RELIED UPON AS ACCURATE.  
LAND REGISTRY TITLE PLAN OF THE  
BOUNDARIES AVAILABLE UPON REQUEST  
NOT TO SCALE.

Large barn, small barn,  
workshop & tool shed

Main House

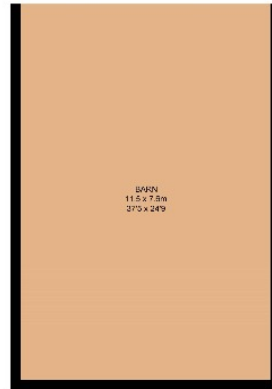
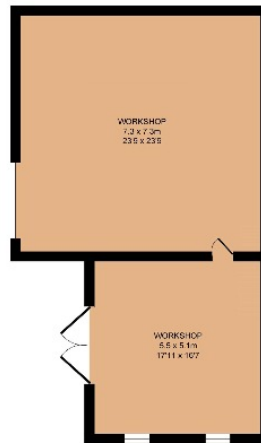
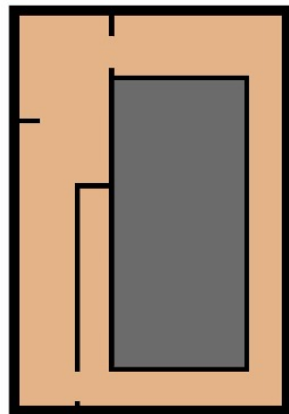
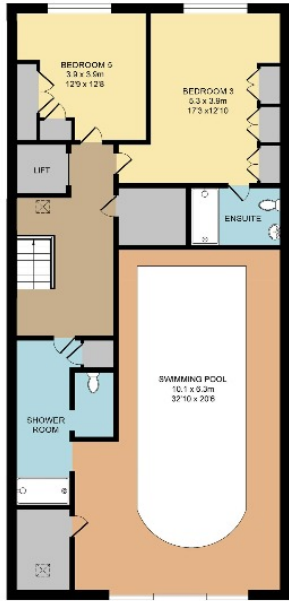












TOTAL APPROX. FLOOR AREA 638.0 SQ.M. (6886 SQ.FT.)  
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. [www.singletonanddaughter.co.uk](http://www.singletonanddaughter.co.uk)



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Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN  
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