



Reading Green | Eye | IP21
Guide Price £780,000

abbotFox

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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TOTAL FLOOR AREA : 319.1 sq.m. (3435 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A unique collection of architecture cleverly providing modern luxury with traditional features. The main, two/three bedroom barn is approached by a private driveway which leads to parking for several vehicles and a detached two bay cart lodge with accommodation above. There is a one bedroom detached annexe also.

The Barn

An attractive barn with beautiful exposed oak framework, window sills, and trim. Flush Anthracite windows contrast perfectly against the light feather board cladding and tie in well with the Welsh slate roof. Generously proportioned accommodation briefly comprises; an entrance hall, a stunning fully vaulted open-plan living, an impressive custom-built kitchen and dining area, all afforded with lots of natural light. Two bedrooms, a mezzanine level, a boot room and a family bathroom. The living space benefits from a recently installed 8kw wood-burning stove and stunning flagstone flooring. An air source heat pump feeds the hot water and underfloor heating which is split into four zones and controlled by the very latest Hive system.

The Annexe

Fully self-contained with an open-plan kitchen living room bedroom and en-suite bathroom. The radiators and hot water are fed by LPG from the main tank and controlled by Hive.

The Cart Lodge

Two bays with an attached gardener's shower room. Internally, there is provision for a kitchen to be installed with stairs leading to a vaulted and glazed from floor-to-ceiling living room with suspended wood burning stove, shower room, and balcony with panoramic countryside views. Beneath the balcony is a covered alfresco kitchen/entertaining area.

Outside

The property enjoys a private position in a beautiful countryside setting. There is a substantial sun terrace. The garden is fully enclosed and is mainly laid to lawn featuring a BBQ hut supplied by Arctic Cabins. In addition to this there is a substantial garden building which has been designed with the consideration of it possibly becoming an annexe or office.

