



The Hay Barn
Spinningwheel Lane | Binfield | Berkshire | RG42 5QJ

THE HAY BARN

Step into a world of refined rural luxury with this stunning three-bedroom barn conversion nestled on a picturesque two-acre plot. Adding to its appeal, the property includes a detached two-bedroom annexe and a spacious triple garage.

The Hay Barn is a breathtaking fusion of timeless character and cutting-edge modern living. Designed and built to exacting specifications this exceptional home seamlessly blends carefully curated reclaimed architectural features with the latest in contemporary design and modern living.



Accommodation summary

Step into a world of refined rural luxury with this stunning three-bedroom barn conversion, a breathtaking fusion of timeless character and cutting-edge modern living. Designed and built to exacting specifications, this exceptional home seamlessly blends carefully curated reclaimed architectural features with the latest in contemporary design and modern living.

From the moment you arrive, the barn's exquisite façade captivates with its harmonious combination of weathered timber cladding and expansive glazing. Inside, the attention to detail is simply unmatched. Reclaimed beams and bespoke ironwork pay homage to the building's heritage, while discreetly integrated smart home systems and energy-efficient solutions ensure a seamless modern lifestyle.

The heart of the home is a spectacular open-plan living area with an ornate bespoke stone fireplace by Atelier Bidal in Provence and vaulted ceilings. Full-height windows from iQ flood the space with natural light, offering uninterrupted views of the large garden.

The bespoke Crouch kitchen with Lacanche range is a true centrepiece, blending bespoke cabinetry with premium appliances and a large centre island, perfect for entertaining and family living.

Hidden behind reclaimed sliding doors is a delightful snug with a wood burning stove, perfect for nights in front of TV.

Each of the three bedrooms is a sanctuary of comfort and elegance. The principal suite, with its sumptuous Lusso en-suite bathroom and fitted wardrobes, exudes understated luxury. The remaining bedrooms are equally well-appointed, complemented by ensuite bathrooms that artfully combine reclaimed materials with sleek modern finishes.

Beyond the main residence, a hidden gem awaits: a detached, timber-clad two-bedroom annexe. Nestled discreetly within the grounds, this beautifully designed space offers independent living accommodation, perfect for extended family, guests or as a private retreat.

The outdoor spaces are every bit as impressive with a timber clad triple garage. The large open garden overlooking nearby fields provide a tranquil retreat, while a terrace offers the ideal setting for al fresco dining.

This extraordinary barn conversion is more than just a home, it's a celebration of craftsmanship, where heritage meets innovation. With the added versatility of the detached annexe, every detail has been thoughtfully considered, creating a residence that is as visually stunning as it is effortlessly functional.











Seller Insight

“The Hay Barn has been a wonderful space to live in and an exciting project from concept to completion,” say the current owners, who have created a beautiful home here in Berkshire. “The house is modern and open with design features that add interest and warmth: recycled beams from the original barn, exposed trusses, a limestone fireplace from Provence, vintage chateau doors, bespoke ironwork stair railings and beautiful lighting features, to but name a few. We put a lot of love into the project and are delighted with the result!”

Now, this is the ideal home for everyday life and entertaining alike. “We love cooking and entertaining so the kitchen was designed with this in mind and works a dream,” the owners say. “Who knew we would get so excited about a walk-in pantry! The Barn works well as a grown-up space but our little grandchildren regularly turn it into a creche – there are lots of play opportunities both indoors and out. On most winter evenings we hunker down in the snug with the log burner glowing to binge on the latest Netflix series – with no nuisance buffering thanks to the fibre optic broadband! The views across the garden from this room are very picturesque, often enhanced by regular visits from deer, rabbits, squirrels, kites, pheasants and ducks. Meanwhile, the annexe has been great for visiting family and friends and has also been a good sideline for short term lets and Airbnb guests.”

The setting of the property has much to offer, too. “The location works perfectly for our lifestyle,” say the owners. “We have direct access to an extensive bridlepath network from the lane for dog walks long and short. We love to mountain bike and road bike across Berkshire and the Chilterns, and there is a gym and golf course a 10-minute drive away. We often go to Marlow and Henley and London is a breeze on the train. We can tramp through the fields in muddy wellies in the afternoon and be in the West End for cocktails before sunset! We really do have the best of both worlds here.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















Location

The Hay Barn enjoys an enviable position, just 7 miles from the prestigious town of Ascot, 9 miles from the historic charm of Windsor, and a mere 7.5 miles from the picturesque riverside setting of Henley-on-Thames.

For those who commute, the property offers excellent transport links, with convenient access to the M3, M4, and M25 motorways as well as Heathrow and Gatwick airports. Bracknell, just 4 miles away, provides direct train services to London Waterloo the Elizabeth Line at Twyford is only 4 miles away, offers swift connections to central London.

The newly regenerated Lexicon shopping centre in Bracknell is within easy reach, offering an array of cafes, bars and restaurants. The centre also features a state-of-the-art multi-screen cinema, a flagship Waitrose store and the Fenwick department store, ensuring a truly refined shopping experience.

What3words ///data.pushed.ducks





INFORMATION

Services, Utilities & Property Information

Construction Type: Standard Timber steel frame with brick infills, timber cladding and tiled roof.
Water Supply & Sewerage: South East & Sewerage Treatment Plant. Annual Maintenance cost of around £230.00

Heating: Air source heat pump (Daikin)

Electricity Supply: Octopus Energy

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area. We advise you to check with your provider.

Broadband Availability: Currently 500Mbps Ultrafast Broadband. We advise you to check with your provider.

Garage Parking Space: 3

Off Road Parking Space: 8 plus vehicles

Planning permission: The barn conversion was completed in 2022 and with full planning permission and complies with building regulations

Viewing Arrangements

Strictly via the vendors sole agent Fine & Country Reading & Twyford Robert Cable - +44 (0) 7732 730 720

Website

For more information visit Fine & Country Reading & Twyford <https://www.fineandcountry.co.uk/reading-and-twyford-estate-agents>

Opening Hours:

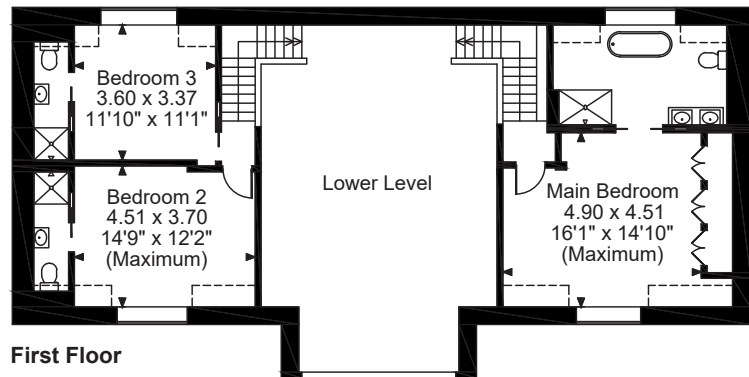
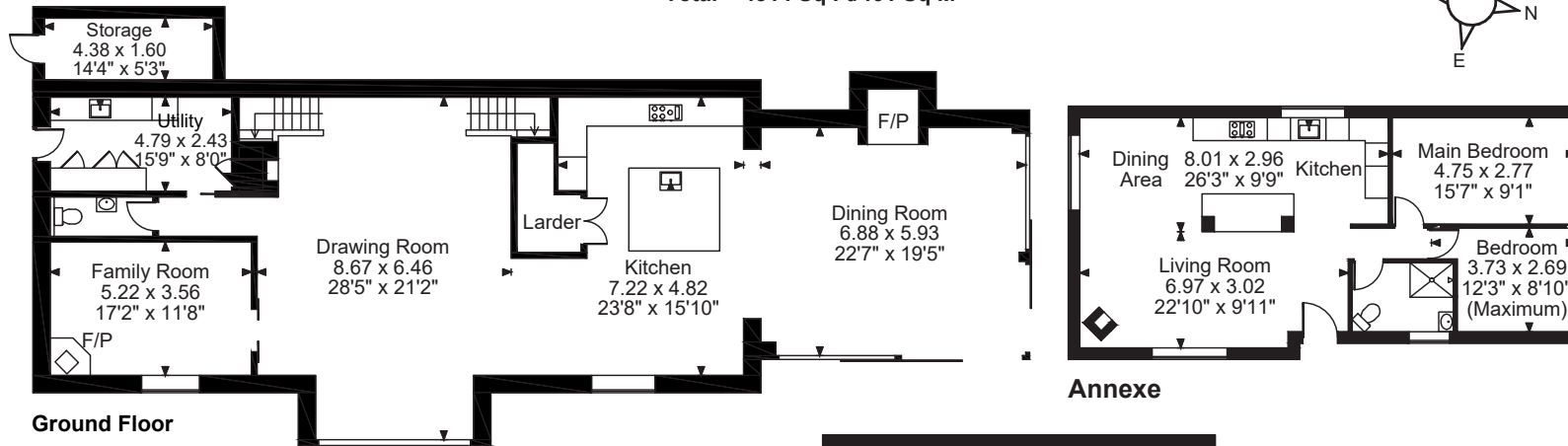
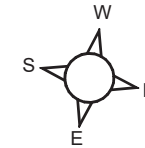
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



The Hay Barn, Spinningwheel Lane, Binfield
Approximate Gross Internal Area
Main House = 2799 Sq Ft/260 Sq M
Garage = 720 Sq Ft/67 Sq M
Annexe = 795 Sq Ft/74 Sq M
Total = 4314 Sq Ft/401 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Barn Conversion

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Tenure – Freehold
Local Authority: Bracknell Forest Borough Council
Council Tax Band: Barn G - Annexe A





ROBERT CABLE
PARTNER AGENT

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With 25 years of experience in marketing and property, I bring a deep passion for all things property-related, with a particular focus on listed buildings and the upper quartile market. My approach is rooted in creativity, professionalism, and a genuine dedication to delivering exceptional service.

I take immense pride in building trusted, one-to-one relationships with my clients, ensuring every step of the property journey is both enjoyable and seamless. From crafting personalized and bespoke marketing strategies to supporting you through completion and beyond, I am committed to making the process as smooth and stress-free as possible.

Having a thorough understanding of the complexities involved in listed properties and high-value upper quartile sales, I am well-equipped to navigate the unique challenges they present. My expertise ensures these distinctive properties are marketed to their fullest potential, achieving the best possible outcome for my clients.

We value the little things that make a home

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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