



NICHOLAS ESTATE AGENTS  
*Sales & Lettings*

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## **Marlston Farm Marlston Hermitage, Thatcham, Berkshire RG18 9UU**

**£5,000 PCM**

NEA LETTINGS: A detached four bedroom converted barn house with a separate one bedroom annexe in a superb rural position. Accessed via Marlston Farm, the property is presented in excellent order and benefits from a fabulous drawing room and entertainment area. The one bedroom annexe is immediately next to the property in a building of its own, which is ideal as a guest suite or nanny annexe, this includes a kitchenette/living room and upstairs has a bedroom and ensuite. Attached to the annexe is a small gym area. Tenants will also have use of the field and outbuildings.

Located in a sleepy, peaceful and unspoilt part of the countryside, yet within easy driving distance of the M4, local schools, Newbury, Reading, and lovely local villages such as Yattendon, with the country house hotel and restaurant; The Royal Oak, a Post Office, plus West Berkshire Brewery. There are many excellent schools within easy driving distance including Brockhurst & Marlston House Preparatory, Bradfield College, Pangbourne College, Downe House, St Andrew's Preparatory School, Cranford School, Moulshurst Preparatory School for Boys & The Oratory School. EPC Rating D.

DISCLAIMER: These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.

# Marlston Farm, Thatcham, Berkshire RG18 9UU

- NEA Lettings
- Detached Barn house
- Part Furnished
- Driveway parking
- EPC Rating D
- Marlston Hermitage
- Four bedrooms plus one bedroom annexe
- Wrap around garden plus use of the field and outbuildings
- Council tax band H
- Available immediately

## Boot room

15'5" x 9'3" (4.70 x 2.82)

Farm style entrance with tiled floor plenty of space for shoes coats, plus sink and two storage cupboards. Doors to utility, cloakroom and entrance hall.

## Utility

4'1" x 8'3" (1.27 x 2.52)



The utility room houses the washing machine, tumble dryer and hot water tank.

## Cloakroom

6'6" x 8'3" (1.99 x 2.54)



To the left of the boot room is a cloakroom which has WC, sink and further storage.

## Entrance Hall

21'9" x 14'11" (6.65 x 4.56)



A majestic entrance hall with wooden underfloor heating, glass doors to the kitchen and the snug, double doors either side of the staircase to the drawing room. Furniture includes antique set of drawers, mirror, wooden chest, chair and console table.

## Kitchen

30'4" x 24'1" (9.26 x 7.36)



From the entrance hall are glass doors, to the large family kitchen with tiled under floor heating. In the sitting area there is a fireplace with a large farm style door and windows overlooking the front garden. The dining area has large French sliding doors to the patio area. The kitchen area has a large island with breakfast bar, plenty of storage and work space. Appliances include American style fridge freezer, five ring gas hob with extractor, double electric oven plus a Siemens warming plate. There is a sink and a half with drainer under the window overlooking the garden. The island includes a dishwasher, sink and two ring hob. Furniture includes two sofas plus coffee table, one chair, green wooden side board, large television and two lamps.

## Snug

24'6" x 15'7" (7.47 x 4.76)



Wooden floors with underfloor heating dual aspect with window to front and large glass sliding doors to rear to second patio area with views across the countryside and local farm. Furniture includes two sofas, armchair, wooden bookcase and television cabinet with large television. There is also a floor rug, and hung painting on the wall.

## Drawing room

22'6" x 33'7" (6.88 x 10.25)



A stunning triple aspect drawing room, a perfect place for entertaining. It has underheated wooden floors throughout, to the left there is a door to the patio to the right there are two sets of sliding doors to the second patio. In the centre of the room there is a dual aspect fireplace, at the end of the room is

## Marlston Farm, Thatcham, Berkshire RG18 9UU

a mezzanine. Furniture includes three sofas, two daybeds, multiple armchairs and side tables, large dining table and chairs. There are also various wall mounted wooden framed pictures and a floor rug.

### Mezzanine



The mezzanine has views across the countryside and a balcony overlooking the drawing room.

### Landing



1st floor landing with wooden floors, doors to all bedrooms and family bathroom, plus an airing cupboard.

### Master bedroom

18'0" x 14'5" (5.50 x 4.41)



A dual aspect master bedroom with wooden floors and built in wardrobes along one side, further wardrobes the other side, with door to ensuite. Furniture includes bedside cabinets, tall chest of drawers and floor rug.

### Master Bedroom Ensuite

10'3" x 14'5" (3.13 x 4.40)



Triple aspect ensuite with underfloor heating, bath with handheld shower, two sinks both set within cabinets, corner shower unit and further storage.

### Bedroom Two

18'10" x 11'0" (5.76 x 3.37)



Wooden floor and dual aspect with low Velux windows in the slanted ceiling. Furniture includes bedside table and floor rug. Door to ensuite.

### Bedroom Two Ensuite

8'3" x 4'5" (2.54 x 1.37)



Ensuite with tiled floors, cubicle shower, sink set within a cabinet, WC, storage cupboard and heated towel rail.

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## Bedroom Three

10'5" x 14'6" (3.18 x 4.43)



Dual aspect bedroom with wooden floors.

## Bedroom Four

15'0" x 10'2" (4.59 x 3.11)



Wooden floors, window to front, built-in wardrobe.

## Family Bathroom

12'2" x 10'2" (3.72 x 3.11)



Family bathroom with underfloor tiled heating, bath with handheld shower, two sinks in a vanity cabinet, WC, walk-in shower, heated towel rail.

## Garden



A wrap around farm garden, with lawn to front and driveway parking for multiple cars. To the rear are two patio areas and lawn with views across the countryside and to Brockhurst & Marlston House Preparatory School. There is additional use of the field and outbuildings.

## Annex

12'9" x 16'5" (3.907 x 5.009)



Charming annexe (separate to the main residence) with small kitchen (no oven), wooden flooring and window looking onto the garden. Door to gym, staircase to bedroom

## Annex bedroom

11'5" x 25'4" (3.493 x 7.742)



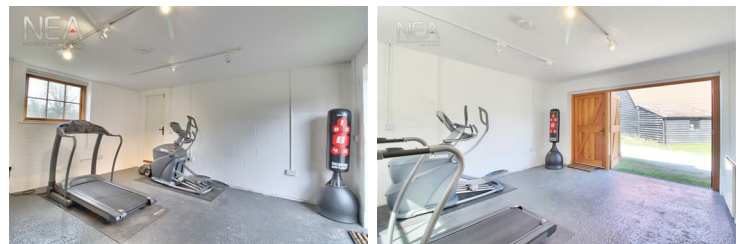
Carpeted spacious annexe bedroom on first floor with velux windows and storage in the eaves adding to this charming liveable space. Door to ensuite

## Annex bathroom



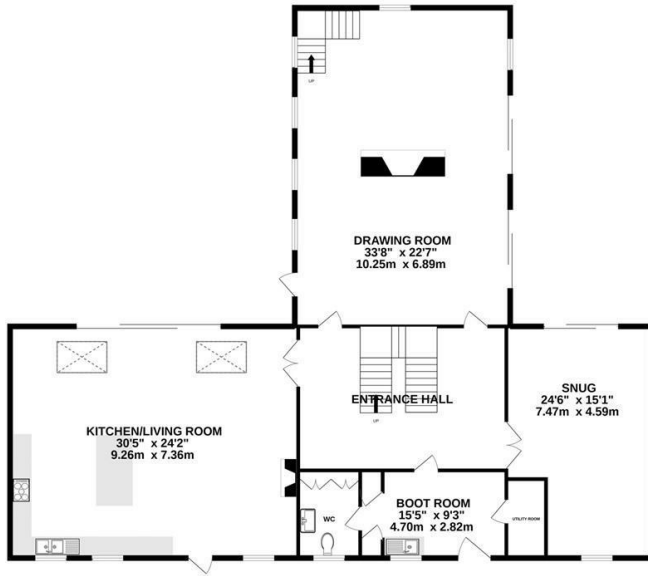
The annexe has a bathroom, off the bedroom which benefits from a bath, basin & WC with window overlooking the grounds.

## Gym

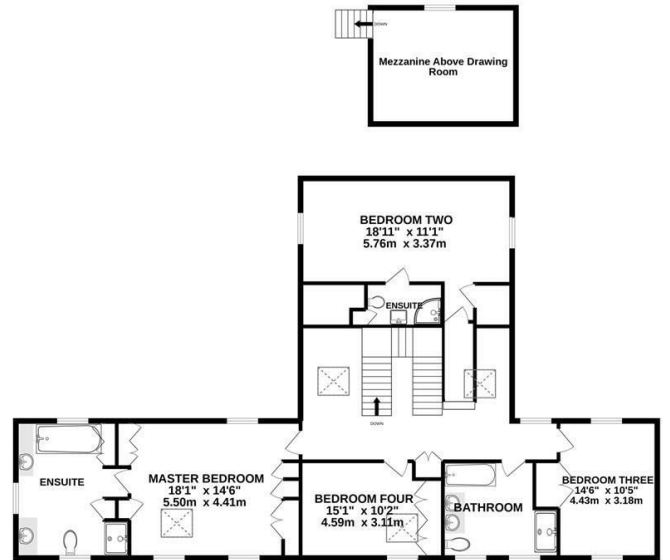


The gym is attached to the annexe but with its own entrance, a great space to socialise and keep fit. Equipment include a treadmill, crosstrainer and punchbag.

GROUND FLOOR  
2386 sq.ft. (221.7 sq.m.) approx.



1ST FLOOR  
1738 sq.ft. (161.4 sq.m.) approx.



TOTAL FLOOR AREA : 4124 sq.ft. (383.1 sq.m.) 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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| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |

