



Because property is personal with...

Drury Lane, Mortimer Common

Belvoir

Guide price £1,000,000



Key Features

- Five bedroom barn conversion
- Countryside setting
- Beautiful views
- Double garage
- Large grounds
- Character features throughout
- EPC rating E
- Freehold





Admirals Barn is a truly special five-bedroom barn conversion, positioned in a tucked-away setting just off Drury Lane in Mortimer. This characterful home offers a rare combination of charm, space, and privacy, all set against a backdrop of far-reaching countryside views.

The property immediately impresses with its exposed beams and high vaulted ceilings, creating a sense of volume and character throughout. The accommodation is both generous and versatile, centred around a large kitchen breakfast room, ideal for modern family living, alongside a separate dining room and a substantial living room. From here, a conservatory extends the living space further, enjoying uninterrupted views over the gardens and surrounding landscape.

In total, the home offers five bedrooms, with the principal bedroom benefitting from an en-suite, complemented by a well-appointed family bathroom. Additional practical features include a utility room and excellent storage throughout.

Externally, the property continues to deliver. A double garage with electric roller doors provides secure parking and convenience, while the extensive grounds are a standout feature. The gardens are predominantly laid to lawn, offering a high degree of privacy and enjoying a sun-soaked aspect, making this a true sun trap throughout the day. The setting is peaceful and secluded, with panoramic countryside views that are rarely available.

Further benefits include gas-fired central heating and a recently installed waste treatment plant, providing reassurance to prospective

buyers.

This is a rare opportunity to acquire a home of genuine character in a highly desirable and private setting, offering both lifestyle and long-term appeal.

Location

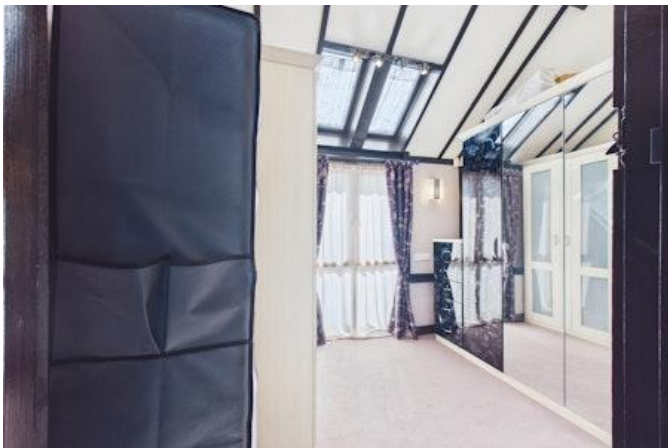
Mortimer is a well-regarded village offering a strong sense of community, with a range of local amenities including shops, public houses, and schooling. The area is particularly popular with those seeking a semi-rural lifestyle whilst retaining access to larger centres such as Reading and Basingstoke, both of which provide mainline rail links and extensive facilities. The surrounding countryside offers excellent walking and outdoor pursuits, further enhancing the appeal of this location.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Juno or Rowberry Morris. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-









Floor 0 Building 1



Floor 0 Building 2

BELVOIR!

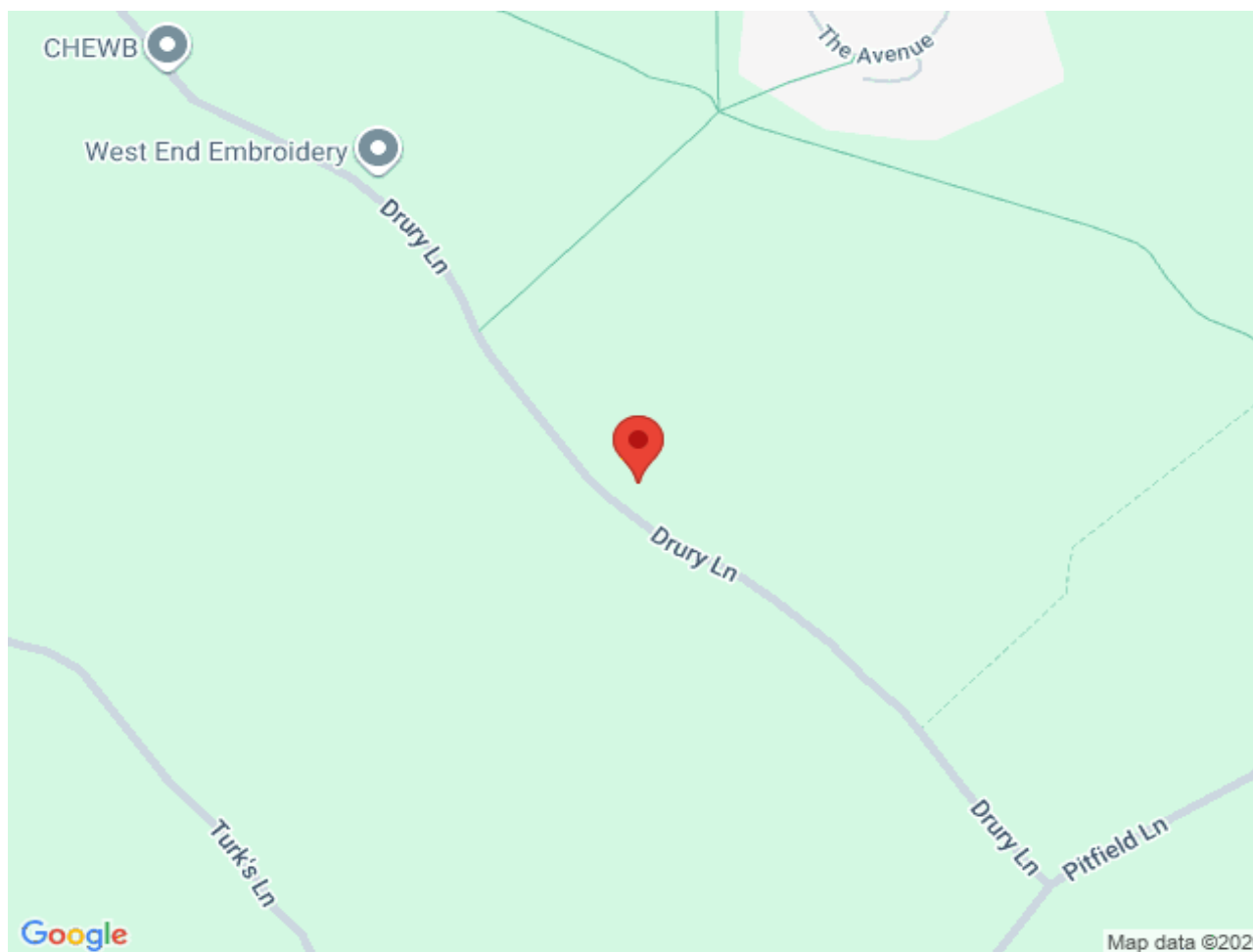
Property is personal

Approximate total area⁽¹⁾
2228 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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