



Stable Barn, Dropmore Road



Ashington Page



A Stunning Detached Lifestyle Barn Conversion In A South Facing Plot Approaching 0.6 Acres, With Its Own Paddock And Large Kitchen Garden/Play Area, Backing Onto Lambourne Golf Club!

Stable Barn is on the market for the first time in 23 years and forms part of small community within the greenbelt. Accessed off a driveway which also leads to one other barn and the original farmhouse, Stable Barn has tall ceilings and rooms that are flooded with natural light. We have already seen that when the sun is shining there is a natural pull to venture outside to enjoy the gardens and paddock or to relax in the impressive covered outdoor kitchen.

The accommodation is generous, approaching 2500 square feet including the garage and comprises 4 good sized bedrooms, 3 bathroom/shower rooms (2 suites), 3 reception rooms, cloakroom, a good sized kitchen/breakfast room and a garage with a boiler room at the rear that houses the oil fired central heating boiler.

Once inside the hallway you see the engineered wood flooring which extends into the dining and drawing rooms and the many vaulted ceilings which are a hallmark of the property adding a sense of space and light.

The Drawing Room is an impressive space with natural light coming through on 3 sides and has a cast iron wood burning stove and an extractor canopy above. French doors lead to the garden. The Dining Room adjoins the kitchen and is perfect for entertaining and also has French doors to the garden. The Kitchen/Breakfast Room is fitted with hand crafted oak fronted units, some have a painted finish and the worktops are granite and there is a island unit with drawers, cupboards and pull out wicker baskets. Appliances include a Britannia Induction Range Cooker, Neff dishwasher, washing machine & integrated tumble dryer and a Maytag American style fridge/freezer which has tall storage units to either side. French doors lead to outside.





Passing the study you will find the impressive Principle Bedroom which has vaulted ceiling, lots of light and French doors taking you to the patio to enjoy a morning coffee. The built in wardrobes have useful storage cupboards above and the full ensuite has a bath and a separate shower. Bedroom 2 is the Guest bedroom with an ensuite shower room and bedroom 3 has a door to the family bathroom which also has a door from the hallway and serves Bedroom 4.

Outside the driveway leads to a five bar gate and into the paddock which backs onto the golf club. It is a wonderful setting. Head over to the covered outdoor kitchen which has a butler sink and plumbed water, light, power and mounted electric heaters. The wide patio area and garden lawn lead to a gate which gives access to a large kitchen garden/play area with raised wooden beds, a potting shed and this area is enclosed by a mixture of range style and close boarded fencing.

The garden benefits from a range of useful outbuildings, ideal for gardening enthusiasts or those requiring additional storage and workspace. A Rhino metal greenhouse (8ft x 6ft) is fitted with a plumbed water supply, providing excellent facilities for growing plants throughout the year.

There is a substantial wooden workshop (20ft x 10ft) with mains power, offering a versatile space . In addition, a composite shed with power provides secure storage for garden machinery and equipment.

A further wooden tool shed (6ft x 4ft) offers convenient additional storage, ensuring the garden remains well organised while maximising the usable outdoor space.

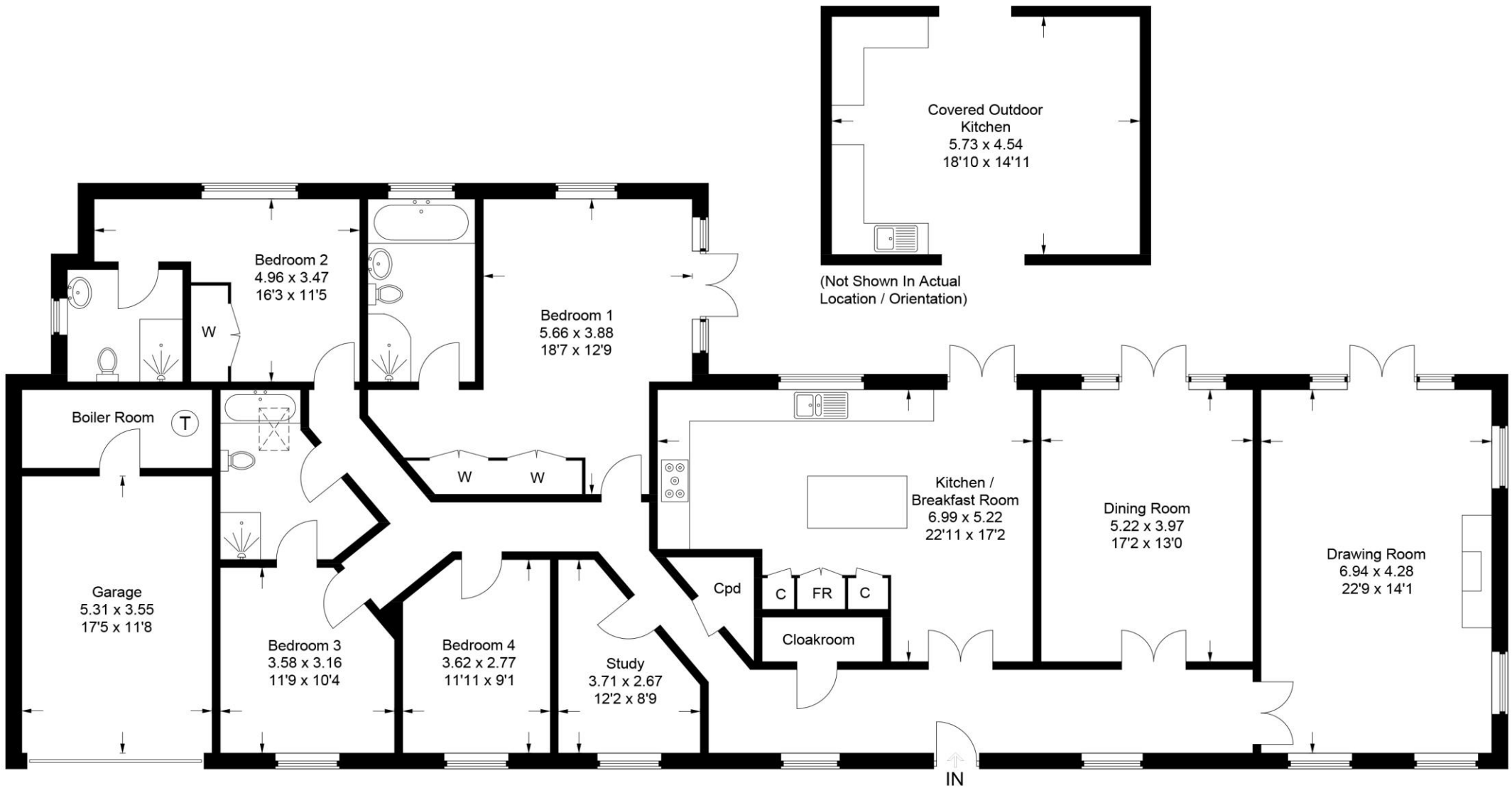
Tenure: Freehold

EPC: C

Council Tax Band: G



Approximate Gross Internal Area = 207 sq m / 2,228 sq ft
Outbuildings = 50.8 sq m / 547 sq ft (Including Garage)
Total = 257.8 sq m / 2,775 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





For an appointment to view this property, please contact Ashington Page on 01494 680 018 Email info@ashingtonpage.co.uk

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