



WHEATLANDS LANE, ENBORNE, RG14

£4,000 per month*

Carter Jonas

NEWBURY, BERKSHIRE, RG14 6RG

A remarkable architect-designed barn conversion with detached studio and office space, to the south of Newbury.

LOCATION

Situated in a convenient semi-rural location on the edge of Wash Common, with excellent access to well-regarded schools for all age groups (within the catchment of St Barts secondary) and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington). Extensive amenities are available in the market town of Newbury.

THE PROPERTY

Combining exceptional natural light and carefully crafted interiors combine to create a distinctive modern family home.

Extending to approximately 2,619 sq. ft, it has been thoughtfully designed around a spectacular open-plan living environment that forms the social heart of the house. The impressive kitchen, dining and family room stretches the full depth of the property, creating a seamless space for everyday living, entertaining and family gatherings.

The beautifully appointed kitchen incorporates sleek contemporary cabinetry, integrated appliances and an oversized island, flowing naturally into generous dining and informal living area with a wood burning stove, illuminated by rooflights and featuring bespoke built-in bench seating, provides a relaxed social hub at the heart of the house.

A separate sitting room offers a peaceful retreat and features a contemporary wood-burning stove set upon a reclaimed brick hearth, creating a cosy focal point during the winter months. The ground floor is completed by a study, utility room and cloakroom.

To the first floor are four generous double bedrooms arranged around a spacious landing, together with a dressing room and beautifully appointed ensuite to the principal and family bathroom (with walk in shower).

Stone and timber-clad elevations lend a contemporary rural character, while large sliding doors create a seamless connection to the landscaped gardens. Curving gravel pathways weave through



thoughtfully planted borders, creating a series of attractive outdoor spaces that complement the architecture and encourage year-round enjoyment of the setting.

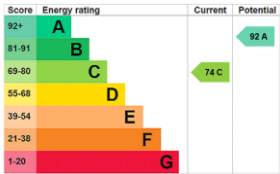
The detached studio/outbuilding with large-format glazing and mezzanine storage, currently used as a workshop/bike store but can be used as a gym. Additionally, there is a detached office/store room.

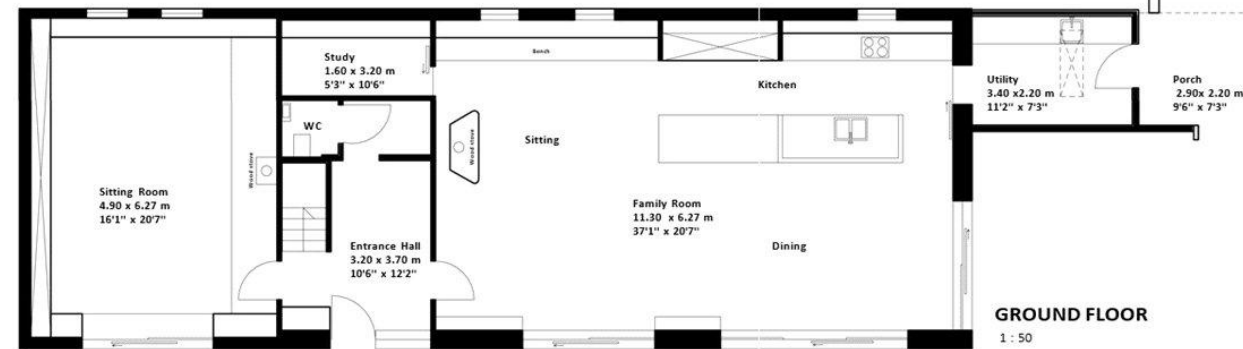
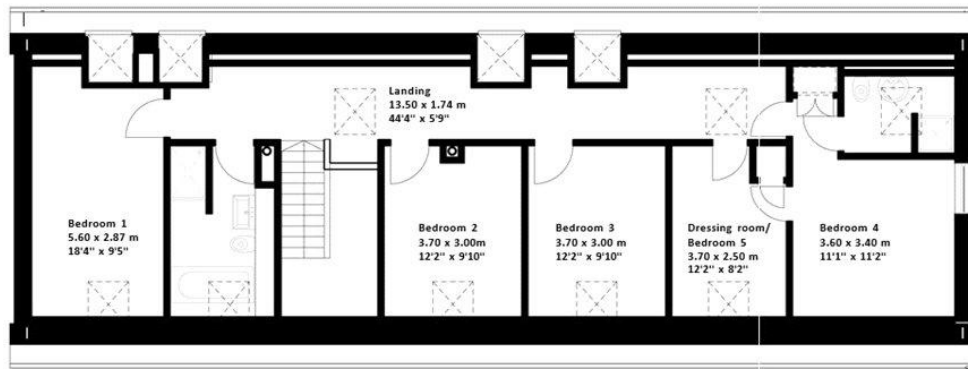
Enclosed landscaped gardens and driveway parking and EV charger. Underfloor heating, heat recovery system and triple glazing. Septic tank drainage, mains electric and water.

EPC Rating D. Council Tax Band G (West Berks Government website for current cost).

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £4000.00 per calendar month: Holding deposit of 1 week's rent £923.00, Security deposit of 5 weeks rent £4615.00.





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