



THE BARN

Guide Price £1,275,000

Carter Jonas

THE BARN HIGHWOOD FARM LONG LANE SHAW RG14 2TB

- Newbury town centre and mainline railway station with trains to London Paddington in less than one hour 2.1 miles
- M4 (junction 13) 4 miles
- A34 2.7 miles

Entrance lobby · entrance hall · impressive double height sitting room with original timbers and mezzanine · study · large kitchen/family room with bi-fold doors to the garden · larder · utility · dining room · 3 ground floor bedrooms, one with an ensuite shower room and a family Jack and Jill bathroom · mezzanine fourth/guest bedroom · boiler room · oak framed double carport with adjoining workshop garage with store · private drive · attractive garden and a large area of elevated paddock land with wonderful views over the surrounding countryside · in all 3.5 acres · Energy Rating D

SITUATION

The Barn is situated at Highwood Farm which is accessed via a private drive and surrounded by farmland. The property is located on the north-east edge of Newbury town centre in a very private yet convenient location as the town centre, the M4 and A34 are all very accessible. Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town.

SITUATED IN A QUIET RURAL LOCATION ON THE EDGE OF NEWBURY AN ATTRACTIVE CONVERTED BARN PROVIDING UNIQUE ACCOMMODATION TOGETHER WITH 3.5 ACRES.



DESCRIPTION

The vendors of the property have created an attractive and very individual property from a traditional farm barn. Once part of Highwood Farm the property is in a secluded location but is not isolated as the original farmhouse is still close by. The Barn has been very sympathetically converted so that a great deal of the original charm of the building has been retained but this is combined with modern features including an impressive kitchen/family room with a wall of glass beyond which is the garden. The accommodation is very flexible as there are three ground floor bedrooms which can be used as additional reception rooms if required and in addition there is a mezzanine bedroom which is ideal for guests. The property offers over 3000 ft.² of accommodation which includes a wonderful sitting room which is triple aspect and has a double height vaulted ceiling with original timbers and steps leading to a mezzanine which is an ideal study. In addition to the impressive kitchen, there is a walk-in larder, a separate utility and a separate dining room. The property has been well maintained and is presented to a high standard throughout.

OUTSIDE

The Barn is approached by a gravel drive providing ample parking and access to an original garage with adjoining storage area. To the rear of the property there is a very practical oak framed building providing a double carport with adjoining workshop with power and lighting. Directly behind the house there is a paved terrace for outside entertaining beyond which the garden is all grass and contains a variety of trees and shrubs. On the west side of the property the land rises and there is an area of paddock from which there are lovely views over the surrounding countryside.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity, oil fired central heating, private drainage

Local Authority: West Berkshire Council – 01635 551111

Council Tax: Band B

Viewing: By prior appointment through the Newbury office 01635 263010



The Barn, Highwood Farm, Long Lane, Newbury
Approximate Gross Internal Area
Main House = 286 Sq M/3079 Sq Ft
Garage/Outbuildings = 85 Sq M/914 Sq Ft
Total = 371 Sq M/3993 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 58 D | 78 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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