



Black Barn
Upper Woolhampton, West Berkshire

**STRUTT
& PARKER**
BNP PARIBAS GROUP

A stylish and spacious detached four bedroom barn conversion in a beautiful and highly-convenient location

An attractive weatherboarded family house and detached triple garage in a peaceful location with delightful garden and wonderful views



3 RECEPTION
ROOMS



4 BEDROOMS



3 BATHROOMS



TRIPLE
GARAGE



GARDEN



FREEHOLD



RURAL/
VILLAGE



2,624 SQ FT



GUIDE PRICE
£1,450,000



The property

Black Barn is an attractive weatherboarded barn conversion offering over 2,500 sq ft of light-filled accommodation arranged over two floors. The property has been configured to provide a practical and cohesive living and entertaining environment, and is beautifully presented throughout with stylish and elegant accommodation. The reception hall has attractive limestone flooring and leads to all the reception rooms, including a fabulous triple aspect kitchen/dining/family room with glazed bi-fold doors providing a wonderful outlook across the garden. This room includes a comfortable seating area with an inglenook fireplace and woodburning stove, and plenty of space for a large dining table. The kitchen area is well fitted with a range of smart wall and base units, a large central island with breakfast bar, and modern integrated appliances. There is also a spacious dual aspect drawing room with a pretty fireplace and woodburning stove, and a large family room/study with fitted bookcases. In addition there is a utility room and cloakroom, and underfloor heating throughout the ground floor.

Upstairs, the first floor is part-vaulted with Velux glazing throughout, providing an abundance of natural light. The principal bedroom suite has a contemporary en suite bathroom and large dressing room, and bi-fold doors open onto a balcony with stunning far-reaching views over the surrounding countryside. There are three further bedrooms, one with an en suite bathroom, and all with fitted storage. There is also a family bathroom.

Outside

The property is set in a beautiful garden mainly laid to lawn and surrounded by mature hedges and with attractive mixed flower borders. A large stone terrace wraps around three sides of the house creating a fantastic space for outdoor entertaining and enjoying the afternoon and evening sunshine. The property is approached from the village lane via smart electric gates and there is parking for a number of vehicles beside the triple garage which provides plenty of storage space. There is also a useful room above the garage.



Location

Black Barn is set in a peaceful rural position on the edge of the sought-after village of Upper Woolhampton, close to the popular Berkshire towns of Newbury and Pangbourne. The surrounding rolling countryside provides extensive walking and riding opportunities, and the location is also highly convenient for nearby towns and road and rail links. Upper Woolhampton offers a peaceful village environment, and nearby Woolhampton provides a local shop, a pub and a primary school. Additional amenities can be found in Aldermaston, including local shops. The larger towns of Newbury and Reading provide a comprehensive range of amenities catering for most day to day needs.

Communications in the area are excellent, with easy access to the A4/A34 and M4, and there are fast train services from Midgham, Newbury and Reading into London Paddington. There is a wide choice of highly regarded schools in the area, including Elstree prep school in Woolhampton itself.

Distances

- Newbury 7 miles
- Pangbourne 8 miles
- Reading 10 miles

Nearby Stations

- Midgham (Paddington from 52 mins)
- Newbury (Paddington from 41 mins)

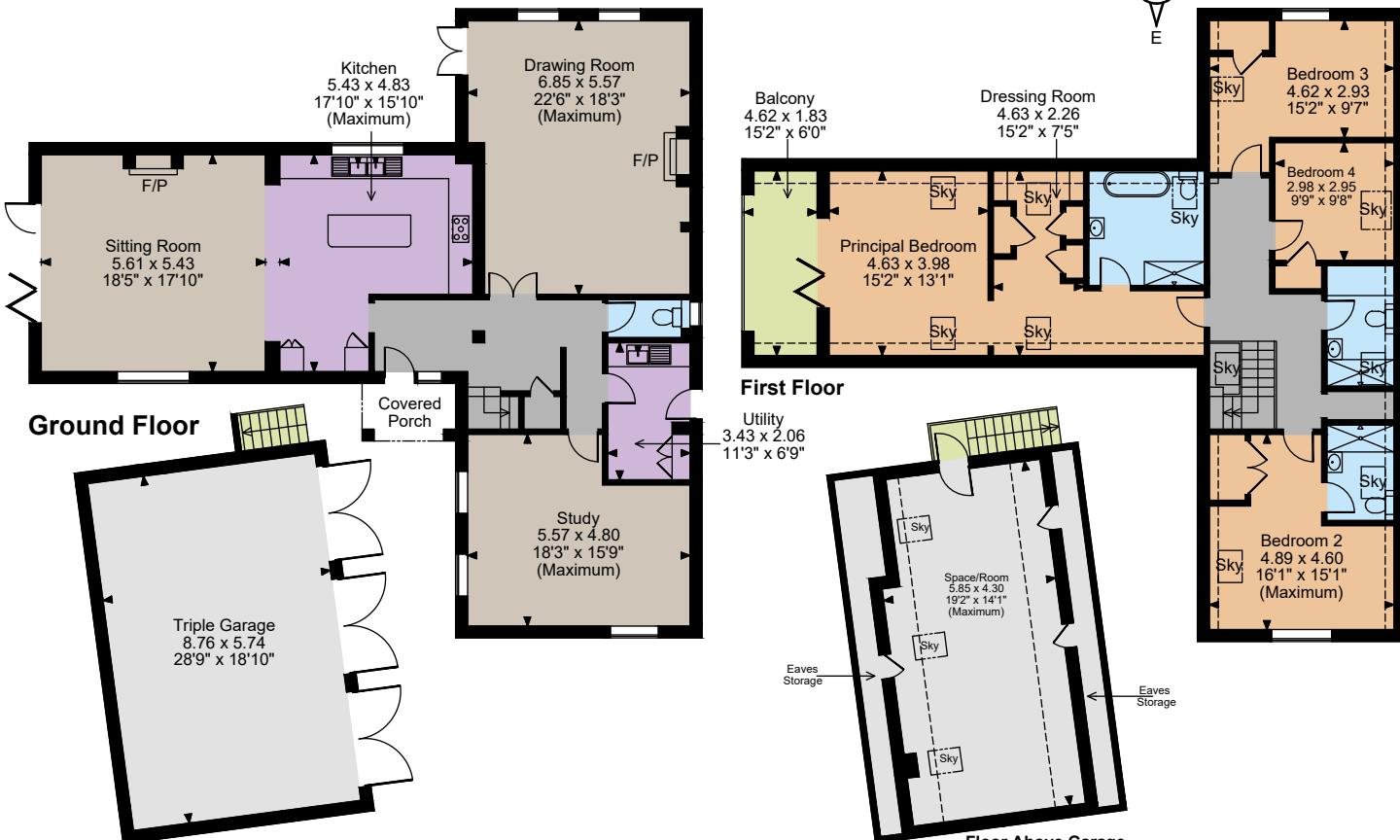
Key Locations

- Basildon Park, National Trust
- Newbury Racecourse
- The Watermill Theatre

Nearby Schools

- Elstree
- Cheam
- Brockhurst and Marlston House
- Bradfield College
- Downe House





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Floorplans

House internal area = 2,624 sq ft (244 sq m)

Garage internal area = 806 sq ft (75 Sq m)

Balcony external area = 79 sq ft (7 sq m)

Total internal area = 3,430 sq ft (319 sq m)

For identification purposes only.

Directions

Post Code: RG7 5TN

what3words: //assess.craftsman.soggy

General

Local Authority: West Berkshire Council

Services: Mains electricity and water. This property has a private drainage which may not comply with current regulations. Further information is being sought.

Oil fired central heating. Underfloor heating on ground floor.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

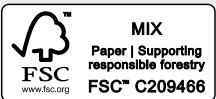
EPC Rating: C

Newbury

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