



HUNT & NASH

Est. 1938

www.huntandnash.co.uk

Bean Oak Barn, Binfield Road, Wokingham Berkshire RG40 5PS

**STUNNING GRADE II LISTED BARN CONVERSION EXTENDING TO ABOUT 3850 SQ FT
LARGE MATURE GARDENS WITH SMALLER DETACHED GRADE II LISTED BARN
FURTHER GARAGING: FOUR RECEPTION ROOMS: FIVE BEDROOMS: TWO EN SUITES
LARGE KITCHEN/BREAKFAST ROOM: WEALTH OF EXPOSED BEAMS
BAGS OF CHARACTER: WONDERFUL OPPORTUNITY
EPC RATING D**



A stunning Grade II Listed barn conversion approaching 3850 sq ft with an additional detached smaller barn and two single garages, ample parking and wonderfully private gardens to both the front and rear.

The spacious accommodation boasts a wealth of character and charm and is laid out and designed for flexibility incorporating 5/6 bedrooms and 4 reception rooms, plus a large kitchen/breakfast room with granite tops and all the usual integrated appliances.

The sitting room has a large exposed brick inglenook style fireplace which is a fabulous focal point and there are double doors out to the rear garden. There are also double doors that open into the kitchen, which is almost 500 sq ft on it's own, and is fitted with an extensive range of wall and base units and a large central island. There is plenty of space for breakfasting or dining and there is also access to the rear garden. The other three reception rooms are currently used as a study, dining room and family room and there is the flexibility and potential to create a ground floor bedroom if necessary.

A full height window in the entrance hall extends up to the first floor allowing a superb amount of natural light to flow into the galleried first floor landing. Again there is a wealth of exposed beams especially in the master bedroom with it's vaulted ceiling, fitted wardrobes and en suite bathroom. There are four further double bedrooms, one of which also has an en suite and there is a family bathroom and dressing room/small sixth bedroom if desired.

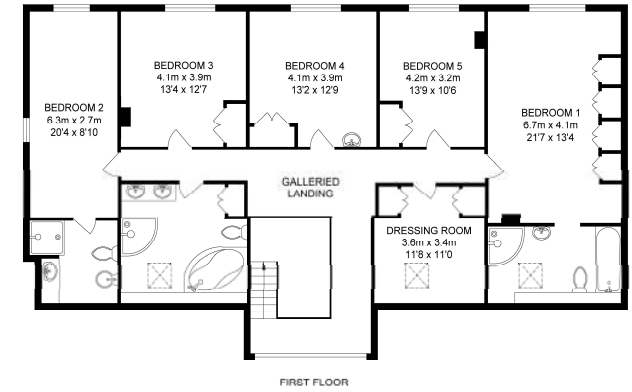
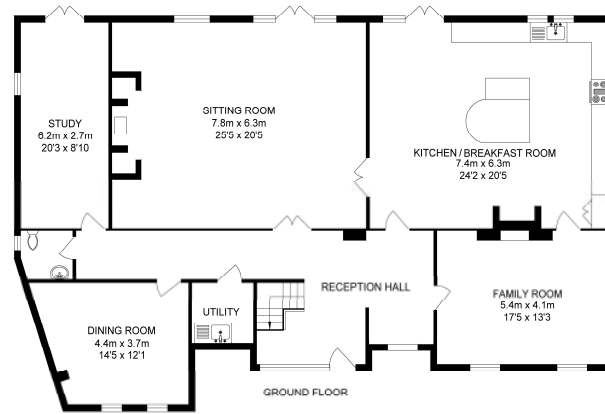
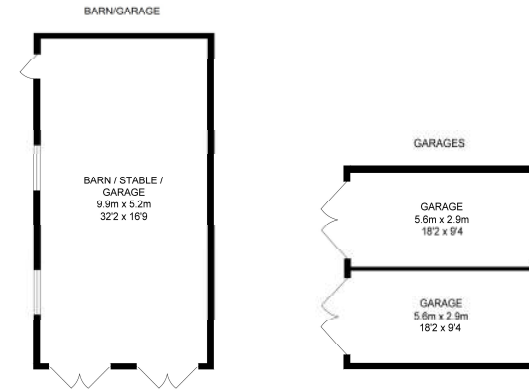
Bean Oak Barn stands in a mature plot of about half an acre with well maintained mature gardens affording plenty of privacy. There is a smaller detached barn with two sets of double opening wooden doors, a ground floor of approximately 500 sq ft and a vaulted ceiling. This barn could have a variety of uses and there are two further single garages with plenty of other parking and turning. Also in the garden is a wooden summer house and a delightful paved split level patio adjoining the rear of the property with mature flower and shrub borders and various seating areas.

Wokingham is a popular Berkshire town conveniently placed for the M4 & M3 with a mainline railway station and some highly regarded schooling nearby. Wellington College is approximately 5 miles away and Shiplake College about 13 miles away.

GUIDE PRICE . . . £1,400,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568 Email: bourneend@huntandnash.co.uk





HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase. Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR





Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings



ESTATE AGENTS BLOCK MANAGEMENT
RESIDENTIAL LETTINGS & MANAGEMENT

