



GRANGE FARM BARN, ISLANDSTONE LANE, HURST, READING, BERKSHIRE, RG10 0RJ
£1,750,000 FREEHOLD

AN EXCEPTIONAL 5/6 BEDROOM NEW HOME IN THIS QUIET SEMI-RURAL SETTING JUST TWO MILES FROM TWYFORD WITH ITS TRAIN STATION FEATURING ON THE ELIZABETH LINE AND CROSSRAIL LINKING READING WITH THE CITY OF LONDON AND CANARY WHARF.

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DESCRIPTION:

An exceptional 5/6 bedroom new home in this quiet semi-rural setting just two miles from Twyford with its train station featuring on the Elizabeth Line and Crossrail linking Reading with the City of London and Canary Wharf.

Finished to exacting standards this sympathetic barn conversion is set in approximately 5 acres of grounds on this quiet country lane. This unique home is approached via a five bar gate onto an extensive driveway with an oak framed car port and parking for several cars. The property is set around a large courtyard patio area which can be accessed from multiple entrances in the house and a real focal point perfect for entertaining and taking in the tranquillity and views over the substantial grounds.

The main entrance opens into a bright and spacious entry hall with a limestone tiled floor which leads through to the kitchen, dining area, w/c and boot room. The main living room is off the entrance hall and has a high vaulted ceiling with exposed beams, a wood burner and double doors opening on to courtyard at one end and further double doors leading to the kitchen. The delightful contemporary country style kitchen is again spacious based around an impressive central island and finished to the highest of specifications with a full range of Miele appliances, designer fittings and granite work surfaces. There is a dining area off the kitchen with double doors on to another terrace perfect for al-fresco dining or as a relaxing hideaway to the rear of the property. To the other side of the kitchen there is another reception room which has double doors again onto the courtyard and stairs to the first floor accommodation. This room would make an excellent snug, tv room, children's play room or games room.

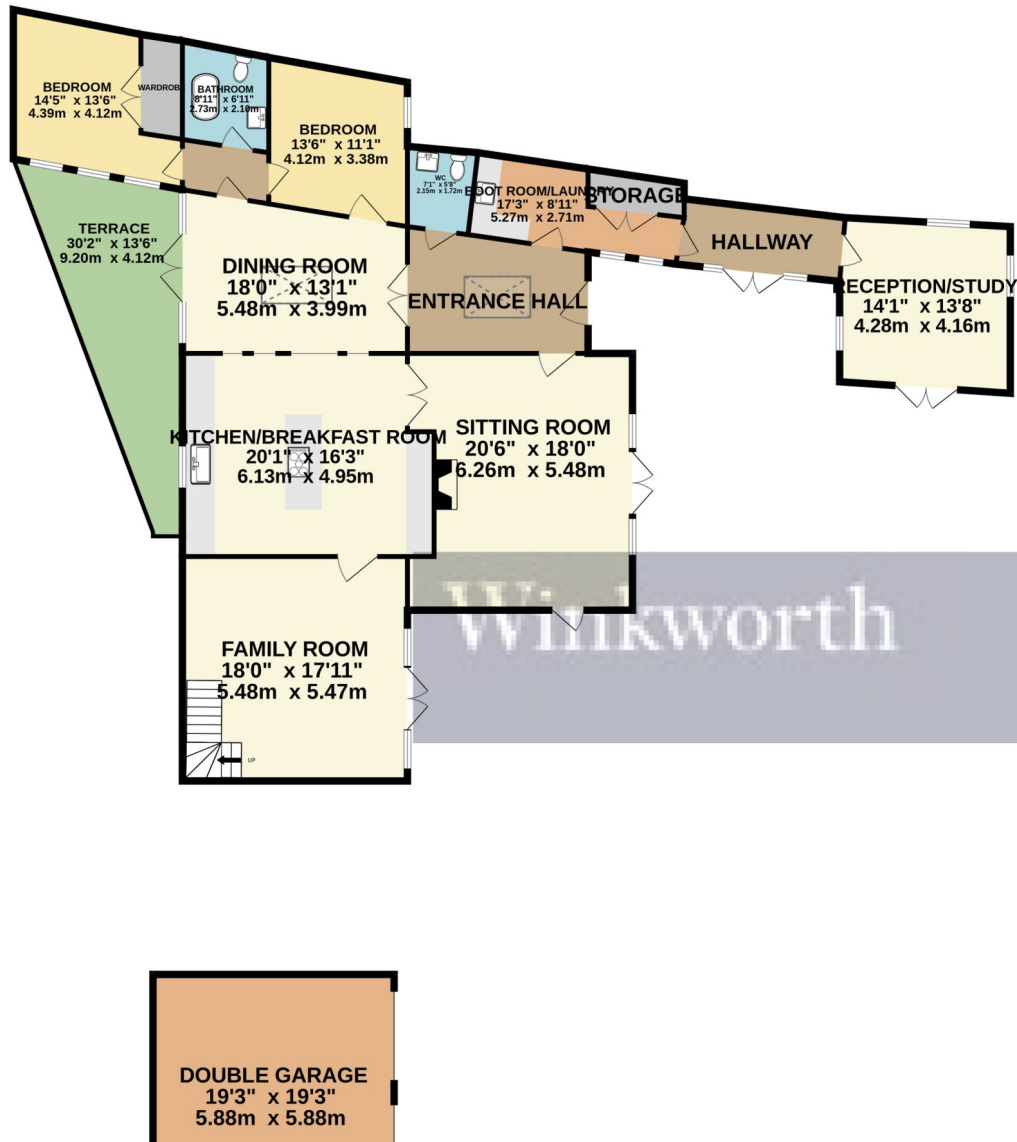
There are two ground floor bedrooms serviced by a bathroom in between them and the boot room leads into another bright passageway with more double doors on to the terrace running into another room with a vaulted ceiling and more doors to the outside which would make a perfect office or even a guest bedroom. On the first floor there are three bedrooms, a superb family bathroom and an en-suite shower room.

This immaculate home has been completed with some superb features including, engineered oak floors, a range of panelled and glazed doors, impressive outside areas, a designer kitchen and bathrooms and is ready to move into.

AT A GLANCE

- 5-6 Bedroom Contemporary Barn Conversion
- Approximately 5 Acres Of Grounds
- High Spec. Fitted Kitchen with Quality Miele Appliances
- 4 Reception Rooms
- 3 Bathrooms and Ground Floor WC
- Boot Room and Generous Entrance Hall
- Detached Double Garage with Living Space Above
- Landscaped Gardens
- Ultra-Efficient Air Source Heat Pump System
- Council tax band tbc Wokingham





This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		75	81
EU Directive 2002/91/EC			



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