

# The Oak Barn & The Cottage, Whistley Court Farm, Whistley Green **RG10**





## Stunningly appointed courtyard barn conversion.



Henley-on-Thames 7 miles • Twyford station 1.3 miles (London Paddington 30 minutes) • Maidenhead 5 miles • M4( J8/9) 4 miles M40 (via 404) • J4 10 miles (All Distances are approximate)

# The property

The Oak Barn is a beautifully appointed conversion with a very high-quality interior finish in a contemporary style whilst retaining some original features, part of a very desirable small development. The interior designer living accommodation offers quality and semi open plan living, with award winning landscaped gardens backing onto fields.

The property opens into an attractive entrance hall, which leads into a spectacular high-tech premium design German Bulthaup kitchen. From the kitchen you walk into a stunning very light glass sided contemporary garden lounge. This is a perfect space for family gatherings and entertaining which overlooks the beautiful gardens to the rear. From here you walk into a crittall glass enclosed snug/television room. All the above includes a wet underfloor heating system and Rako lighting.

In addition, the hallway leads into another impressive lounge with an array of original exposed beams and a feature fireplace which follows through to the dining room. Downstairs there is also a cloakroom and a utility room.

The first floor accommodation comprises a part vaulted master bedroom with an original feature beam, running through the middle of the room, and an en-suite with walk in double shower and high end fittings, three further double bedrooms and a modern family bathroom with bath and shower cubicle.

## Gardens and Grounds

The extensive award-winning landscaped garden with four separate terraced areas, is perfect for entertaining and includes a Rainbird automated irrigation system and architectural feature lighting.

A contemporary landscaped courtyard driveway with ample parking and a double garage.



# The Cottage

The Cottage is a modern contemporary barn style property beautifully presented throughout. It has an open plan living space of kitchen and sitting room. Master double bedroom and a further double bedroom, cloak room and shower room.

## Gardens and Grounds

It has a private enclosed pretty garden with patio area for outside dining, with irrigation system and outside lighting. A driveway and double garage.



# Situation

Whistley Green is a village in Berkshire and part of the civil parish of St Nicholas Hurst with easy access to Reading

# Directions (RG10 0EJ)

From the centre of Twyford proceed towards Wokingham (B3018), pass Twyford Railway Station immediately after the railway bridge turn right into Hurst Road (A321). After 0.8mile bear right following signs to Winnersh/Aborfield (B3030) into Lodge Lane past the Elephant & Castle pub then turn right into Whistley Court Farm.

## Services

Mains system, electricity, gas and sewage

## Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others such as fitted carpets, curtains and light fittings are specifically excluded from the sale, but may be available by separate negotiation.

## Viewing

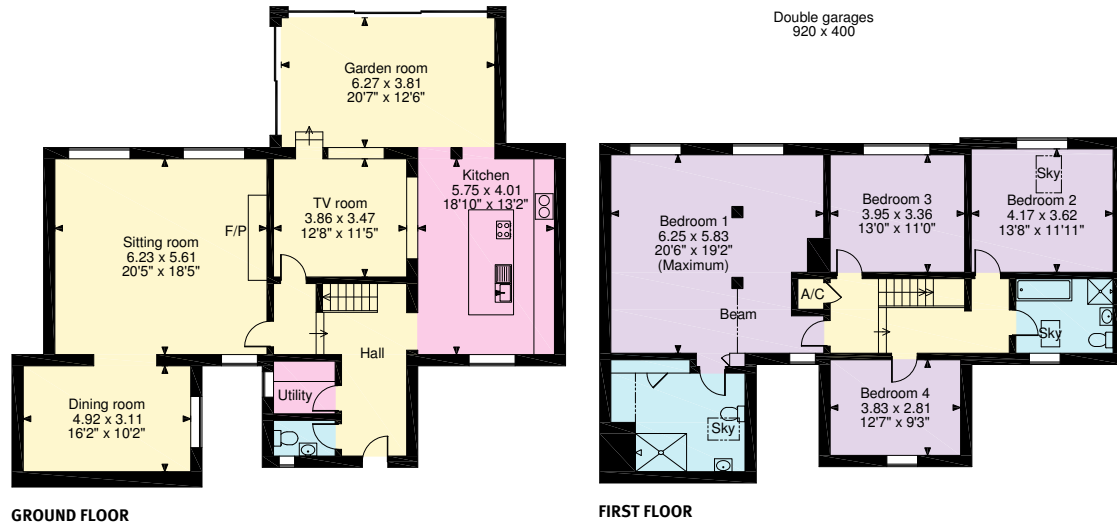
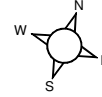
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## Local Authority

Wokingham Parish Council



**Lodge Road, Whistley Green, Reading**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA**  
**Main House = 248sq.m (2,670sq.ft)**



**The Cottage, 4 Whistley Court Farm, Lodge Road Whistley Green, Hurst**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA**  
**72sq.m (771sq.ft)**



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**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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