

Hampstead Norreys, Berkshire, RG18

£5,250 per month *Unfurnished*

5 4 4

MATERIAL INFO

Deposit: £6,057.69
Holding Deposit: £1,211.53
Council Tax Band: G

KEY FEATURES

- Four/five bedrooms
- Four bathrooms
- Kitchen/breakfast room
- Drawing room
- Dining hall
- Study/ bedroom five
- Family room





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** MANAGED BY WINKWORTH **
Riverside Barn is a stunning attached barn conversion in pretty riverside grounds. Situated in an Area of Outstanding Natural Beauty, surrounded by picturesque countryside. The property is set in established gardens.

This impressive property benefits from countryside views on all three sides and has many attractive features. The sitting room is particularly impressive being triple height with fabulous, exposed beams and a feature fireplace. The large French windows bathe the room in light, making it ideal to relax in and absorb the vista.

All of the reception rooms have views over the garden and there is underfloor heating throughout the ground floor. The kitchen is fitted to a high standard, with natural stone flooring and granite work surfaces. There is a lovely family room or study adjoining the kitchen with French windows into the garden.

The first floor accommodation includes four bedrooms, two of which benefit from en-suite facilities, and a family bathroom. Riverside Barn is approached via a long gravel drive, owned by the property, which passes over the River Pang and sweeps round to the barn. There is ample parking and across the lawn a large double garage (Only one half can be used by tenant). The grounds are very well maintained and predominantly laid to lawn with many specimen trees. There is a large terrace on the south side of the property, providing a secluded and substantial dining area for the summer months. The River Pang flows through the garden and is a haven for wildlife.

Available mid January 2027) on an unfurnished basis and gardener included. May not be suitable for children under 12, due to open proximity of river.






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GLA[1]

264.7 m²
2849.19 ft²

Total

264.7 m²
2849.19 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

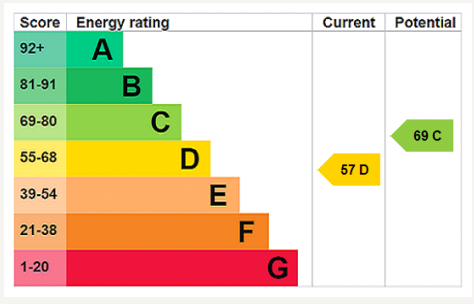
Reduced headroom

..... Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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