



James Farm, James Lane, Grazeley Green, Reading, RG7 1NB

Offers in excess of £650,000 *Freehold*

5  2  5 

A Spacious 4/5 Bedroom Barn Conversion In This Mews Style Courtyard Development in a Quiet Country Setting

An attractive four/five bedroom barn conversion offering over 2200sq. ft. (204 sq. metres.) of accommodation in this private mews style courtyard development of just 6 similar homes. James Farm Barns were converted to a high specification in 2020 and the Haybarn is the largest home in the development. Situated off a quiet country lane this unique home is set over two floors and offers flexible and spacious living accommodation. On the ground floor there is a generous entrance hall, a double aspect living room with bi-fold doors which open onto the courtyard and a set of wooden folding doors that open into the formal dining room. There is a large contemporary kitchen-breakfast room with granite work surfaces and a range of integrated appliances, a utility room, shower room and ground floor bedroom/study/family room. On the first floor there are four bedrooms, three with en-suite shower rooms and family bathroom.

The courtyard garden is south west facing and offers a tranquil space to relax and there is also potential to purchase additional outside/garden space adjacent to the development. The property further benefits from high speed Broadband through Gigaclear, two Private allocated off road parking spaces and is being sold with no chain complications.

KEY FEATURES

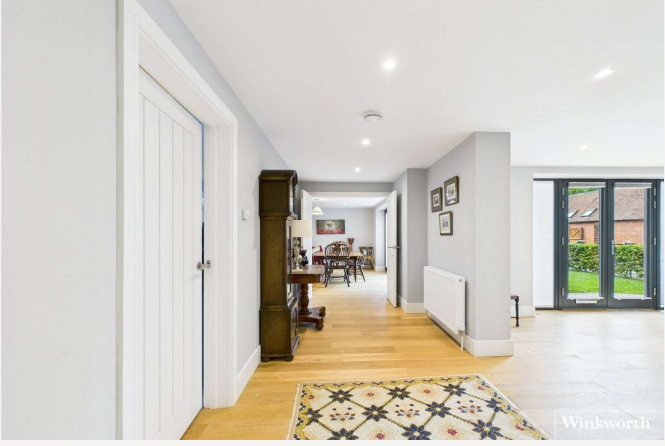
- Attractive Semi-Rural Courtyard Mews
- Barn Conversion Completed in 2020
- Spacious and Flexible Living Accommodation
- 4 First Floor Bedrooms, 3 En-Suite Showers
- Ground Floor Bedroom and Shower Room
- Spacious Lounge and Separate Dining Room
- Contemporary Fitted Kitchen/Breakfast Room
- Option to Purchase Additional Outside Space
- 4 Years+ Remaining on Builders Warranty
- No Chain

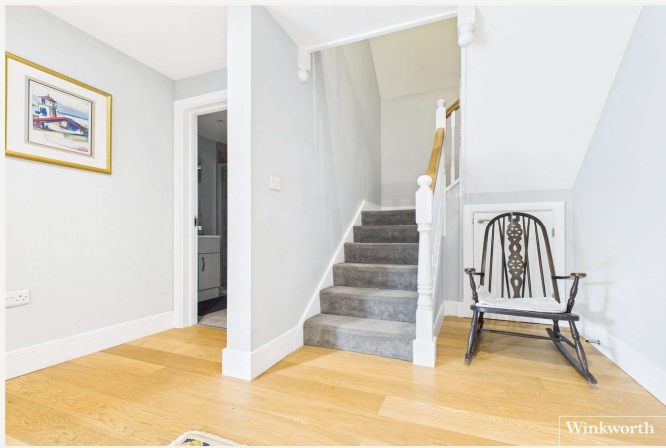
Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...





Winkworth



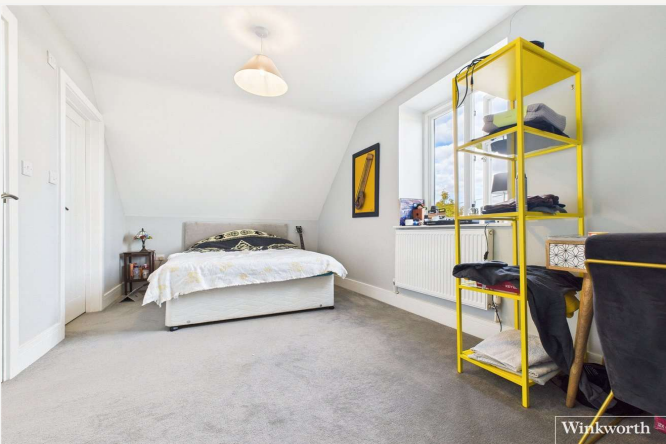
Winkworth



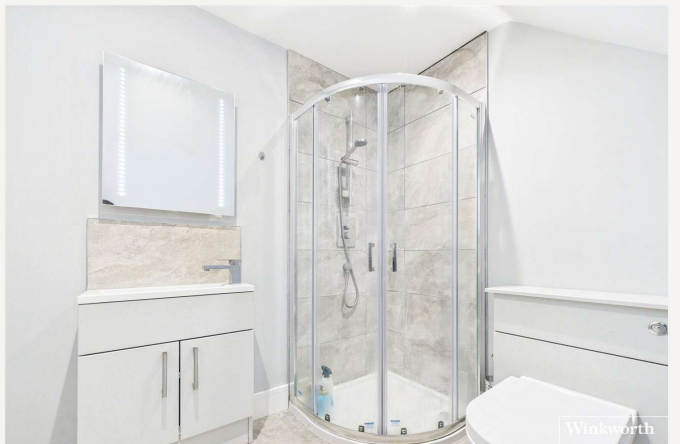
Winkworth



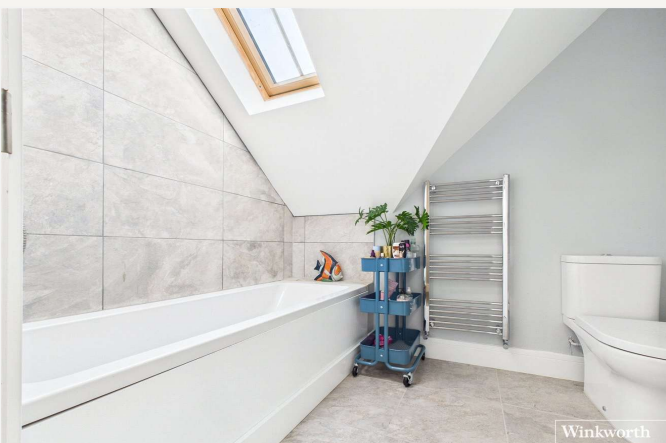
Winkworth



Winkworth



Winkworth



Winkworth

MATERIAL INFO

Tenure: Freehold
Council Tax Band: G
EPC rating: B

Winkworth



Ground Floor



Floor 1

Approximate total area⁽¹⁾

208.7 m²

2248 ft²

Reduced headroom

10.1 m²

109 ft²

(1) Excluding balconies and terraces

Reduced headroom

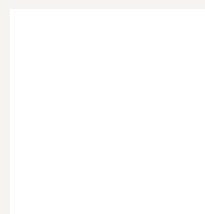
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/REA230106>

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.

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.