



Winkworth

PLAYHATCH BARN PLAYHATCH, READING, UNITED KINGDOM, RG4 9QT

Winkworth





Playhatch Barn, Playhatch, Reading, United Kingdom, RG4 9QT Freehold

01184 022300 | reading@winkworth.co.uk

PLAYHATCH BARN IS A STUNNING FOUR-BEDROOM CONVERTED BARN NESTLED WITHIN A PRIVATE,

Playhatch Barn is a stunning four-bedroom converted barn nestled within a private, secure gated development of just three properties. Surrounded by picturesque open countryside, this property provides flexible living spaces and is conveniently located less than 3.5 miles from Reading mainline train station, offering direct access to London Paddington.

The historic town of Henley-on-Thames is also just 5 miles away.

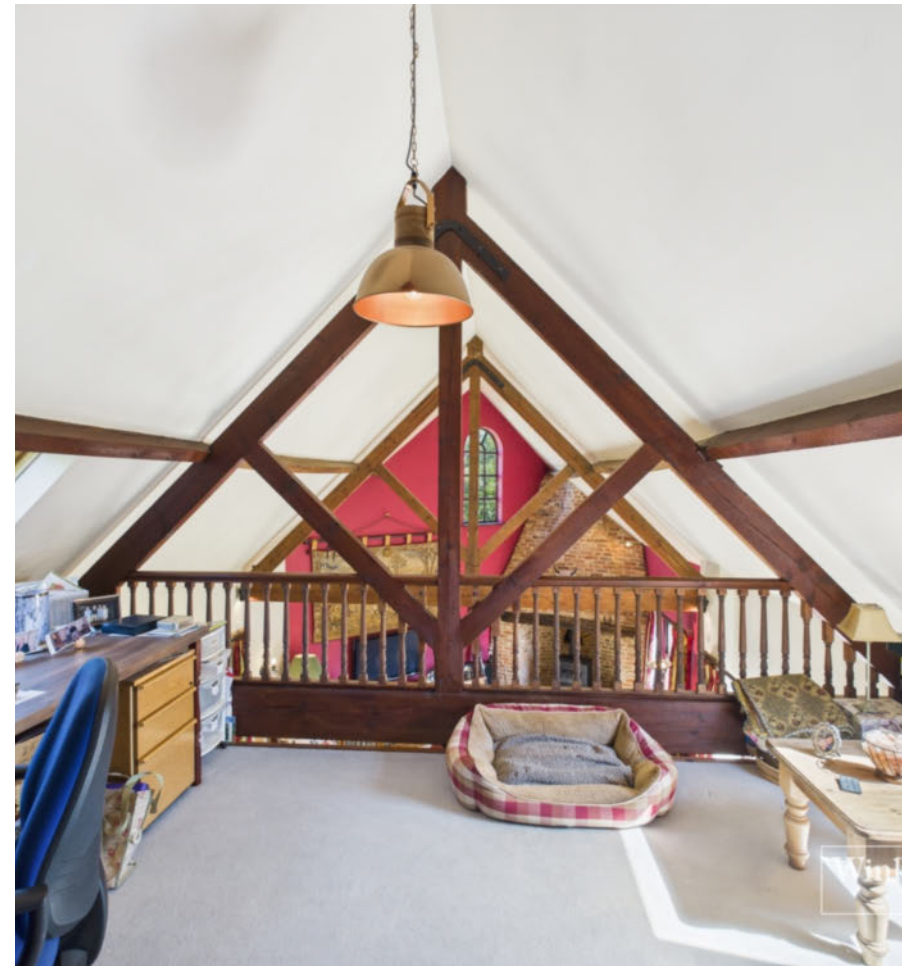
The interior of the barn is beautifully presented, with a grand reception hall leading into the feature living area, which is bathed in natural light, thanks to the abundance of windows that allow sunshine to flood in from every angle. This magnificent space is defined by its soaring vaulted ceiling and an eye-catching gas fireplace, creating a warm and inviting atmosphere. There's ample room for both living and dining, making it perfect for both relaxation and entertaining.

The recently upgraded kitchen/family room offers stunning views over the gardens, and an inner hallway leads to bedrooms three and four, which would be ideal for teenage children or au pair accommodation, as well as a ground floor bathroom.

On the first floor, the master suite offers a private retreat, accessed by its own staircase. It features a spacious double bedroom that leads into a dressing room with an en suite bathroom. A galleried study area overlooks the living room below, adding an extra touch of elegance to the home. At the other end of the barn, another staircase leads to the guest bedroom, which also enjoys the luxury of an en suite bathroom.

Externally, the property is secured by electric double gates

that open into a gravel parking area with a detached double garage. A further secure gate leads to the south-east facing garden, which is both very secure and private. The garden is bordered by a charming flint wall and features meticulously maintained lawns, shrub borders, and a large terrace, perfect for outdoor entertaining. The peaceful and secluded outdoor space offers an ideal setting for relaxation and enjoying the sunshine.



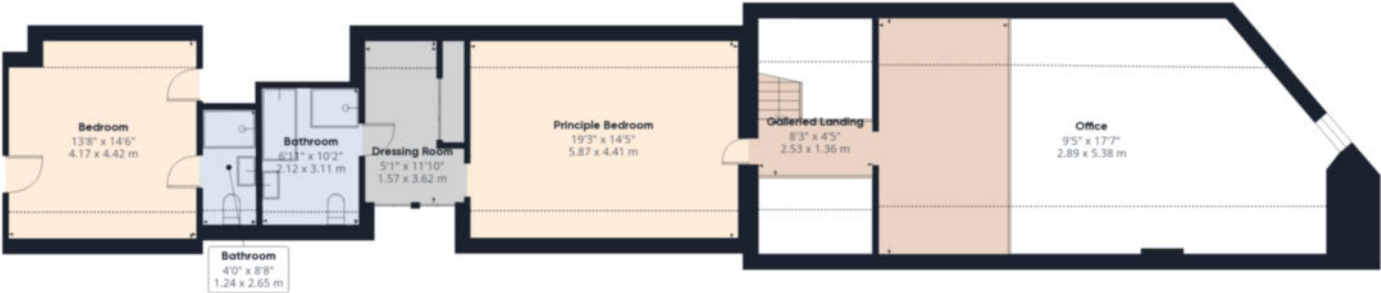
PLAYHATCH BARN

PLAYHATCH, READING, UNITED KINGDOM, RG4 9QT

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.



Ground Floor



Floor 2

Winkworth

Approximate total area¹⁾

2506.81 ft²
232.89 m²

Reduced headroom

205.9 ft²
19.12 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





LOCATION

Playhatch is a charming hamlet located in the civil parish of Eye & Dunsden, Berkshire, England. Nestled just 2 miles northeast of Reading, Playhatch combines the serenity of rural living with the convenience of nearby urban amenities. The area is predominantly residential, with a selection of characterful cottages and modern homes, making it a desirable location for those seeking a quieter lifestyle while remaining close to the heart of Reading. Playhatch benefits from its proximity to both local green spaces and recreational facilities, such as the Redgrave-Pinsent Rowing Lake. The village is also home to a number of historic pubs, including The Crown, a traditional coaching inn offering a warm atmosphere and classic British cuisine. With excellent transport links to Reading and beyond, Playhatch offers a unique blend of countryside charm and urban accessibility, ideal for both commuters and those looking for a peaceful retreat.



Winkworth Reading

Blagrove House, 17 Blagrove Street, Reading, Berkshire, RG1 1QB
01184 022300 | reading@winkworth.co.uk

winkworth.co.uk/reading

Winkworth