



SNOOKS BARN CHURCH LANE, FARLEY HILL, READING, BERKSHIRE, RG7 1UP





THIS UNIQUE BARN CONVERSION SPANS 4000 SQ. FT, OFFERING A TRULY EXCEPTIONAL LIVING SPACE

This unique barn conversion spans 4000 sq. ft, offering a truly exceptional living space. Let's focus on the main reception area, which is nothing short of impressive. This open-plan living and dining space is beautifully proportioned, with a striking fireplace that offers some separation between the two areas. To give you a sense of scale, this room extends to around 45 feet in length, providing plenty of room for both relaxation and entertaining.

The double-height void above is truly striking. You'll find yourself pausing to take in the full scale of the space – it's a feature that makes a real impact.

The exposed timbers add a great sense of character and warmth to the room, and looking up, you'll notice the mezzanine-style library. From here, you can overlook the living area, providing a unique and inviting perspective when welcoming guests or simply enjoying the view.

The flexibility of the floor plan is one of the standout features of the home. With several reception spaces and ensuite bedrooms on the ground floor, you have the opportunity to adapt and use the spaces as your lifestyle changes. Whether you need a home office, additional bedrooms, or places for guests, this layout offers endless possibilities. The accommodation currently offers five or six bedrooms, depending on how you choose to configure the rooms. The inclusion of the large workshop and studio space further enhances the options available.

Upstairs, you'll find three more bedrooms. Two of these rooms feature beautiful exposed timbers, creating a warm and charming atmosphere – ideal for children or guests. The master suite, however, is a real highlight. It's spacious, with a generous bedroom, a bathroom that feels like its

own retreat, and a walk-in dressing room that provides ample storage and functionality.

Externally, the property sits on a plot that wraps around the barn, offering both privacy and space. The long frontage and driveway parking to the front and side provide plenty of room for vehicles, while the enclosed south-facing garden at the rear is both secure and peaceful. A large terrace area is perfect for outdoor dining or relaxing, and the barn's wings provide shelter and create a lovely backdrop for the garden.

In every way, this property offers an exceptional combination of space, character, and flexibility. It's a home that adapts to your needs and offers a comfortable, stylish living experience.



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Winkworth



Ground Floor



Floor 1

Approximate total area⁽¹⁾

3896.01 ft²

361.95 m²

Reduced headroom

113.73 ft²

10.56 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

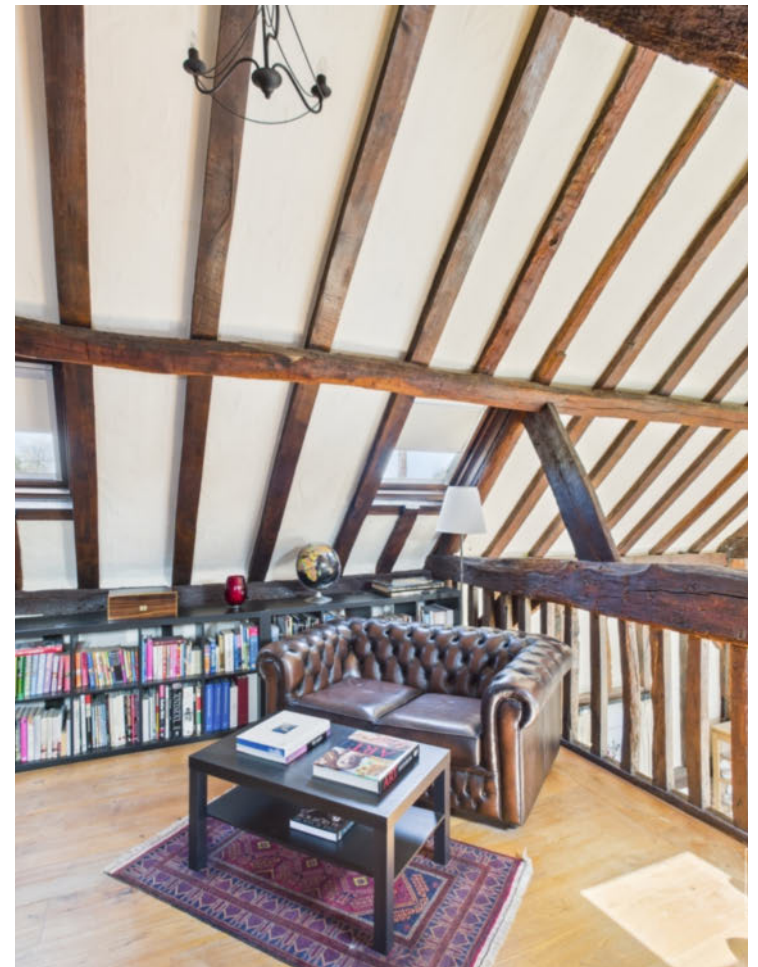
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

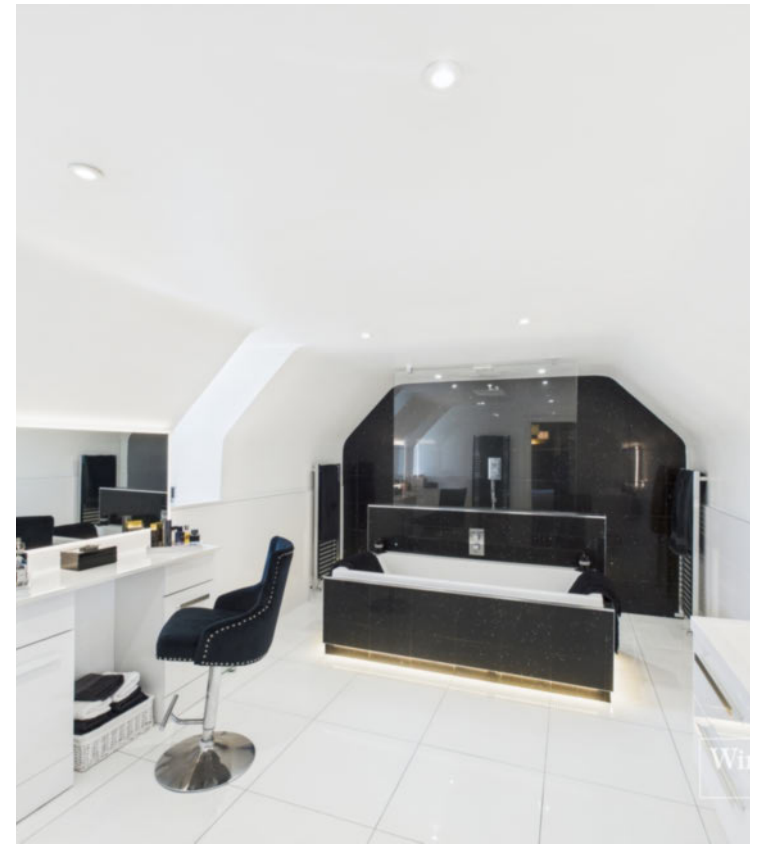
Calculations are based on RICS IPMS 3C standard.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	68 D
21-38	F		
1-20	G		





LOCATION

Farley Hill is a picturesque village nestled in the civil parish of Swallowfield, Berkshire, England. Situated approximately 4 miles southeast of Wokingham, Farley Hill combines the tranquil ambiance of rural life with easy access to the bustling towns and cities nearby. The village is predominantly residential, characterized by a mix of charming cottages, country houses, and modern homes, offering an appealing retreat for those who enjoy a peaceful environment without straying too far from urban conveniences. Surrounded by lush countryside, Farley Hill is a haven for nature lovers, with several local walking and cycling trails to explore. The village also boasts excellent transport links to Wokingham, Reading, and London, making it a popular choice for commuters. With its close-knit community, historical pubs such as The Crooked Billet, and its serene setting, Farley Hill presents a perfect balance of rural tranquility and suburban connectivity.



Winkworth Reading

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