



**NEW BARN** MARLSTON, HERMITAGE, BERKSHIRE, RG18 9UN

**Winkworth**





New Barn, Marlston Hermitage, Thatcham, Berkshire, RG18 9UN Freehold

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## A STRIKING FOUR / FIVE BEDROOM DUTCH-BARN STYLE HOUSE IN AN ELEVATED RURAL SETTING.

Set within an Area of Outstanding Natural Beauty, this striking Dutch barn-inspired country house occupies an elevated and wonderfully private position, commanding exceptional far-reaching views across open countryside. Surrounded by approximately 5.6 acres of landscaped gardens and pastureland, the property combines contemporary rural architecture with cutting-edge design, energy efficiency and refined craftsmanship.

Designed and fitted by the present owners to an exacting standard, the house is arranged over three beautifully balanced floors, with clean architectural lines, expansive glazing and a strong connection between inside and out. The sense of scale is immediate. At the heart of the house sits a dramatic double-height kitchen, dining and living space, flooded with natural light and framed by picture windows and wide sliding doors opening onto a balcony that fully embraces the panoramic outlook. This is a room designed for modern country living - equally suited to everyday family life and large-scale entertaining.

A further living and dining area offers a more relaxed retreat, centred around a contemporary electric wood-burning stove and opening through sliding doors into a fully glazed sun room. From here, wrap-around balconies provide uninterrupted views on three sides and a seamless transition to the outdoors.

One of the home's standout features is the indoor solar-heated exercise pool, complete with wave machine and full-height glazed doors opening directly onto an external terrace - creating a resort-style feel and allowing effortless indoor-outdoor living during the summer months.

The bedroom accommodation is both generous and

flexible. The principal suite enjoys spectacular views, sliding doors opening onto a private balcony with steps leading down to the gardens, and a spacious ensuite shower room. A second substantial bedroom offers genuine annexe potential, incorporating its own fitted kitchen, ensuite bathroom and glazed doors opening onto the gardens on two sides - ideal for guests, extended family or independent living. The remaining bedrooms are all comfortable doubles with fitted wardrobes, served by high-quality bath and shower rooms. A four-person wheelchair-friendly lift connects all floors, adding long-term versatility to the design.

Approached via electric entrance gates, the house sits comfortably within its grounds, with a gravel driveway and an integrated double garage that could equally serve as a family or games room if required. The gardens and grounds are a key feature of the property - laid mainly to lawn with mature trees, shrubs, a small stumpery, orchard and pond, together with several paved seating areas positioned to enjoy the views and setting. A collection of modern Dutch-barn-style outbuildings, including a large barn, smaller barn with WC, workshop and tool shed, provide excellent space for vehicles, storage, machinery or workshop use.

This is a bold and beautifully executed modern country house, where Dutch barn architecture meets refined contemporary living. Private yet connected, dramatic yet practical, it offers a rare opportunity to acquire a landmark home in one of West Berkshire's most appealing rural settings.



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Ground Floor Building 1



Floor 1 Building 1



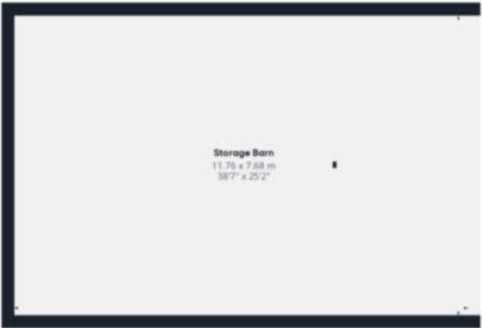
Floor 2 Building 1



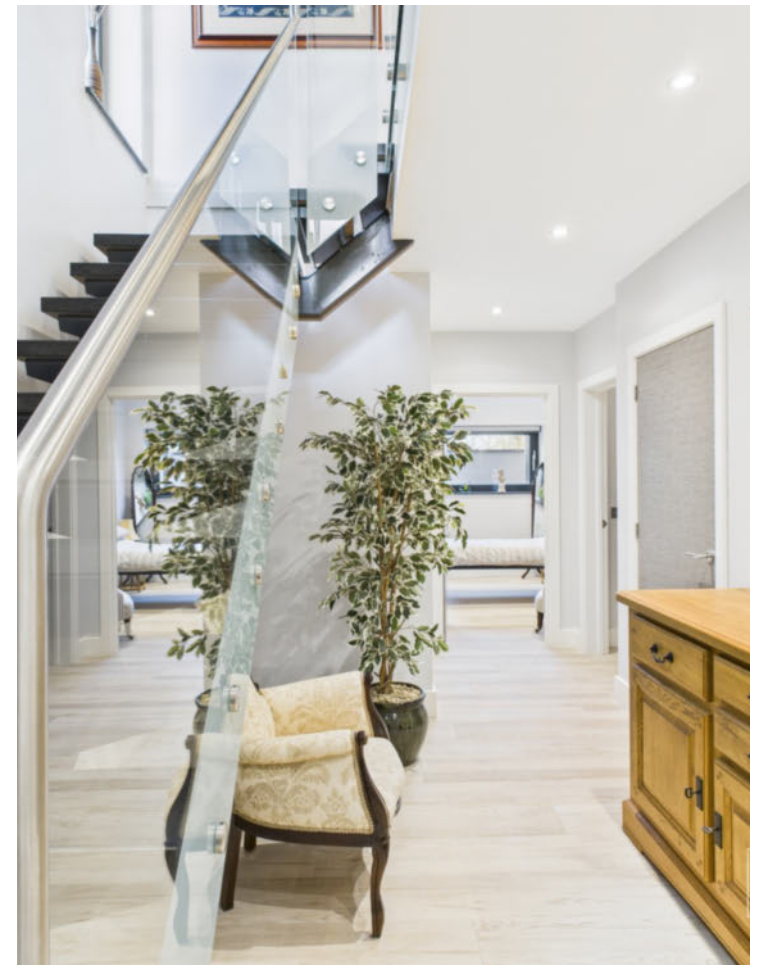
Ground Floor Building 2

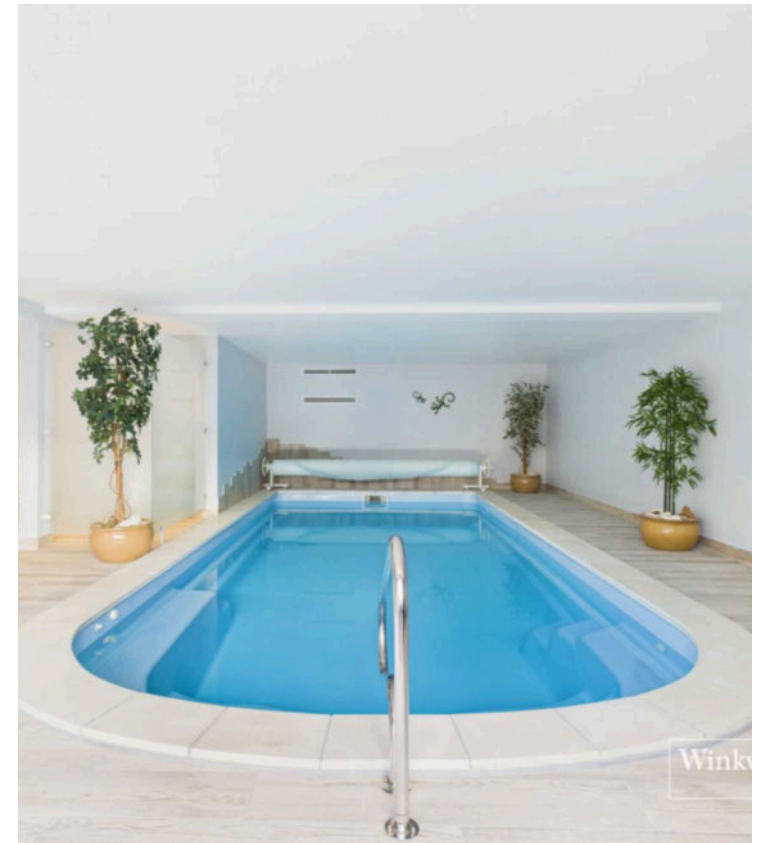
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	79 C
39-54	E		
21-38	F		
1-20	G		



Ground Floor Building 3





## LOCATION

Marlston is a small and discreet hamlet set within some of West Berkshire's most attractive countryside, offering peace, privacy and a strong sense of rural calm. Located just outside Bucklebury, it appeals to those seeking a countryside lifestyle without feeling isolated.

The surrounding landscape is characterised by rolling farmland, woodland and quiet lanes, with properties typically enjoying generous plots and open views. Despite its rural feel, Marlston is well positioned for everyday amenities, with nearby villages and the market town of Newbury providing a comprehensive range of shops, restaurants and leisure facilities. Reading lies to the east, offering extensive commercial and retail opportunities.

For commuters, Thatcham is the most convenient mainline station, providing regular services to London Paddington. Road connections are equally strong, with the A4 and M4 (Junction 12 at Theale) offering straightforward access to London, Heathrow and the wider motorway network.

The area is well suited to an outdoor lifestyle, with excellent walking, cycling and riding in the surrounding countryside, as well as access to the Kennet and Avon Canal, which offers particularly scenic routes.

Marlston is also highly regarded for schooling, with a strong selection of independent and state schools nearby, including Downe House, Bradfield College and Brockhurst and Marlston House School.

Overall, Marlston offers a quiet, understated and highly desirable rural setting, combining open countryside with excellent access to transport links, schools and the surrounding market towns.



## Winkworth Reading

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