

Black Barns • The Avenue • Bucklebury



# Black Barns • The Avenue • Bucklebury

Pangbourne 6 miles • M4 (junc 12) 5 miles • Reading / Newbury 8 miles • Theale Station 7 miles  
(all mileages/distance are approximate)

A charming detached 4 bedroom period house, valuably unlisted. Originally constructed in 1738 with some later additions. The property is entered by way of a long drive from the famous Avenue of Oaks, noted for its beauty, and lying adjacent to the unspoilt Bucklebury Common, with lots of walks and bridle paths. This is an idyllic location enjoying peace and rural tranquillity.

BEAUTIFUL VIEWS AND SET IN LARGE PRIVATE GARDENS & GROUNDS

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Gardens and Ground extending to 0.28 acre  
(all measurements are approximate)

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Your attention is drawn to the important notice on page 7





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Surrounded by the most beautiful, unspoilt, undulating and lightly wooded countryside, with outstanding views to the distance with pastureland owned on all sides by the National Trust.

Black Barns has been the subject of tasteful and thorough refurbishment and modernisation by the present owners who have occupied the property for approximately 4 years. The interior is a delight, with mainly high ceilings, with original beams, and the accommodation is on three floors.

It would be hard to find a more beautiful and sleepy location, well away from the road, yet within easy access of all amenities. This is a wonderful opportunity to live in this very sought-after location.

#### Special features:

- Main sitting room has high ceilings, pretty open fireplace with hood, windows overlooking the rear gardens and enjoying the views
- Further living room with a large woodburning stove, this is the original Inglenook with to one side the bread ovens and door still in existence, fine views over the garden and a door to the rear terrace
- The spacious kitchen/ breakfast room has been refitted to a very high standard with a fitted Bosch oven, steam oven, dishwasher, ceramic induction hob, Bosch

extractor over, breakfast bar, area for a large table. There is also a door to a rear porch and the rear garden

- Reception hall has parquet flooring, and downstairs cloakroom with shower
- Large principal bedroom with splendid double aspect views
- A gently rising staircase in keeping with the period to the second floor/bedroom 4 which has two Dormer windows enjoying fine views, also lots of space for a home office
- Wide forecourt with plenty of parking
- Double garage with games room above with pool table, and separate laundry room which is fully plumbed for washing machine
- House and garage have been fitted with secondary double glazing

**Note:** The large shed outside the boundary of Black Barns to the left of the entrance gate is leased from the National Trust.

**Summary of accommodation:** Reception hall, cloakroom, sitting room, living room, kitchen/breakfast room, 4 bedrooms, family bathroom, shower room. Double garage with laundry room and games room above.

**Gardens:** Very pretty gardens to the rear, with well-maintained lawns and flower beds, mature trees, a modern greenhouse and a stone paved terrace for summer dining. Log store. Beside the garage there is a small chicken run and vegetable garden. There is an electric 5 bar gate to the car parking area, further parking to the side of the property.

**Gardens & Grounds extending to 0.28 acre (approx.)**



**Local facilities:** This area is known for fine restaurants and period pubs and just down The Avenue is the Gastro Pub of the Year 2017; The Bladebone, with its excellent restaurant, there is also a lovely tea room serving a fine range of cakes and snacks; The Blackbird Cafe. There is a general store at Upper Bucklebury and a Post Office and general store at Southend Bradfield, both within a few minutes' drive. Stanford Dingley is a short distance by car with its famous 16<sup>th</sup> century pub, The Old Boot Inn.

The village of Bucklebury, which is mentioned in the Domesday Book, is positioned with extremely convenient road links to the M4 and A4. Heathrow airport is an hour's drive. There are train stations within easy reach at Thatcham and Pangbourne giving good commuter access to Reading and London Paddington. It is a short drive to Newbury with its excellent shopping centre, leisure facilities and the well-known Newbury Racecourse. Yattendon village is just a couple of miles away with the famous country house hotel and restaurant; The Royal Oak.

For extra shopping and amenities, Pangbourne village is 15 minutes' drive and has a fabulous selection of award-winning specialist shops, restaurants, riverside pubs, a health centre, dentists, hairdressers.

Bradfield College has a fabulous sports complex open to public membership, with a fine indoor pool, indoor tennis courts, squash, gym and fitness centre and 9-hole golf course.

**Schools:** Excellent schools abound within easy driving distance to include; Bradfield College, Pangbourne College, Downe House, St Andrew's Preparatory School, Cranford House, Moulsoford Preparatory School for Boys, The Oratory School, Brockhurst & Marlston House Preparatory School & Elstree Preparatory School. There is a C of E primary school at both Upper Bucklebury and Bradfield.

**Directions:** From Bradfield Southend, head onto the Avenue of Oaks, pass the turning on the left signposted to Beenham Village, pass a new Footpath sign on the right, and look for a red cone on the left, turn in here.

**Post Code:** RG7 6NT

**Tenure:** Freehold

**Services:** Mains water, electricity, septic tank drainage, oil fired central heating, Gigaclear high speed broadband, water softener. Exterior security lighting

**EPC Rating:** TBC

**Local Authority & Council Tax Band:** West Berkshire, Band G

**Fixtures and fittings:** Only those mentioned in these sales particulars are included in the sale.





**Viewing by arrangement  
with vendor's agent;  
Dudley Singleton & Daughter**

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