



Playhatch Barn, Foxhill Lane,
Playhatch, Oxfordshire, RG4 9QT

 **Griffith & Partners**
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



DESCRIPTION

An attractive barn conversion, smartly presented with accommodation comprising, large vaulted reception room, kitchen/family room, utility, four double bedrooms, three bathrooms and study, set in a beautifully maintained, mature south-east facing garden. Double garage and parking.

ACCOMMODATION - GROUND FLOOR:

Wooden front door into:

ENTRANCE PORCH:

Storage cupboards to either side, windows to the front, ceiling light point and door into:

RECEPTION HALL:

A spacious double height entrance to the property with glazed double doors to the living room, door to the kitchen/family room, stairs rising to the first floor, under stairs storage cupboard, window to the front, recessed ceiling down lights and radiator.

LIVING ROOM: 9.91m (32'6") x 5.32m (17'5")

The stunning triple aspect reception room has light flooding in from windows to the front, side and rear, and glazed double doors opening to the front terrace, the vaulted ceiling with the galleried study area over and brick-built corner fireplace with gas stove are a real focal point, recessed ceiling down lights, wall light points and radiators.

KITCHEN/FAMILY ROOM: 6.12m (20'1") x 5.26m (17'3")

The well appointed kitchen is fitted with a range of base and wall units housing cupboards and drawers, work surfaces and breakfast bar, under set sink with mixer tap, range cooker with extractor hood over, integrated dishwasher and American-style fridge/freezer, recessed ceiling down lights and pendant lighting, radiator, window to the front and rear, space for table and chairs, door to the utility room and door to the inner hallway.

UTILITY ROOM: 3.12m (10'3") x 2.02m (6'8")

Fitted with a range of wall and base cupboard units, work surfaces, Belfast sink, space and plumbing for washing machine and tumble dryer, wall mounted central heating boiler and recessed ceiling down lights.

INNER HALLWAY:

Doors to bedrooms three and four and family bathroom, window to the rear, recessed ceiling down lights, radiator and secondary staircase to the first floor.

BEDROOM THREE: 3.66m (12'0") x 3.25m (10'8")

Double room with built in wardrobe, ceiling light point, radiator and windows to the front.

FAMILY BATHROOM:

Fitted with a white suite comprising panel sided bath with shower mixer tap, pedestal hand wash basin and close coupled WC, part tiled walls, recessed ceiling down lights and radiator.



BEDROOM FOUR: 3.63m (11'11") x 2.7m (8'10")

Double room with built in wardrobe, ceiling light point, radiator and windows to the front.

FIRST FLOOR - LANDING:

A galleried landing overlooking the main reception hall with doors to the study and master bedroom suite, recessed ceiling down lights.

STUDY: 5.38m (17'8") x 2.89m (9'6")

A galleried mezzanine overlooking the living room, ideal as a study or perhaps a quiet library space, Velux roof lights to the front and rear, ceiling light point and radiator.

MASTER BEDROOM: 5.87m (19'3") x 4.41m (14'6")

A spacious double bedroom with Velux roof lights to the rear, radiators, recessed ceiling down lights and door to:

DRESSING ROOM: 3.62m (11'11") x 1.57m (5'2")

With fitted wardrobes and cupboard, recessed ceiling down lights and door to:

BATHROOM:

Fitted with a white suite comprising panel sided double ended bath, shower cubicle, vanity hand wash basin, bidet and close coupled WC, tiled walls and floor, wall mounted heated towel radiator and recessed ceiling down lights.

BEDROOM TWO: 4.42m (14'6") x 7.17m (23'6")

Accessed from the secondary stair case, a double room with build in wardrobe, Velux roof lights to the rear, recessed ceiling down lights, radiator and door to:

SHOWER ROOM:

Fitted with a white suite comprising walk in shower cubicle, pedestal hand wash basin and close coupled WC, part tiled walls, recessed ceiling down lights and radiator.



OUTSIDE:

The south-east facing garden is mainly laid to lawn with well maintained, heavily planted flower, shrub and tree borders, gravelled seating area under a vine covered pagola, water feature and a large paved terrace securely enclosed by an attractive brick and flint wall.

The property is accessed via electric double gates onto a gravelled parking area in front of a double garage up and over door, window to the side, power and light. A secure personal door to the side gives access to the garden and house.

SERVICES AND OUTGOINGS:

Mains water, drainage and electricity. LPG central heating. South Oxfordshire District Council, Tax Band H. **EPC RATING:** 50 E

VIEWING ARRANGEMENT:

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939/522800.



The approximate total area for the elements of the property represented on the floorplan is 233 SqM (2507 Sq.Ft)

Foxhill Lane, Reading, Berkshire, RG4 9QT



This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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