

**Approximate Gross Internal Area 2622 sq ft - 243 sq m**

Ground Floor Area 1866 sq ft – 173 sq m

First Floor Area 756 sq ft – 70 sq m



**Guide Price**  
**£1,545,000**

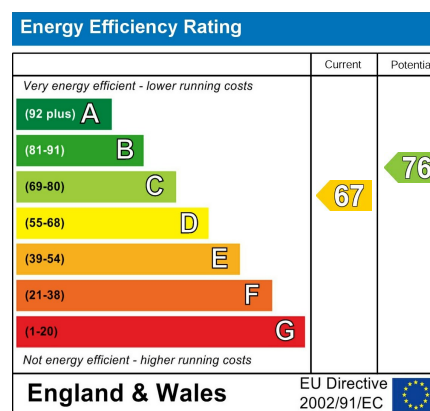
**Blackmore Lane**

A beautifully presented brick and flint barn conversion in a quiet lane.

- Conversion of 18th Century brick and flint barn
- Four bedrooms and four bathrooms
- Stunning vaulted drawing room
- Stylish interiors
- Garage and parking
- Landscaped gardens

Lovely barn conversion in quiet lane

- Local shops 0.7 miles
- Henley-on-Thames 4 miles
- Reading 5 miles
- M4 (J8/9) 13 miles
- London 41 miles
- Heathrow 27 miles





## Elderberry Barn

Elderberry Barn has been converted from a lovely old brick and flint barn and is now a luxurious and stylish country home in a quiet yet convenient location. Situated on high ground off a country lane, the property is beautifully presented and is full of period features including honey coloured exposed beams, polished oak flooring with most rooms having views over the thoughtfully landscaped gardens.

The entrance hall leads to the magnificent double aspect vaulted drawing room, over 27 ft long, with exposed brickwork, a woodburning stove and doors out to the south-west facing terrace and gardens. A winding staircase rises to the mezzanine floor, a useful second study or occasional bedroom. Off the drawing room is a study with window overlooking the garden.

The kitchen/breakfast room has been designed for maximum light and has an extensive range of bespoke units, a breakfast bar, glossy stone worktops, built-in oven and hob, fridge/freezer and dishwasher. There is space for a large dining table and there are French doors opening to the garden. A further door leads to the garage, planning permission has been granted to extend the kitchen into this space which would create a large L-shaped kitchen with snug. There is also a utility room and a cloakroom.

On the ground floor there is a generous bedroom suite with contemporary double shower room and built-in wardrobes. Up a staircase are a further two bedrooms, one with en-suite shower room.

From the hallway, stairs lead to the fourth bedroom, a very pretty room with two dormer windows with shutters. and an en-suite bathroom.

## Outside

From the lane, a gated and walled courtyard provides parking and leads to the garage. The garden wraps around the house being mainly south and west facing with mature bushes and shrubs providing privacy and seclusion. A mature Pine tree stands to one boundary and there is a level area of lawn edged with flower borders filled with herbaceous and perennial plants. There is a spacious sandstone terrace to take advantage of the afternoon and evening sun.

## Services

Mains water, gas and electricity. Gas fired central heating. Private drainage. South Oxfordshire District Council, Tax Band G. EPC Rating: D.



## Location

Elderberry Barn is set off a single track lane, above the village of Sonning Common. The village has a vibrant community with local schools as well as a useful selection of local shops including a butcher, and Co-op store. There is also a dentist and health centre. The larger centres of Henley-on-Thames and Reading are close by. Henley offers a wide range of excellent shops and prize-winning restaurants as well as a 3-screen cinema and theatre. The town is world famous for the annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts, Henley Literary Festival and regional farmers' markets. There is a good variety of nursery, primary and secondary schools in the local area including Queen Anne's, The Oratory, Reading Blue Coats. Golf Clubs include Henley, Badgemore Park, and Huntercombe and the immediate area has wonderful walking and riding in the Chiltern Hills.

## Directions

Post code: RG4 9NU What3Words: ///position.march.booms

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911  
Email: [henley@robinsonsherston.co.uk](mailto:henley@robinsonsherston.co.uk)

## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*