

BUCK FARM BARN
— *Binfield, Berkshire* —

A BUILDING REBORN

The current owners acquired the barn as a somewhat neglected and virtually derelict Grade II listed farm building in 2001. Having grown up riding bikes to school past the original farm and buying eggs from the barn, the opportunity to renovate and restore a beautiful building in a wonderful location was never one they were going to pass up.

In total, they spent nearly five years working on the property to give it a deserved re-birth, and we're sure you'll agree it was time well spent.

Buck Farm Barn now comprises of nearly 4000 square

feet of accommodation spread over ~5000 square feet of property, set in a ~3-acre plot spanning mature lawned gardens, landscaping, courtyards, patio, a meadow, woodland and a river as well as ample parking for comfortably in excess of 10 cars. 4 bedrooms and 3 bathrooms (with potential for an additional one of each), huge main living space with inglenook fireplace and log burner, large country kitchen with separate utility, spacious dining room with garden views and a large garage / workshop, as well as car port. This is an extremely well-appointed home.



A COMBINATION OF GREATNESS

The original barn structure has been in situ since 1829 but is believed to have actually pre-existed elsewhere for a couple of hundred years prior to that. It was likely relocated and reconstructed in its current resting place when the next-door farmhouse was established (in 1829).

170 years later, when the current owners took up the baton, it's fair to say it was in need of some attention ... and that's precisely what it received – in abundance.

Meticulous attention to detail is apparent throughout this property, both inside and out, and the approach to construction to ensure the original structure was repaired and restored appropriately without limiting possibilities for enhancement was a masterstroke.

Buck Farm Barn sits proudly upon the landscape; both sensitively in-keeping and imposingly present at the same time. Closer now to its former glory than at any time in the last 150 years, it's also been significantly improved to provide its nearly 4000 square feet of accommodation in a semi-rural location with incredible links to local towns, schools and transport.

The Barn is accessed via a private driveway controlled by electric security gates with video intercom. As you enter, you pass the only other property within circa half a mile (Buck Farm House) before continuing through a second electric 5-bar gate into the driveway of Buck Farm Barn.

You are greeted in front of you by immaculately manicured and landscaped gardens, separating the rear driveway from the back doors to the property. The meadow and woodlands to your left comprise the rear gardens, with the lawned gardens directly ahead of you on the other side of the building.

Following the gravel drive round to the right, past the side of the barn, you enter the brick-paved main drive with access to the carport, garage / workshop and the “front” doors of the barn. We say “front” as you can just as easily use the near-identical doors to the rear as an entrance – it really just depends on convenience, parking requirements and personal preference.





GRAND DESIGNS

The very nature of a barn conversion means large expanses of glass, symmetrically replacing the original barn doors and bathing the property in natural light. The magnificent (nearly) floor-to-ceiling glazed front and rear doors sit in the centre of the building on opposing sides and provide a constant connection with the landscape outside via the impressive views.

Stepping through the aforementioned “front” door into the main living space, you are immediately struck by the double-height vaulted barn ceiling and galleried landing running through the centre of the building. As the current owners say themselves, it’s often a “wow” moment for many first-time visitors – regardless of which set of doors they enter through.

As the initial amazement at the sheer scale subsides, you start to fully appreciate the craftsmanship and warmth of the exposed timber beams, marrying much of the original sub-structure with more recently added structural French oak timbers. It’s often only at this point that your eyes turn to matters nearer the ground, like

the flooring – beautiful underfloor-heated Yorkstone slabs are laid throughout the ground floor; sensitive, befitting, chunky and oh-so appropriate.

To your right is the elm custom-built kitchen, complete with 4 oven AGA, ceramic electric hob, American-style fridge freezer, built in dishwasher and microwave, granite worktops, large central island and butler sink. The overheard beams and clever cart-wheel light fitting are matched by the exquisite cabinetry and beautiful oak door and window frames.

Through the kitchen you can see the double-aspect dining room with two sets of French doors leading onto the lawned garden and the courtyard to the rear of the property. The door to the other side of this room leads you into the utility space, downstairs cloakroom and access corridor for both the front and side of the property.



Opposite the kitchen is Bedroom 2. This large characterful room has its own bathroom with shower, as well as a large door leading out to the main drive providing independent and discrete access to come and go as you please. The exposed brickwork, chunky timber beams and ample natural light make this a lovely ground floor bedroom or a terrific home office / study.

Back out into the entrance hall and, as you pass the staircase and walk under the galleried landing overhead, you enter the full length ~60 foot living room and drawing room area. To your left is a spacious yet cosy living room space complete with a logical place for a television and other modern entertainment amenities. At the opposite end of this area, walking past the double height glass rear doors, you find a delightful brick-built inglenook fire place with a log burner, lending itself very well to a drawing room set up.





AND SO TO BED...

*The wooden winder-style staircase leads you up to the landing.
From here, a left turn sees you enter the master suite directly ahead of you.*



The well-appointed en suite has both a bath and separate shower as well as double sinks. The master bedroom benefits from vaulted, open ceilings but still feels the right amount of cosy. There are also built-in wardrobes and wonderful views over the meadow and woodland to the rear of the property.

Bedroom 3 is next door to the master suite, and also enjoys those same views. Instead of a vaulted ceiling, this room is enclosed with its own flat ceiling providing additional privacy for both this room and the master suite, as well as storage opportunities above. A generous double, the different ceiling height evokes a lovely country cottage feel.



Opposite the entrance to this room is the access for bedroom 4 and the family bathroom. Bedroom 4 is again capable of being a double, depending on other furniture requirements. Meanwhile the family bathroom has both walk-in shower and a rolltop ball-and-claw-foot bath.

Back out onto the landing and across the galleried walkway overlooking the living space downstairs and you arrive at an area full of potential. The current owners use this open-sided room as an office, yoga studio and sitting area. But they had the foresight to ensure that plumbing was available in the event they (or someone else) ever wanted to add walls and turn this into a large principal master ensuite bedroom.



THE GREAT OUTDOORS

The outside space really is just as spectacular as the inside. Just under 3-acres of land in total which comprises of several different areas. Directly outside the house to the front is the brick-paved driveway. This area provides access to both the car port as well as the very large garage / workshop. Interestingly, it also provides a pedestrian access door to the utility area which then allows you to exit the other side to the main lawned garden. Originally the owners had considered connecting the utility to the garage / workshop with an internal door and changing the use for part (or all) of the space to provide extended internal space, a pool room, games room etc.

Walking through the utility area from the drive to the main lawned garden, you first arrive at the lovely large, landscaped patio area before moving into the garden itself. Bordered by mature and diverse trees on either side, the River Cut flows along the far end. In the garden itself are some carefully selected trees to provide shade and seclusion but there is still plenty of space on the lawn for garden games with the youngsters (or the young at heart!). If you ever need even more shelter from the sun (or rain!) the 12-seater Hampton Court Pavilion is on

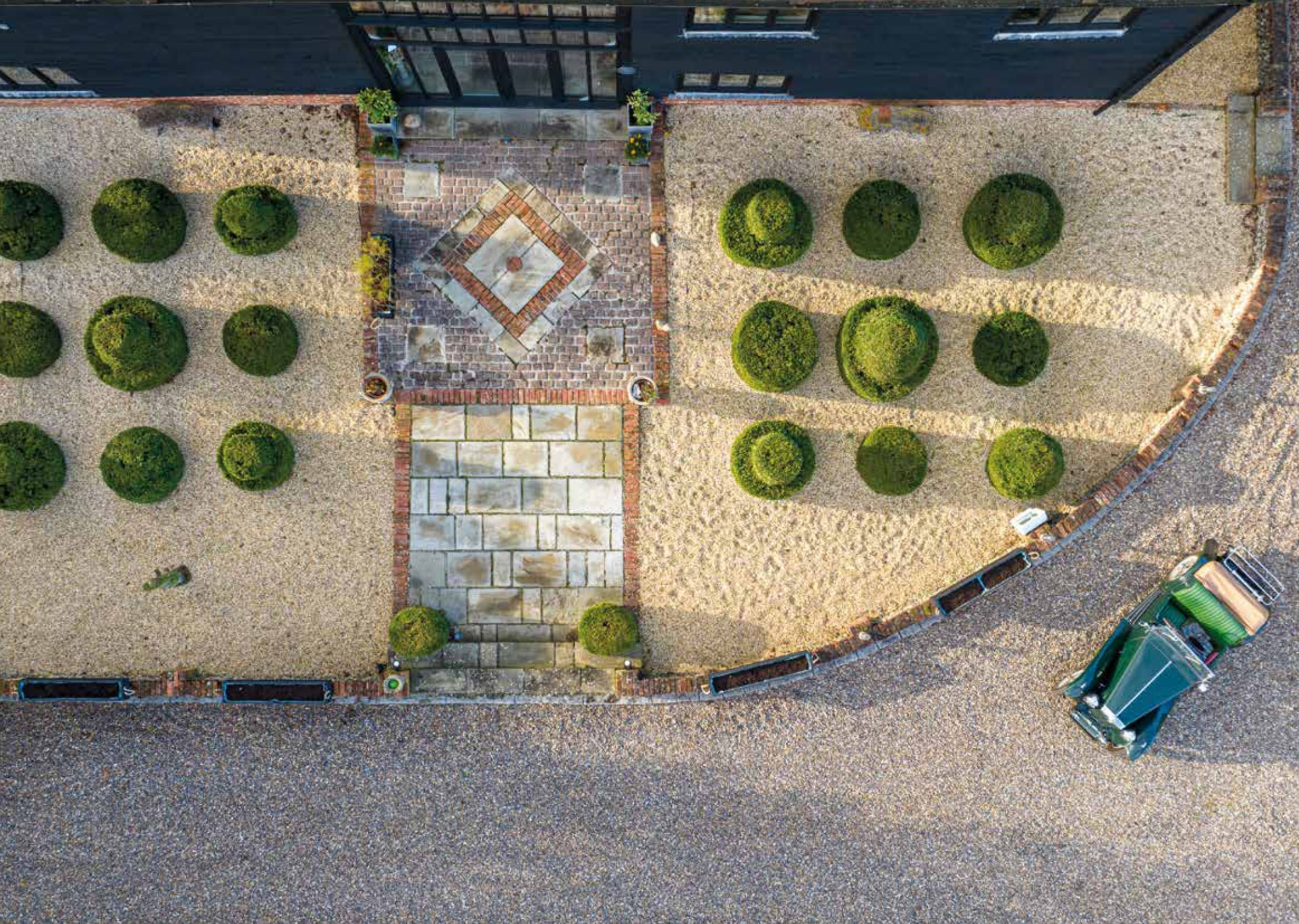
hand for just such an occasion. Elsewhere in this area you will also find a garden shed, greenhouse and hot tub with its own individual power / fuse board.

The third main area of outside space is the natural woodland which sits to the left of the lawned garden (as you stand with your back to the house). Walking around the perimeter of the property towards the back, you pass the other border of the woodland before being greeted by the 1-acre meadow adjoining it, which provides the rear garden and open views from inside the property.

Next on this side of the house is the south-facing courtyard terrace which makes use of the external walls to create a wonderful al fresco dining area and secluded sun trap with direct access to the dining room via the French doors.

Finally, directly outside the rear doors to the house is the beautifully landscaped sunken ornamental topiary garden separated from the meadow by the extended rear drive and parking area.







ROUND AND ABOUT

Buck Farm Barn is surrounded by picturesque countryside and offers a terrifically balanced lifestyle location for those seeking both tranquillity and accessibility.

For nature enthusiasts, there are a plethora of footpaths, bridleways and walking routes nearby, perfect for invigorating walks or horse-riding adventures.

The property is virtually equidistant from several thriving towns, with Windsor, Ascot, Twyford, Maidenhead and Bracknell all within a 15-minute drive, making it easy to venture into more urban surroundings in just a matter of minutes.

Nearby Twyford and Wokingham provide excellent shopping, gyms and evening entertainment, including inviting coffee shops and excellent restaurants catering to various culinary and gastronomic requirements. Alternatively, by heading in the other direction, you could be having tea with the King at Windsor Castle in a matter of minutes or enjoying the sport of Kings at Ascot racecourse.

Twyford and Maidenhead provide very well-connected train stations taking you to London Paddington in less than 25 minutes and

also provide access to the Elizabeth Line. Both of these are just 11 minutes away. Bracknell station is also easily accessible in just 10 minutes, allowing for a direct commute to Waterloo. Those needing to commute by road are blessed with a short journey to the M4, M40, M3 and M25, linking you quickly to London and many international and local airports. Heathrow for example is just 25 minutes away.

For sports fanatics, you're just a cover-drive from Holyport, Warfield and Binfield, all of which can provide a lovely afternoon of cricket - and that's to name but a few options locally. There are several tennis, rugby and football facilities and more golf clubs than you can shake a stick (or perhaps golf club) at, just a short distance away; many of which rank among some of the finest and most renowned in the UK. As for equine pursuits, Ascot and Windsor racecourses are minutes away, as are the Royal Berkshire Polo Club and Guards Polo Club.

When it comes to schooling, you are surrounded by multiple outstanding education options, such as Wellington College, Eton College, Lambrook, St George's, St Mary's, Heathfield and multiple other excellent options.

WHERE TO GO WHEN YOU NEED...



Milk: The closest shop is 5-minute drive to the Co-op in Binfield. There are also a few local farm shops a similar distance away.



Weekly Shop: There are three large Waitrose less than 12 minutes away in Twyford, Wokingham and Bracknell, or a 9-minute drive to Tesco in Warfield. M&S is available in 14 minutes by heading to Maidenhead or The Lexicon in Bracknell.



Sport/Fitness: You're spoilt for choice with horse-riding, country walks and cycling trails on your doorstep. Nearby Twyford and Wokingham have a selection of gyms and yoga studios. Several polo, tennis, cricket, football and rugby clubs surround this area in Twyford, Ascot, Wokingham, Binfield, Holyport and Maidenhead.



Schools: The house is in the catchment area for Waltham St Lawrence Primary, which is rated outstanding by Ofsted. There are also many sought-after independent schools / colleges just a short drive away, including Wellington College, Eton College, Holyport College, Lambrook School, Holme Grange, Ludgrove, Papplewick, St George's, St Marys, Heathfield and many more.



Golf: The property virtually backs on to Bird Hills golf club, and Billingbear is also close by for those looking to pay-and-play. For those seeking memberships, you're not far at all from Wentworth, Sunningdale, The Berkshire, Sunningdale Heath or courses such as Mill Ride or Ascot.



Dinner/Drinks: There are several lovely country pubs in the surrounding area, including The Shurlock Inn in Shurlock Row, which is also a fantastic steak restaurant, The Winning Post in Winkfield, The Green Man or The Castle in Twyford, The Beehive in White Waltham and The George and The Belgian Arms in Holyport. There are also plenty of dining options in the many nearby towns, all of which provide restaurants to suit every taste. If you're looking for something special, the Fat Duck, The Hinds Head or the Waterside Inn in Bray should more than suffice, or you're less than 25 minutes from Woven at Coworth Park, the Hand and Flowers in Marlow or L'Ortolan in Shinfield.



THE FINER DETAILS

Square Footage: Ground Floor – 239.4 sq m / 2576.9 sq ft
 First Floor – 117.5 sq m / 1264.8 sq ft
 Garage/Carport – 101.0 sq m / 1087.1 sq ft
 Total (exc. Garage/Carport) – 356.9 sq m / 3841.6 sq ft
 Total – 457.9 sq m / 4928.7 sq ft

EPC: D

Council Tax Band: G

Heating: Oil

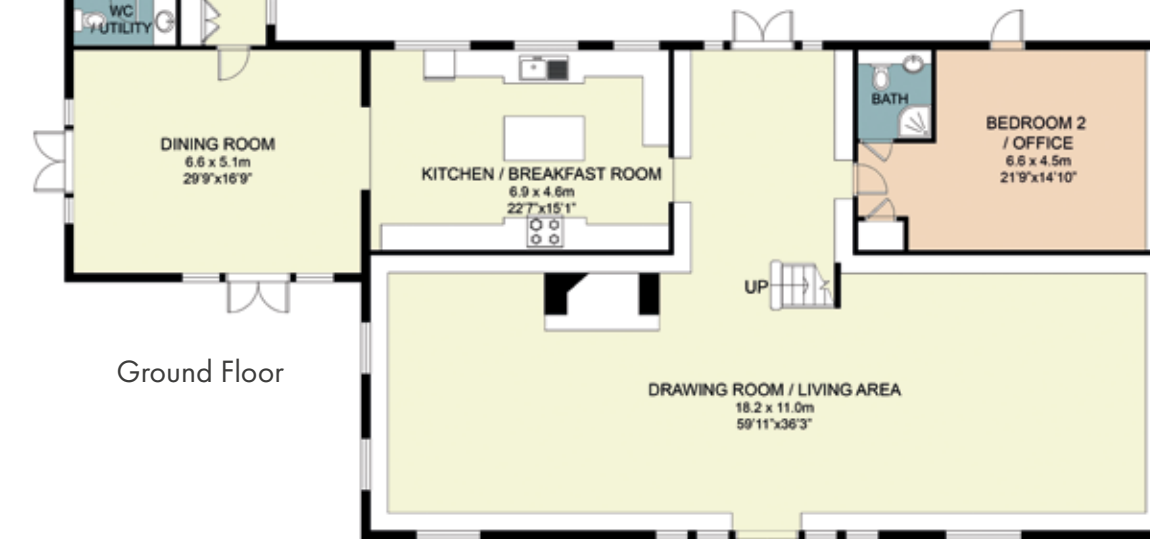
Drainage: Klargestor Treatment System

Distances: 10-minute drive to the M4
 11-minute drive to Twyford or Maidenhead train stations
 10-minutes to Bracknell train station
 23-minute drive to Heathrow Airport

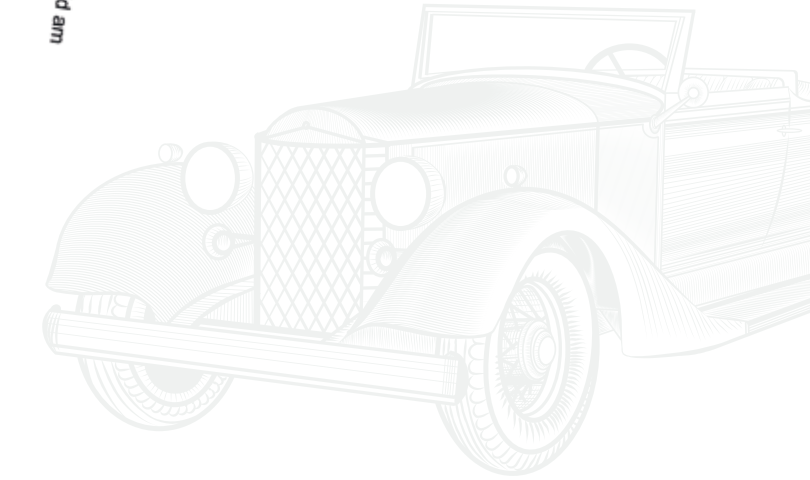
Local Authority: Royal Borough of Windsor and Maidenhead



First Floor



Ground Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	67 D
39-54	E		
21-38	F		
1-20	G		



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