

HURSTBOURNE
MANOR

AWARD WINNING COUNTRY HOUSE


SHERBOURNE
DEVELOPMENTS



CGI ARTISTS IMPRESSION - ALL
OPTIONAL EXTRAS INCLUDED





CGI ARTISTS IMPRESSION - ALL
OPTIONAL EXTRAS INCLUDED

ACCOMMODATION SUMMARY

HURSTBOURNE TARRANT, HANTS, SP11 0DG

MAIN HOUSE - 11,376 sq.ft (1056 m²)

Basement: Cinema with Bar, Wine Store, Lobby, Plant, WC

Ground Floor: Hallway, Drawing Room, Dining Room, Kitchen & Family Room, Study, Library, Snug, Utility Room, Boot Room, Cloakroom

First Floor: Master Bedroom Suite with Dressing Room & En-Suite Bathroom, three further Bedroom Suites two with Dressing Rooms, Galleried Landing and linen storage

Second Floor: Two bedroom suites with Playroom, storage and galleried landing

GARAGES & ADDITIONAL ACCOMMODATION

Planning permission exists for 4,000sqft across two further buildings encompassing garaging of six cars, large storage spaces, additional accommodation and a gym (these are not included within the price)

OPTIONAL EXTRAS

Room for Tennis Court and Swimming Pool within garden curtilage

Further landscaping designs available on request

SET IN APPROXIMATELY 150 ACRES (60.7 HECTARES)

CURRENTLY UNDER CONSTRUCTION, DUE FOR COMPLETION SUMMER 2023.

Andover 5 miles • Newbury 12.5 miles • Basingstoke 16 miles • London 60 miles

London Waterloo from Andover, approximately 1 hours 36 mins • Heathrow 57 miles – 1 hour

London Paddington from Newbury Station, approximately 43 mins





Local Hampshire Countryside

THE APPROACH

Hurstbourne Manor is located in the North Wessex Downs, an Area of Outstanding Natural Beauty, surrounded by farmland. Its position gives views over its own parkland to the surrounding countryside. Situated at the end of a long tree-lined drive, Hurstbourne Manor sits in extensive grounds, which are predominantly natural woodland and pasture, providing a fine setting with a small estate feel. The property nicely tucked away adding to the privacy without compromising it's open feel.

This stunning property offers substantial and luxurious accommodation. Arranged over three floors, the plan for the main house includes six bedroom suites and five reception rooms.

Planning permission exists for 4,000sqft across two further buildings encompassing garaging of six cars, large storage spaces, additional accommodation and a gym (this can be delivered at an additional cost).

LOCATION

Both Ibthorpe and Upton villages are a short drive away, and these locations provide a good range of everyday facilities, including public houses, churches, and schools. The larger commercial centres and market towns of nearby Andover, Winchester and Newbury are within 6, 22 and 21 Miles respectively.

Several schools are close by, including Farleigh, St Swithuns, Twyford, Chafyn Grove, and Downe House. The surrounding countryside is interlaced with footpaths and bridleways and is renowned for its scenic walks including the famous Test Way walking route.

This part of Hampshire has a number of high-quality public houses and restaurants including the Jack Russell at Facombe, the Bourne Valley Inn or the Yew Trees at Highclere, as well as a number of others to explore.

Racecourses within reasonable reach include Newbury, Salisbury, Goodwood, Ascot, Kempton and Sandown. There are golf courses within easy proximity including Andover GC, Hampshire GC, Test Valley. There are also a variety of family days out including Highclere Castle, Finkley Down Farm and Charlton Lakeside.

Transport networks are easily accessible with a regular train service to London Waterloo from Andover station.

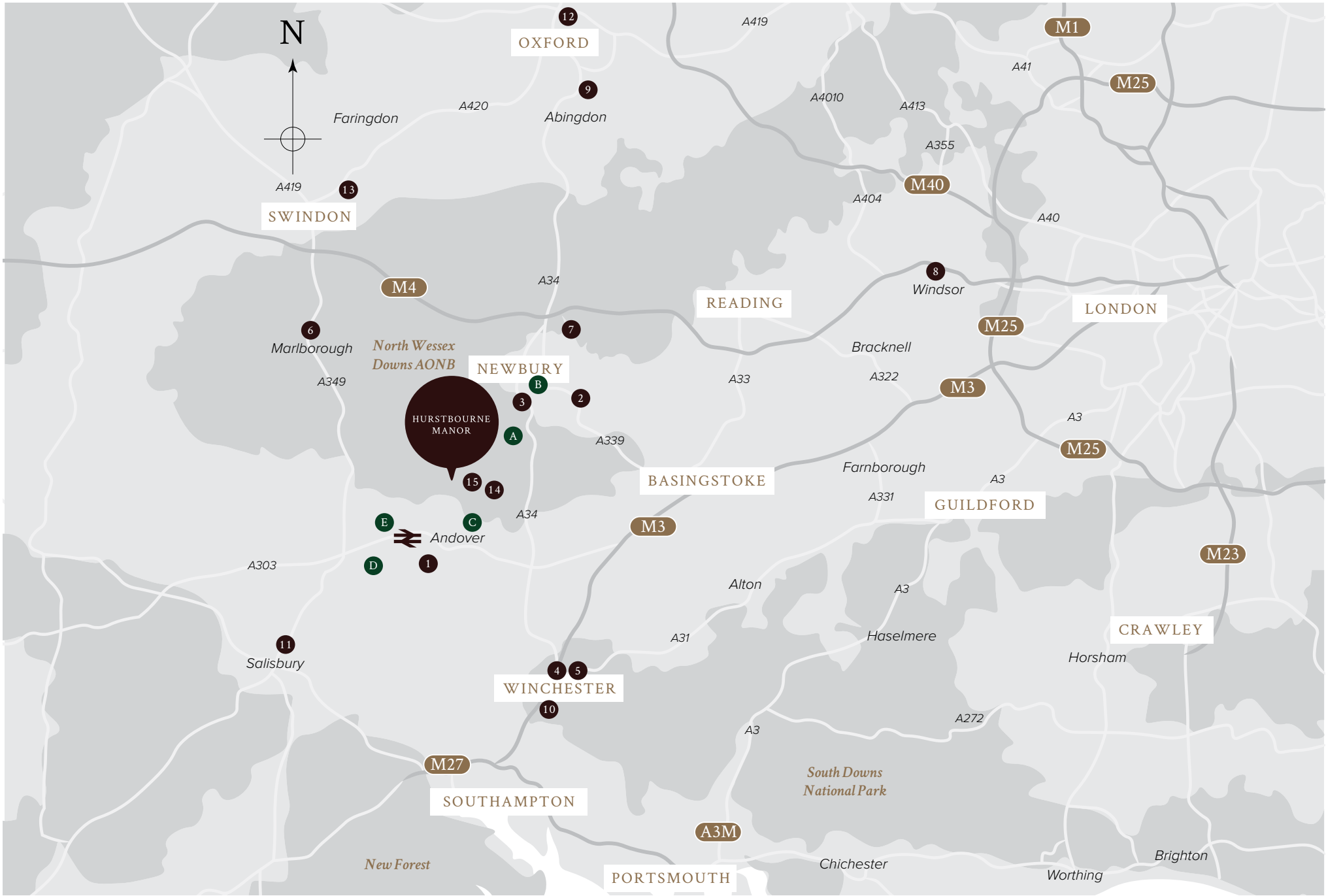
SCHOOLS

- | | | |
|----------------------|-----------------------|-----------------------------------|
| 1 Farleigh | 6 Marlborough College | 11 Chafyn Grove |
| 2 Cheam | 7 Downe House | 12 St Edward's Oxford |
| 3 Horris Hill | 8 Eton College | 13 Pinewood |
| 4 St Swithun's | 9 Radley | 14 St Mary Bourne Primary |
| 5 Winchester College | 10 Twyford | 15 Hurstbourne Tarrant CE Primary |

RECREATION

- | |
|------------------------|
| A Highclere Castle |
| B Newbury Racecourse |
| C Finkley Down Farm |
| D Andover Golf Course |
| E Thruxton Race Course |

Please note: Map is for illustrative purposes only. Not to scale.



QUALITY & CRAFTSMANSHIP

Informed throughout by classical Georgian references, Hurstbourne Manor sympathetically weaves into its fabric both traditional and modern materials, coupled with time – honoured craftsmanship, enhancing the charm and grandeur of this country house.

Externally, the clay plain tiles contrast beautifully with the crispness of the flint construction, blended with the warm hues of the red brick detailing, laid in a traditional Flemish bond. The wooden box-frame sliding sash windows are made by local joiners and hand painted. A broad hand-made stone portico frames the entrance, creating an impressive formal transition into the well-proportioned interior.

Internally, the Georgian proportions quickly become evident; high ceilings amplify the natural light and display the elegant detail of the plaster cornicing in the reception rooms. Further respecting the period references, bespoke skirting, architraves, and door linings complete the interior architectural detailing.

Impeccable attention to detail sets this home apart, with the finest natural stone and wood flooring, detailed fireplace surrounds, traditionally crafted joinery and luxurious bathroom and kitchen fixtures and fittings from suppliers such as Lefroy Brooks and Porter Bathrooms.

The house features underfloor heating, prewiring for selected audio-visual systems as well as home security and CCTV systems.



SPECIFICATION

GROUND FLOOR

FLOORING: Bespoke finished tumbled Oak herringbone, Cabochon flooring and other natural stones from suppliers such as Artisans of Devizes and Chaunceys of Bristol. Underfloor heating throughout.

FIREPLACES: Typically hand-crafted traditional styles in limestone and marble.

STAIRCASE: A feature sweeping staircase in a traditional style with french polished handrail and carpet runner.

JOINERY: Handmade joinery in Boot Room, Utility Room, Main Hall, Back Lobby - All hand painted with real wood veneered interior and solid brass hinges or blum hinges. Detailing varies across rooms. Worktops in a combination of Caesarstone quartz and prime grade, full-stave wood. Additional designs available for other areas.

KITCHEN: For latest designs and specification, please contact Aimee Collett - aimee@sherbourne-developments.co.uk

FIRST FLOOR

FLOORING: Bedrooms and landings are prepared for carpet, ready fitted with underlay suitable for underfloor heating.

WARDROBES: Master bedroom and dressing room with hand-crafted cabinetry, internally lined with oak veneer and fitted with shelves, drawers and hanging rails, and integrated LED lighting. Features such shoe storage, additional internal drawers, jewellery trays and bespoke solutions can be specified as an option. Additional designs available for other bedrooms and dressing rooms.

BATHROOMS: Selected sanitaryware and brassware by brands such as Lefroy Brooks, tiled in a variety of natural stones and marbles from suppliers such as Artisans of Devizes. Freestanding baths, under-mounted baths with marble surrounds and bespoke-made marble topped vanity units along with bespoke shower screens.



Please note: Photos are library images from previous Sherbourne Developments properties

SECOND FLOOR

FLOORING: Bedrooms and landings are prepared for carpet.

BATHROOMS: Selected sanitaryware and taps, large showers tiled in high-quality porcelain tiles.

GENERAL

WINDOWS & DOORS: Bespoke, hand-made sliding sash windows and doors, hardwood where appropriate.

WOODWORK & CORNICING: Bespoke plaster mouldings, panelling and woodwork created using traditional mouldings.

HEATING: Typically an air-source heat pump backed up by an oil-fired boiler. Thermostatically controlled underfloor heating to basement, ground & first floors. Radiators on second floor.

LIGHTING: Energy efficient, warm-white LED lighting throughout. Layered lighting schemes will also include pendant lights and wall lights. Bathroom lighting includes low level PIR operated night lights. 5 Amp circuit provided.

HOME AUTOMATION: Wired data cable and Wifi installed throughout for home automation. Ceiling speakers wired in main reception areas.

SECURITY: The house will be fitted with a security alarm, with wiring provision for cameras.



PLANS

SITE MAP



OPTIONAL GARAGES
& ACCOMMODATION

MAIN
HOUSE

OPTIONAL FULL LANDSCAPING
INCLUDING POOL & TENNIS COURT

TOTAL LAND:
Approx. 150 Acres (60.7
Hectares)



Please note: Site Plans are for illustrative purposes only.

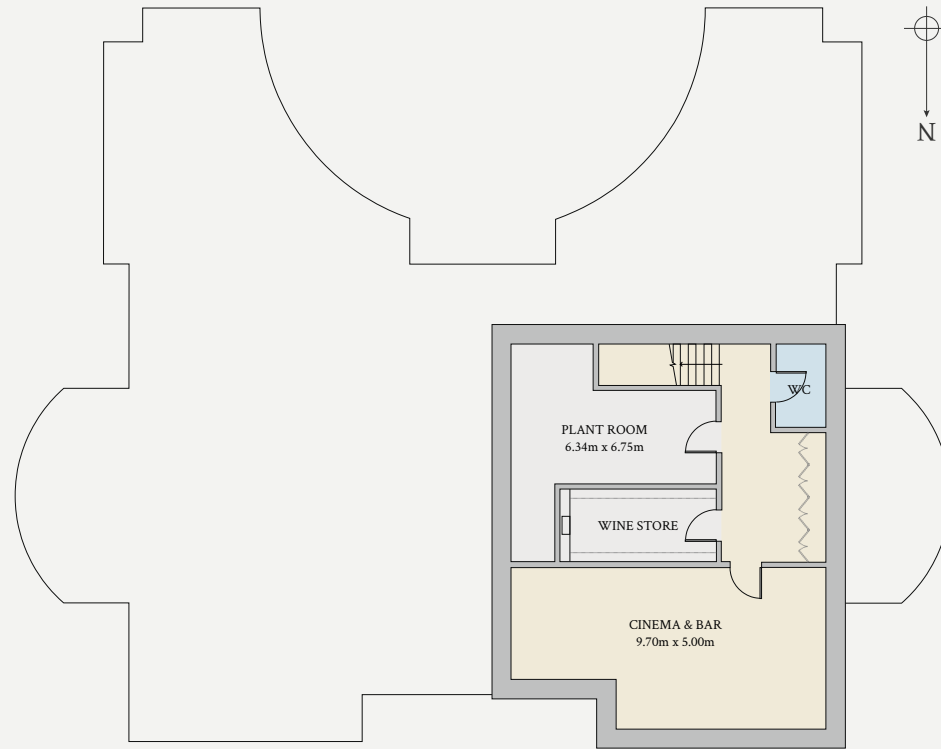
Not to scale. Exact boundaries, areas and positions are subject to change





CGI ARTISTS IMPRESSION

Please note: Floor plans are not to scale and are for illustrative purposes only. Exact room sizes and layouts will be adjusted during construction.
Bathroom and Kitchen layouts are indicative and subject to change. Dimensions are approximate.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

BASEMENT

1174 ft² (109 m²)

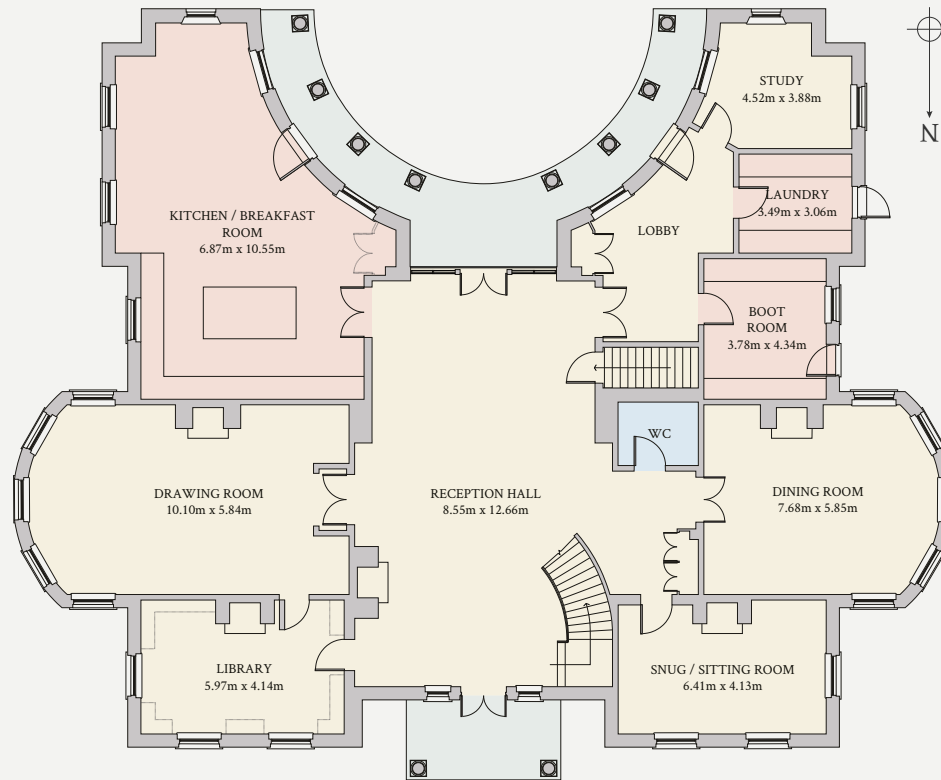
Cinema & Bar - 9.70m x 5.00m

Plant Room - 6.34m x 6.75m

Wine Store

Lobby

WC

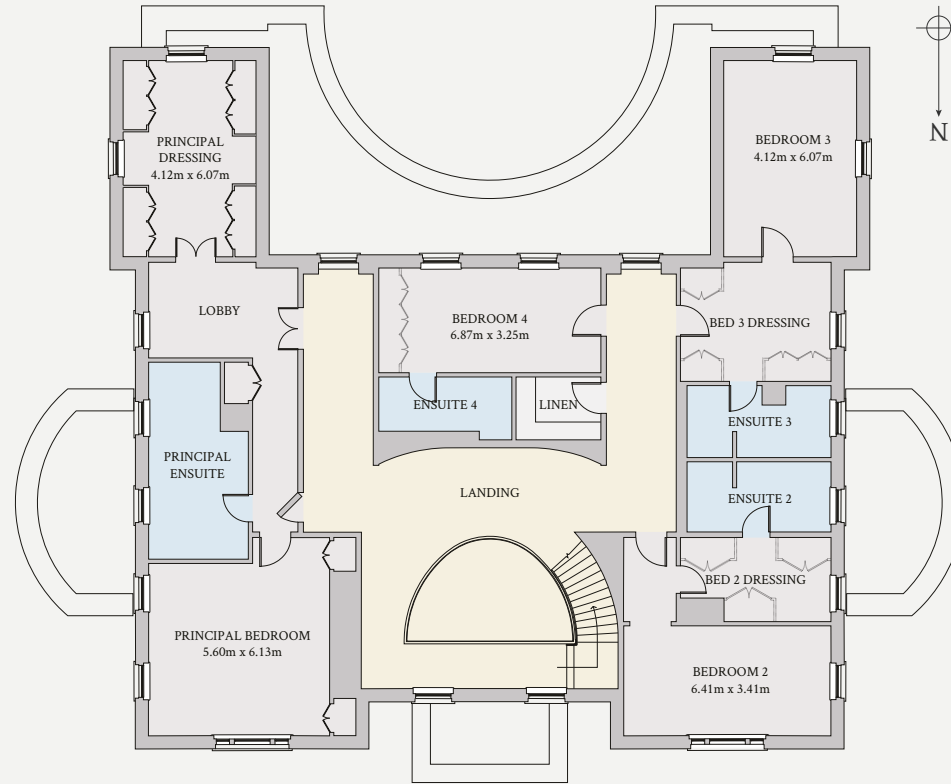


GROUND FLOOR

4523 ft² (420 m²)

Main Hall - 8.55m x 12.66m	Kitchen - 6.87m x 10.55m
Drawing Room - 10.10m x 5.84m	Boot Room - 3.78m x 4.34m
Library - 5.97m x 4.14m	Laundry - 3.49m x 3.06m
Dining Room - 7.68m x 5.85m	Study - 4.52m x 3.88m
Snug - 6.41m x 4.13m	Lobby
	WC

Please note: Floor plans are not to scale and are for illustrative purposes only. Exact room sizes and layouts will be adjusted during construction.
Bathroom and Kitchen layouts are indicative and subject to change. Dimensions are approximate.



FIRST FLOOR

3776 ft² (350 m²)

Principal Bedroom - 5.60m x 6.13m

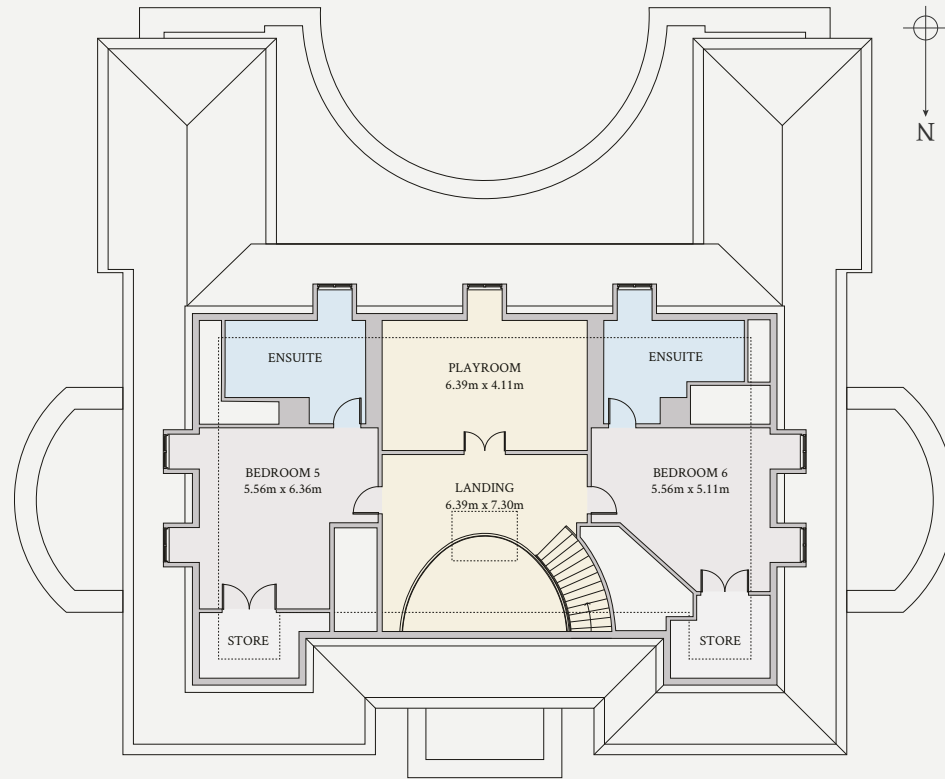
Principal Suite - Lobby, Dressing Room, Ensuite

Bedroom 2 with Dressing & Ensuite - 6.41m x 3.41m

Bedroom 3 with Dressing & Ensuite - 4.12m x 6.07m

Bedroom 4 with Ensuite - 6.87m x 3.25m

Galleried Landing



SECOND FLOOR

1903 ft² (177 m²)

- Play Room - 6.72m x 6.21m
- Bedroom 5 with Ensuite - 4.95m x 5.18m
- Bedroom 6 with Ensuite - 3.66m x 5.19m
- Galleried Landing - 3.66m x 5.19m
- Store Cupboards

ADDITIONAL INFORMATION

DIRECTIONS TO THE PROPERTY - SP11 0DG

Directions from Andover:

Head north from Andover on the A343 passing through Enham Alamein. Hurstbourne Manor is 2 miles after Enham Alamein on your right.

From Hurstbourne Tarrant:

Keep the George & Dragon on ones left and travel for 1.5 miles south west, up hill, on the A343, Hurstbourne Manor is situated on your left.

LOCAL AUTHORITY

Hampshire District Council - 0300 555 1375

SERVICES

Mains electricity, water is taken from bore hole and private drainage is via treatment plant.
Air-source heat pump.

TEN YEAR WARRANTY

The property will be independently surveyed during the construction by surveyors who will issue a ten-year warranty certificate.

FIXTURES & FITTINGS

Only such items mentioned in these particulars are included in the sale.

SUSTAINABILITY

Sherbourne Developments is a responsible developer, committed to environmental issues.

We are committed to creating developments which are both high-quality and environmentally friendly places to live. We aim to minimise our impact on the environment and maximise the implementation of sustainable initiatives wherever possible.

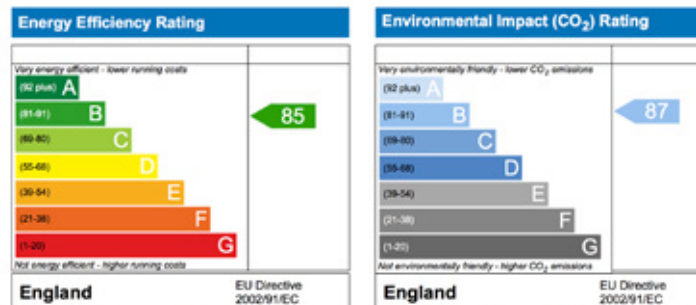
Our health, safety and energy goals all share the same aim of protecting the environment.

Our properties are created with our client's wellbeing in mind, whether it is as simple as ensuring their new house offers the highest standards in technology, such as using solar panels.

We also ensure our developments support and benefit biodiversity and the local wildlife – ecological strategies include using bat and bird boxes to encourage wildlife, as well as allowing for wildflowers to grow and retaining mature trees.

We are also proud to regenerate and restore many brownfield sites that have fallen into disuse, which in turn helps to improve the local area and the environment.

Example of standard Sherbourne Developments Predicted Energy Performace Certificate



SHERBOURNE DEVELOPMENTS

SHERBOURNE DEVELOPMENTS BRINGS, TO A VERY TRADITIONAL MARKET, A FRESH PERSPECTIVE ON WHAT OUR CLIENTS' DEMAND FROM A HOME IN THE 21ST CENTURY

We favour a sharper, more engaging take on design and service utilising the best traditional materials and up-to-date technologies in all our homes. We build properties that both celebrate our architectural heritage and the avant-garde whilst focusing on innovation in construction, comfort and luxury.

Sherbourne Developments accompanies you at every step towards your new home; through each individual room, utility and fitting until each detail is as perfect and welcoming as it should be.

Allow us to lead you on your unique Sherbourne journey.

Sherbourne Developments has received two United Kingdom Property Awards in both 2020-21 and 2021-22, one of the most highly acclaimed industry awards. These are achievements which is recognised as a mark of excellence for property professionals.



SHERBOURNE TAILORMADE

The age-old English dream of country living is more appealing than ever. However, building a luxury country house is a complex and specialised undertaking that can take years to complete. At Sherbourne Tailormade we take you from conception all the way through to completion. We find you the site, we design and build the dream property, we will take you through every part of the process from end to end.

By choosing the market's leading luxury country house specialist you'll benefit from the advice of experts who can offer a guiding hand on the hundreds (if not thousands) of decisions you'll need to make to realise your vision. Whether you favour period or contemporary style we will ensure you enjoy the luxury, comfort, and convenience that modern building technology offers.

Our architecture, design, interior design, and construction project management services are also offered as stand-alone services to clients already undertaking works. The service is totally bespoke. Tailormade brings together all of our disciplines under one roof. This is how the most beautifully, personalised homes are realised, and we are able to deliver to the highest levels of client satisfaction.

For more information, please contact:
enquiries@sherbourne-tailormade.co.uk
+44 (0) 1672 511522, www.sherbourne-tailormade.com



SHERBOURNE INTERIORS

Sherbourne Interiors provides a fully integrated luxury residential interior design service working with private clients to create elegant interiors of excellence. With a focus on bespoke, distinctive designs, tailored to fit each client's personal needs, we provide a complete interior design service taking a project from concept to completion. We start all aspects of our residential interior design with concepts – these are illustrated to our client through sketches, materials, and visualisations. We continue to add detail and thought to each and every individual aspect of the project right up until installation, liaising with our suppliers and our contractors to achieve a design of flawless quality.

Our experienced interior designers interpret each of our client's style to provide innovative and exquisite interiors, curating furniture, textiles and even art. We continually create unique schemes of soft finishes and furniture for each project ensuring all our design decisions are in keeping with the clients tastes and lifestyle needs.

For more information, please contact enquiries@sherbourne-interiors.co.uk or call 01672 511522





*A selection of images from previous
Sherbourne Interiors projects*





SHERBOURNE
DEVELOPMENTS

VIEWINGS: Please call 01672 511522, or email enquiries@sherbourne-developments.co.uk

IMPORTANT NOTICE

PARTICULARS: These particulars are not an offer or contract, nor part of one. Statements by Sherbourne Developments in the particulars or by word of mouth or in writing ("information") should not be relied upon as being factually accurate about the property, its condition or its value.

No joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

PHOTOS ETC: CGI visuals of the property are a guide only (early 2023)

Areas, measurements and distances given are approximate only and subject to change before completion.

DRAWINGS & FLOORPLANS: All drawings are at max.

REGULATIONS ETC: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

VAT: The VAT position relating to the property may change without notice.

PARTICULARS: 2023

WWW.SHERBOURNE-DEVELOPMENTS.COM

15 HERTFORD COURT, HERTFORD ROAD, MARLBOROUGH, WILTSHIRE, SN8 4AW

Edward Cunningham

Country Department

55 Baker Street

London

W1U 8AN

+44 20 7861 1080

edward.cunningham@knightfrank.com

Mark Potter

Knight Frank Hungerford

Ramsbury House, High Street

Hungerford

RG17 0NF

+44 1488 688 530

mark.potter@knightfrank.com

James Crawford

Country Department

55 Baker Street

London

W1U 8AN

+44 20 7861 1065

james.crawford@knightfrank.com



