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CREATING THE LISTED  
HOMES OF THE FUTURE

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SHERBOURNE  
DEVELOPMENTS







CGI ARTISTS IMPRESSION









CGI ARTISTS IMPRESSION



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# ACCOMMODATION SUMMARY

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MANORFIELD FARM, PEWSEY, SN9 6HY

## MAIN HOUSE - 5,388 sq.ft (500 m<sup>2</sup>)

Ground Floor (2,723 sq.ft) : Hallway, drawing room, open plan kitchen & dining room, study, pantry, utility room, boot room, snug, orangery, plant room, WC.

First Floor (1,905 sq.ft) : Bedroom one with ensuite and dressing room, bedrooms two, three and four, each with ensuite bathrooms

Second Floor (760 sq.ft) : Two bedrooms, family bathroom.

## ANNEX & GARAGE

Ground Floor: Space for two car parking bays, with workshop and gardener's WC.

First Floor: One bedroom, self-contained annex

## OPTIONAL EXTRAS

Space for swimming pool within garden curtilage.

Further landscaping designs available on request.

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SET IN APPROXIMATELY 2.4 ACRES (0.97 HECTARES)

PLANNING PERMISSION GRANTED AUGUST 2023 – DUE FOR COMPLETION 2025/2026



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FRONT ELEVATION

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## THE APPROACH

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Designed in collaboration with award-winning architects, this sophisticated but traditional house lies in a quiet and peaceful garden - in the rural hamlet of Manningford Abbots. The approach is via a quiet residential lane, where a private driveway winds through the landscaped front gardens, planted with structural shrubs, tall trees and an orchard. The property is nicely tucked away adding to the privacy without compromising its open feel.

This stunning property sits centrally within the site and offers substantial and luxurious accommodation. Arranged over three floors, the 6-bedroom property would have its main living area on the ground floor, with the sleeping accommodation and bathrooms on the levels above.

Aside from the new dwelling, the current application has permission for the erection of an attached garage. The garage, with annex accommodation above, would sit forward and to the side of the property's principal elevation, on the gravelled driveway which doubles as the parking and turning area.



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# LOCATION

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Manorfield Farm sits in the hamlet of Manningford Abbots, in the midst of the Vale of Pewsey.

Within easy reach are the historic towns of Pewsey and Marlborough, which are both popular local centres. These locations provide vibrant communities with a great deal to offer. There is a thriving food and produce culture with numerous award-winning restaurants, pubs and coffee shops.

There are highly regarded schools in the area including Marlborough College, Farleigh, Cheam, St Francis, St Mary's Calne, Twyford, Chafyn Grove and Dauntseys.

The surrounding countryside is interlaced with footpaths and bridleways and is renowned for its scenic walks.

This part of Wiltshire has a number of high-quality public houses and restaurants.

Racecourses within reasonable reach include Newbury, Salisbury, Goodwood, Ascot, Kempton and Sandown. There are golf courses within easy proximity including Upavon, Marlborough and Bowood. There are also a variety of family days out including Highclere Castle, Finkley Down Farm and Charlton Lakeside. It is easy to see why this has become one of the most desirable areas to live in southern England.

Pewsey has excellent train links to London Paddington taking under an hour.

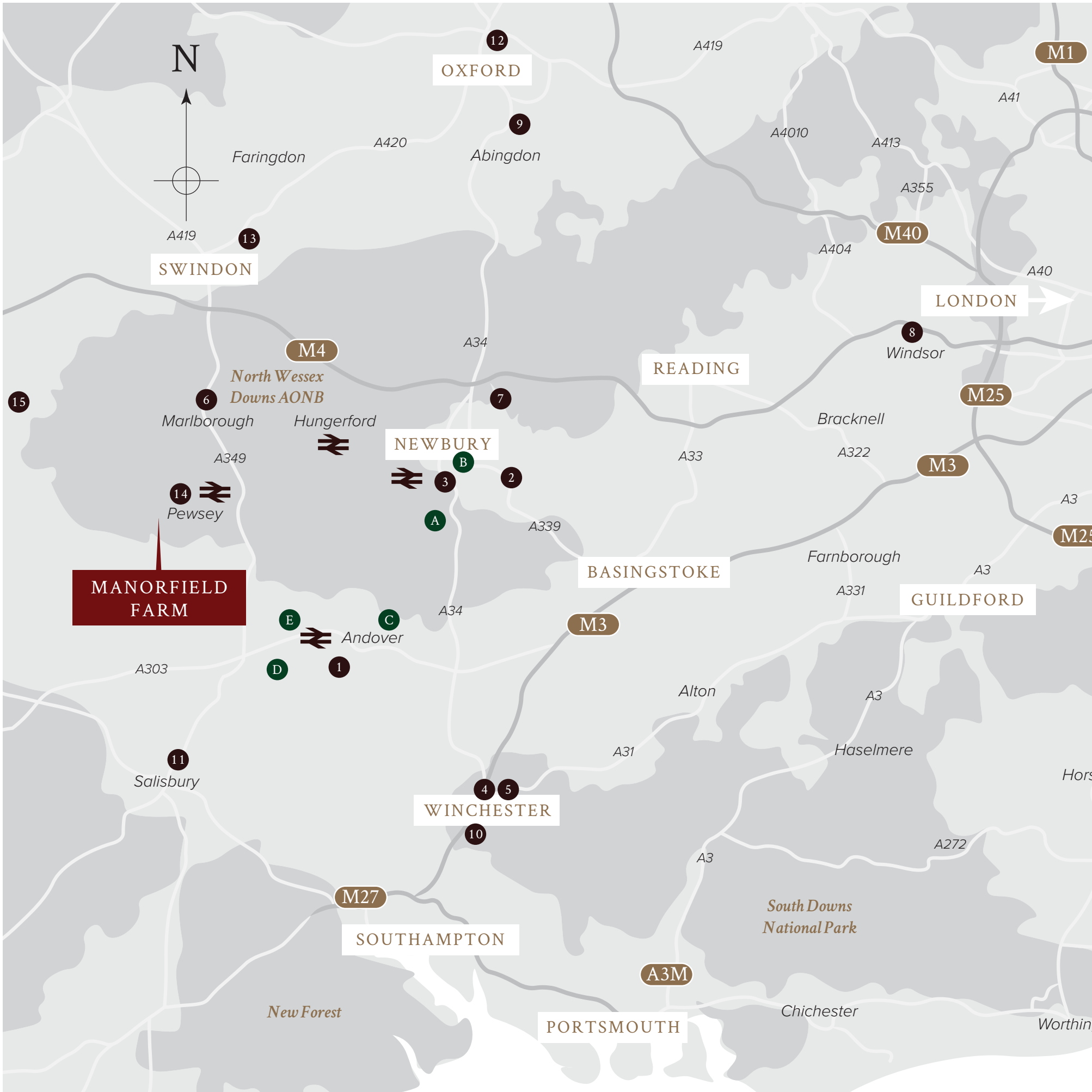
## SCHOOLS

- |                      |                       |                       |
|----------------------|-----------------------|-----------------------|
| 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 Francis         |
| 5 Winchester College | 10 Twyford            | 15 St Mary's Calne    |

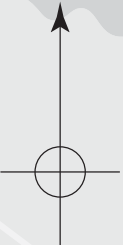
## RECREATION

- |                        |
|------------------------|
| 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.*



N



OXFORD

Abingdon

Faringdon

SWINDON

READING

LONDON

NEWBURY

BASINGSTOKE

GUILDFORD

WINCHESTER

SOUTHAMPTON

PORTSMOUTH

**MANORFIELD FARM**

North Wessex Downs AONB

South Downs National Park

New Forest

15

6

14

11

12

9

13

7

2

3

4

5

10

8

E

C

D

1

B

A

A419

A420

A419

A34

A349

A303

A34

A31

A3

M27

A3M

A419

A41

A4010

A413

A355

A404

A40

M1

M40

M4

M25

M3

M25

M3

Farnborough

A331

A3

Alton

A3

Haselmere

Hors

A272

Chichester

Worthing

A419

A419

Marlborough

Hungerford

Pewsey

Salisbury

Abingdon

A34

A339

A33

A322

Bracknell

M25

A3

Farnborough

A331

A3

Alton

A3

Haselmere

Hors

A272

Chichester

Worthing



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## QUALITY & CRAFTSMANSHIP

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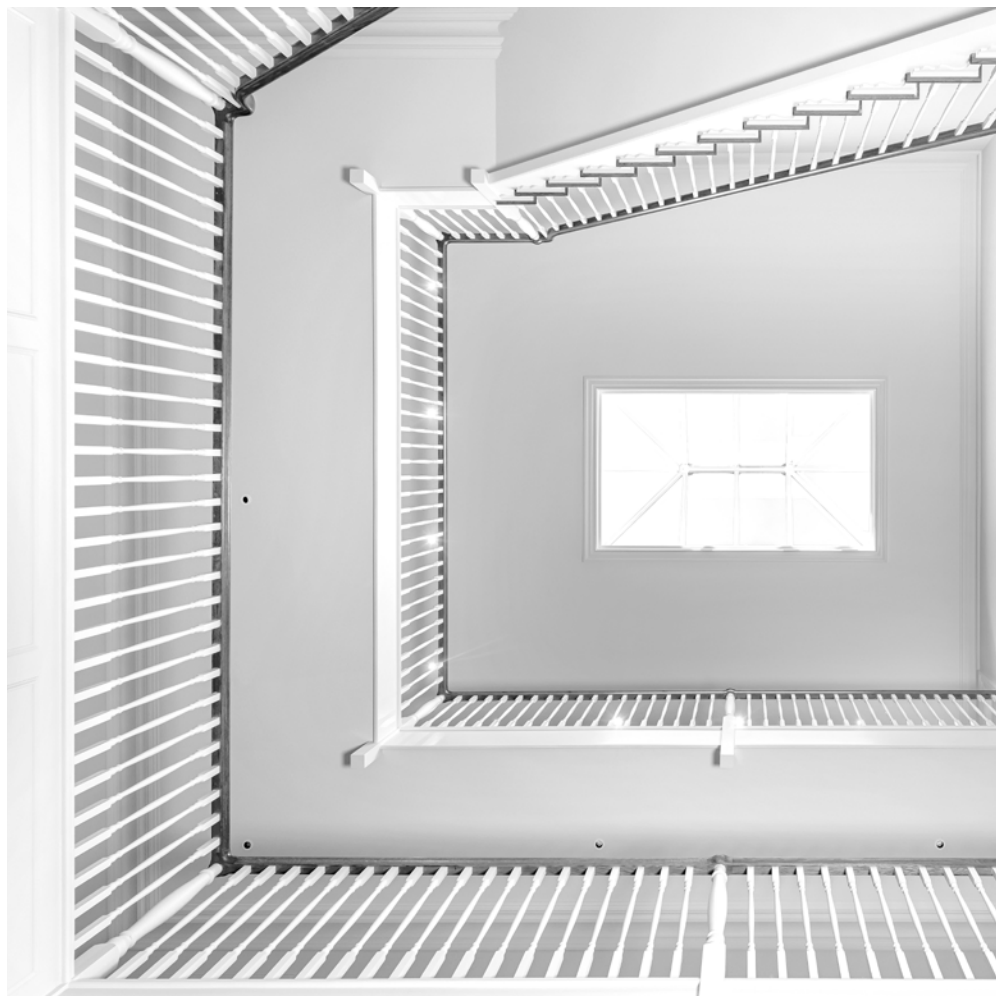
Informed throughout by classical Georgian references, time-honoured craftsmanship, high quality materials and meticulous attention to detail are bound into the fabric of Manorfield Farm. Both traditional and modern materials enhance the charm and grandeur of this country home. Externally, the blue-grey tones of the traditional Welsh slate roof contrast with the soft hues of stone on the window surrounds and quoins, and a cream-coloured lime render finish to the external walls. The wooden box-frame sliding sash windows are made by specialist local joiners and are hand-painted.

A broad stone porch frames the entrance, creating an impressive formal transition into the classically designed interior. Internally, Palladian proportions quickly become evident – high ceilings amplify the natural light and highlight the detail of the elegant cornicing in the reception rooms. Bespoke skirting, architraves and door linings complete the Georgian-inspired interior. On the garden front, an internal orangery overlooks the impressive landscape.

Impeccable attention to detail sets this home apart. Sherbourne Developments source the finest natural stone and wood flooring, beautifully detailed fireplace surrounds, traditionally crafted joinery and luxurious bathrooms and kitchens. The quality of our buildings is to such a level that we believe that we are building the listed houses of the future.

Manorfield Farm exemplifies the uniquely English ability to embrace the present while celebrating the past. Period detailing within the interiors blends seamlessly with the conveniences of modern living. The house features underfloor heating on the ground and first floors, pre-wiring for lighting and select audio-visual systems in several zones and the provision for future commissioning of security and CCTV systems.







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# SPECIFICATION

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## GROUND FLOOR

FLOORING: Natural limestone sealed flooring with underfloor heating system.

FIREPLACES: Large natural stone fireplaces with stone internals and stone hearth to drawing room and study. A double-sided log burner separates the kitchen and snug.

STAIRCASE: A Georgian feature staircase of solid handmade timber handrails and painted spindles, a runner with stair rods, with a lantern rooflight above providing natural light.

JOINERY: Tailormade joinery in all main key areas. A combination of hand painted doors with veneered internal carcasses to joinery units. Worktops in a combination of quartz and natural stone. Additional designs available for other areas.

KITCHEN: Bespoke hand-crafted joinery, typical specification could include: hand-painted cabinets and panelled doors in hardwood frames, hung on solid brass butt hinges. Cabinets lined in walnut, solid walnut drawer boxes with dovetailed joints. Integrated LED lighting. For latest designs and specification, please contact Aimee Collett - [aimee@sherbourne-developments.co.uk](mailto: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 rooms with hand-crafted cabinetry, internally lined with oak veneer and fitted with adjustable shelves, drawers and hanging rails, and integrated LED lighting. Features such as 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, tiled in a variety of natural stones and marbles from suppliers. 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.  
Additional designs available for other bathrooms and feature lighting.

## GENERAL

WINDOWS & DOORS: Bespoke, hand-made sash windows and large 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 boiler.  
Thermostatically controlled underfloor heating to ground & first floors.

LIGHTING: Energy efficient, warm-white LED lighting throughout. Wired for pendant and wall lighting.  
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.  
Audio wiring available. Additional designs available for areas.

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





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# PLANS

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# SITE MAP

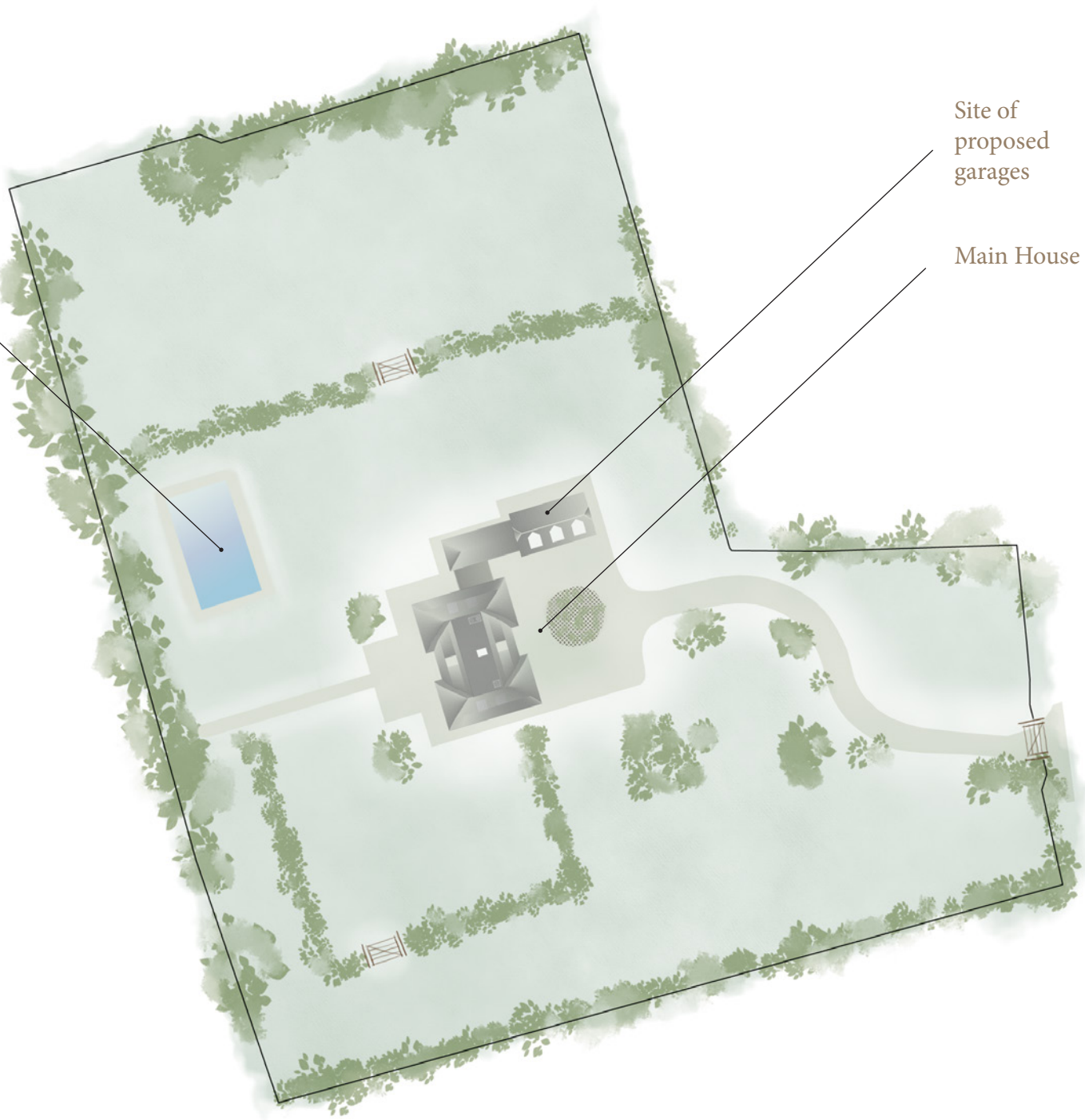
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Optional full  
landscaping  
including pool

Site of  
proposed  
garages

Main House

TOTAL LAND:  
Approx. 2.4 Acres  
(0.97 Hectares)



*Please note: Site Plans are for illustrative purposes only.  
Not to scale. Exact boundaries, areas and positions are subject to change*











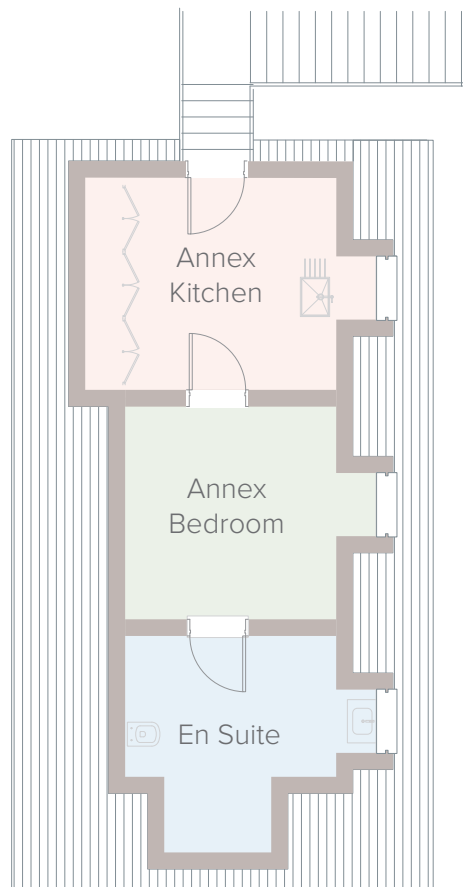
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# GROUND FLOOR

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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.



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# FIRST FLOOR

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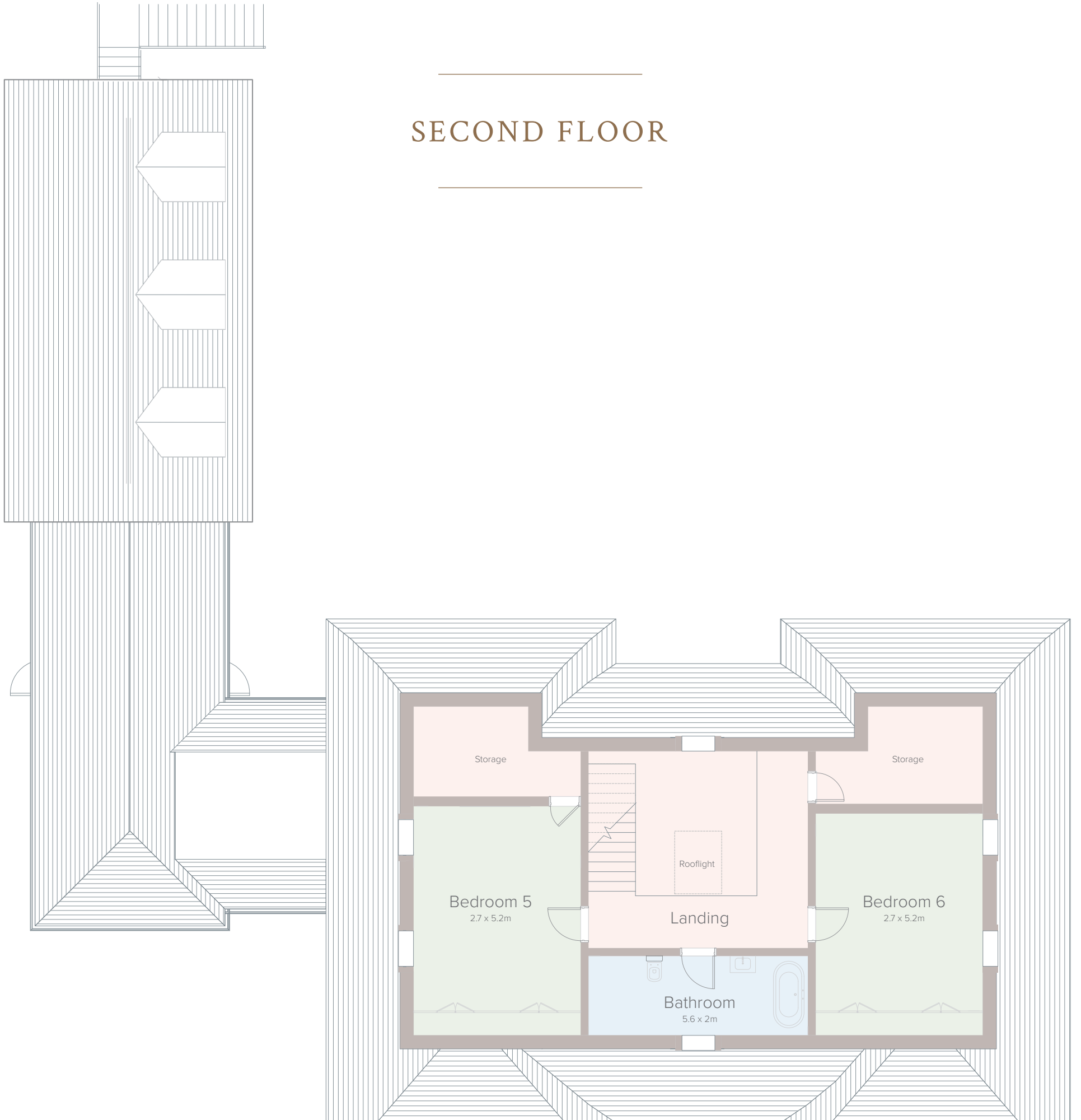




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## SECOND FLOOR

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REAR ELEVATION

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## ADDITIONAL INFORMATION

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### DIRECTIONS TO THE PROPERTY - SN9 6HY

From Marlborough head south-west on the A345 towards Pewsey. After proceeding through the village of Oare, turn slight right onto Hare Street signposted 'local villages'. Continue along Hare Street until you cross over the railway bridge, taking a slightly left towards the village of Manningford Abbots, where Manorfield Farm can be found a short distance on your right-hand side.

### LOCAL AUTHORITY

Wiltshire District Council - 0300 555 1375

### SERVICES

Mains electricity.

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 items mentioned in these particulars are included in the sale.

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## SUSTAINABILITY

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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, ensuring their new house offers the highest standards of insulation and passive sustainable design backed up by appropriate technology.

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.



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# SHERBOURNE DEVELOPMENTS

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SHERBOURNE DEVELOPMENTS OFFERS A FRESH PERSPECTIVE TO A TRADITIONAL MARKET, EXCEEDING OUR CLIENTS' EXPECTATIONS TO DELIVER HOMES FIT FOR THE 21<sup>ST</sup> CENTURY AND BEYOND.

We favour a sharper, more engaging take on design and service using the best traditional materials combined with up-to-date technologies. We build properties that celebrate both 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 now received three United Kingdom Property Awards – one of the most highly acclaimed industry awards. These are achievements which are recognised as a mark of excellence for property professionals.



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## SHERBOURNE TAILORMADE

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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](mailto:enquiries@sherbourne-tailormade.co.uk)  
+44 (0) 1672 511522, [www.sherbourne-tailormade.com](http://www.sherbourne-tailormade.com)





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# SHERBOURNE INTERIORS

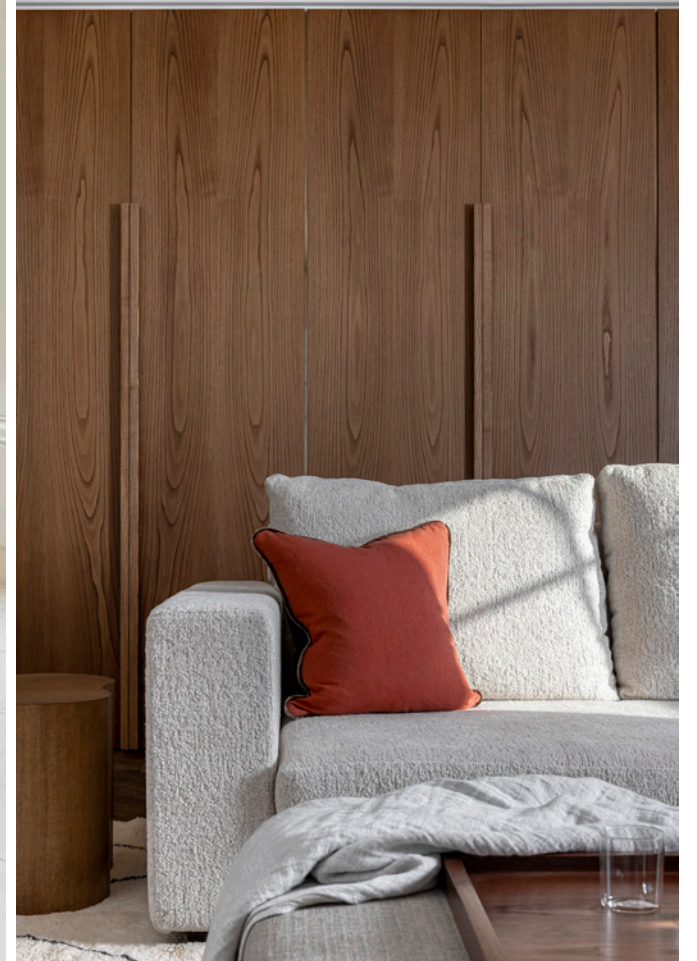
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Sherbourne Interiors provides a fully-integrated luxury residential interior design service working with private clients to create elegant interiors of excellence. With a focus on bespoke, distinctive designs, tailored to fit each client's personal needs, we provide a complete interior design service taking a project from conception to completion. We start all aspects of our residential interior design with concepts, 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 contractors to achieve a design of flawless quality.

Our experienced interior designers interpret each of our clients' styles 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 client's tastes and lifestyle needs.

For more information, please contact [enquiries@sherbourne-interiors.co.uk](mailto:enquiries@sherbourne-interiors.co.uk) or call 01672 511522





*A selection of images from previous Sherbourne Interiors projects*



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# SHERBOURNE PROJECT MANAGEMENT

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Sherbourne Project Management has recently been established in response to the increasing demand from our clients seeking comprehensive project management services to safeguard their interests.

Sherbourne Project Management offers comprehensive support, guiding you from project conception to successful completion, whether it's a new construction or a renovation of your existing home. We possess an extensive network of industry connections and have the diverse skill sets required to ensure the seamless execution of your project.



**VIEWINGS:** Viewing strictly through the selling agents, Sherbourne Developments and Knight Frank LLP.

#### 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 to scale.

**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:** Autumn 2024



**SHERBOURNE**  
DEVELOPMENTS

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