

Rexford

PLASTOW GREEN • HAMPSHIRE

www.sherbourne-developments.com

REXFORD - No. 27



AN INSPIRATIONAL ENGLISH COUNTRY HOUSE
in an outstanding rural setting



CGI - Artist's Impression

ACCOMMODATION SUMMARY

REXFORD HOUSE, PLASTOW GREEN, Nr KINGSCLERE, HAMPSHIRE, RG19 8LW

Ground floor: Entrance Hall, Drawing Room, Dining Room, Study, Family Room/Snug, Large Kitchen and Breakfast Room, Rear Hall, Utility Room, Boot Room, Cloakroom and WC

First floor: Master Bedroom with Dressing Room & en-suite Bathroom, two Bedroom Suites with en-suite Shower Rooms, two further Bedrooms and Family Bathroom

Second floor: Media Room, two Bedrooms each with en-suite Shower Rooms

Three-bay Garage linked to the main house with a staff flat above, arranged as Bedroom, Shower Room, Kitchen and Living Area

Set in about 6.5 acres (2.63 hectares) of gardens and agricultural land.
Currently under construction, due for completion Summer 2018.

Kingsclere 2 miles • Newbury 6 miles • Basingstoke 11 miles

M3 (Junction 6) 11 miles • M4 (Junction 13 or 14) 11 miles
Basingstoke - London Waterloo 45 minutes
Thatcham - London Paddington 50 minutes



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THE SETTING

Plastow Green lies within the south-eastern lowlands of the County of Hampshire. Rexford House, as the name suggests, reflects the royal associations with this beautiful landscape and an ancient corridor that ran from London, through Berkshire and into Hampshire, once blanketed in forest and for centuries the playground of Kings.

Within a web of sunken lanes and byways, stately hedgerows and a sweeping landscape of field, meadow and noble hamlets, Rexford commands a quiet yet magnificent spot between the lowland chalk and folding uplands to the south.

The surrounding countryside is of immense historical importance and boasts the earliest settlements in England's pre-history. It was the site of Alfred the Great's campaign against the Danes towards the close of the 9th century and more recently, a stage for many battles during the English Civil War. Towards the end of the 17th century at the Battle of Reading, forces loyal to William of Orange defeated those of James II of England, in what became known as the Glorious Revolution.

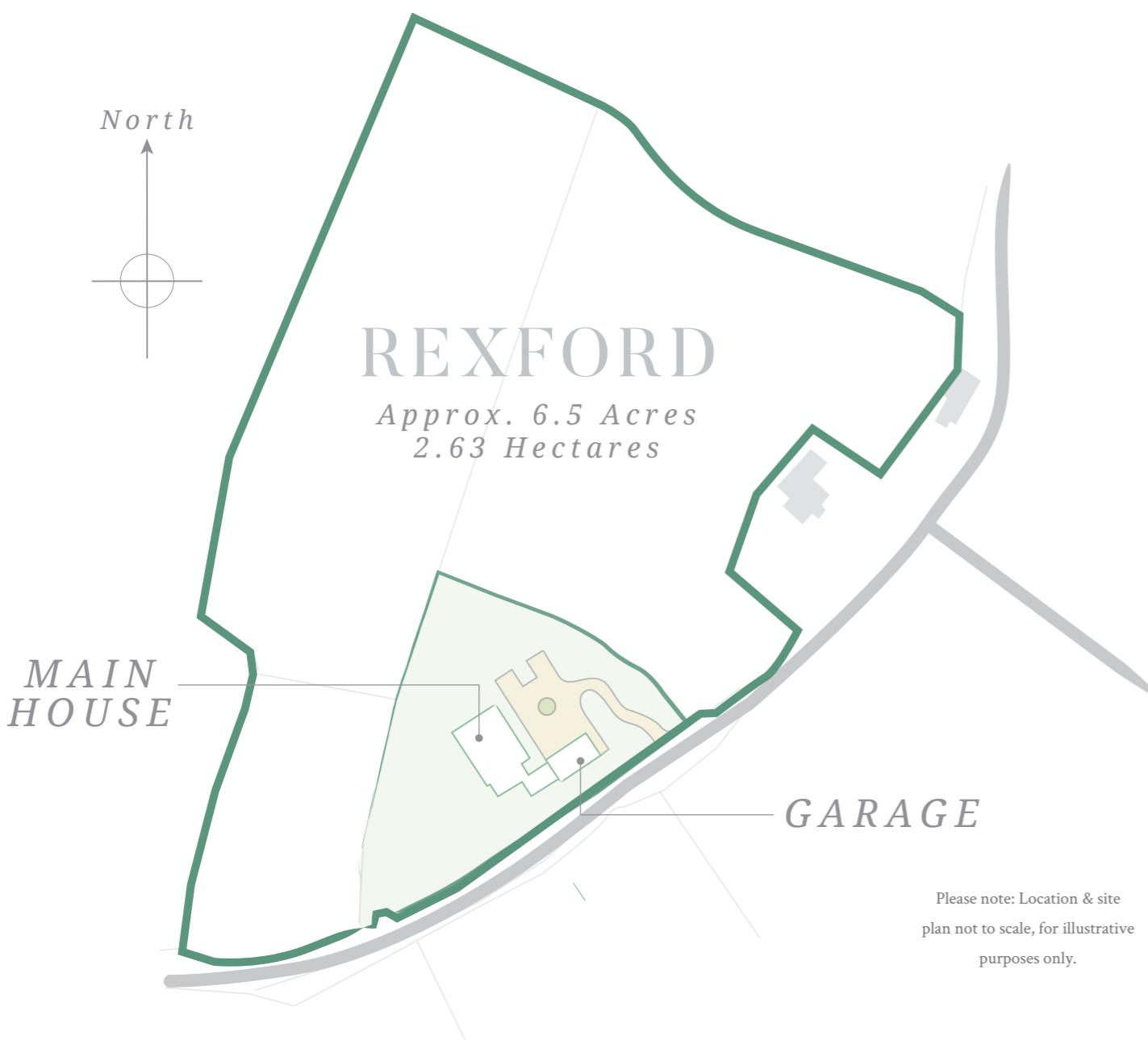
In more recent times, the Hampshire countryside has become a haven of peace and the setting for some of our most treasured country estates and rural hamlets. Reading and Newbury, close by in the Royal County of Berkshire once the sites of royal conflict, are now prosperous hubs within a culturally dynamic region that still retains its royal connections.

Rexford epitomises the best in an English architectural style that translated Italian Palladian geometry into its most elegant and sophisticated paradigm. The essence of this style is in its ability to sit so comfortably within the surrounding countryside while soaking up the natural light within its palatial rooms. What distinguishes this style as rendered by Sherbourne Developments is the comfort, luxury and state-of-the-art technology that goes into the design, construction and appointment of every one of its magnificent homes.



Local Hampshire Countryside

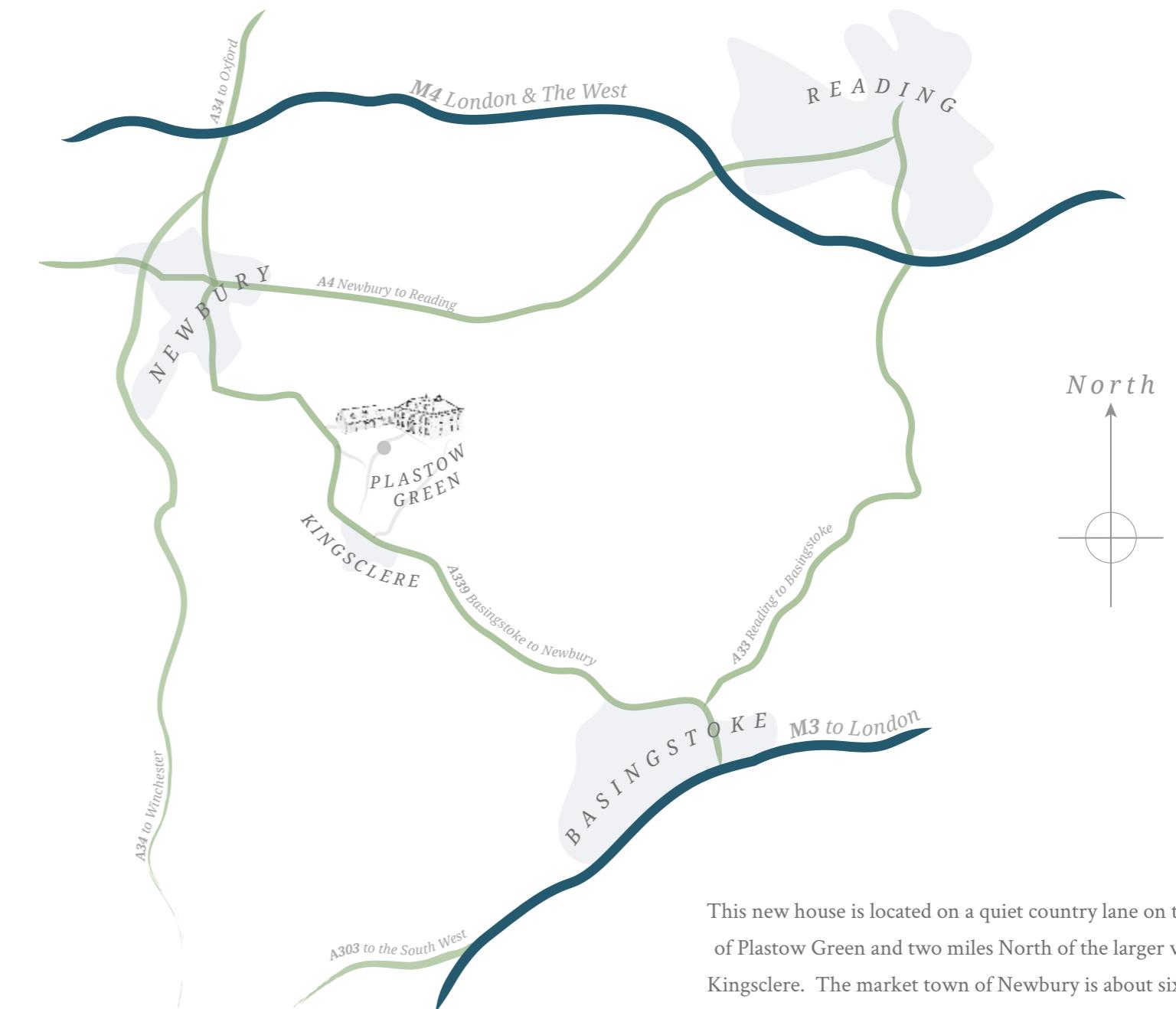
THE PROPERTY



Please note: Location & site
plan not to scale, for illustrative
purposes only.

Directions: Postcode RG19 8LW. From Basingstoke head North on the A339 or from Newbury head South on the A339 towards Kingsclere. At the main roundabout just to the North of Kingsclere take the eastern exit onto Union Lane. Travel along this lane for about 2 miles and proceed over a small humpback bridge. Rexford House is on the left hand side just beyond the entrance to Hill House (also on the left).

LOCATION & CONNECTIONS



This new house is located on a quiet country lane on the fringe of Plastow Green and two miles North of the larger village of Kingsclere. The market town of Newbury is about six miles to the North-West. Rexford House is located in a quiet location in a rural setting but within easy accessibility to both road and rail communications with the A339 about two miles to the west. There is a regular train service into London Paddington from Newbury.

QUALITY & CRAFTSMANSHIP



Please note: All interior shots are library images from previous Sherbourne Developments properties.



Informed throughout by classical Georgian references, time-honoured craftsmanship sympathetically weaves into its fabric both traditional and modern materials, enhancing the charm and grandeur of this country home.

Externally, the strong blue-grey tones of a traditional Welsh slate roof contrast beautifully with the softness of the handmade clay bricks, laid in Flemish bond. The wooden box-frame sliding sash windows are made by local joiners and hand-painted. A broad, stone portico frames the entrance, creating an impressive formal transition into the classically proportioned interior.

Internally, these Palladian proportions quickly become evident - high ceilings amplifying the natural light and displaying the elegant detail of the plaster cornicing in the reception rooms. Further respecting the Georgian references, bespoke skirting, architraves and door linings complete the interior architectural detailing.

Impeccable attention to detail sets this home apart, with the finest sourcing of natural stone and wood flooring, detailed fireplace surrounds, traditionally crafted joinery and luxurious bathroom and kitchen fixtures and fittings.

Exemplifying a quintessentially English capacity to embrace the present while celebrating the past, the period detailing of the interiors blends seamlessly with the conveniences of modern living and technology. The house features underfloor heating on the ground & 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.



Artisans of Devizes



Trunk Surfaces



Perrin & Rowe



Chesneys of London

SPECIFICATION

GENERAL

WINDOWS & DOORS Bespoke, hand-made sliding sash windows and doors, hardwood where appropriate. Hand-painted in Farrow & Ball paint.

HEATING Air source heat pump backed up by oiled-fired boiler. Thermostatically controlled underfloor heating to ground & first floor.

LIGHTING With energy efficient, warm-white LED lighting throughout.

HOME AUTOMATION Wired, Data Cable & Wifi installed throughout, for home automation systems such as Lutron & Lightwave RF.

SECURITY House fitted with security alarm.

WOODWORK & CORNICING In traditional patterns with cornice by Stevensons of Norwich.

GROUND FLOOR

FLOOR COVERINGS Oak by Trunk Surfaces and honed sandstone floors by Artisans of Devizes, with other areas prepared for carpet.

FIREPLACES Handcrafted in soft limestone by Chesney's of London.

KITCHEN - Bespoke hand-crafted joinery by Peter Browning:

All cupboards lined in walnut

All doors hung on solid brass butt hinges

Hand-painted flat panelled doors framed in Utily hardwood

Worktop in solid American walnut

Solid walnut drawer boxes with dovetailed joints

Shelving with walnut lipping

Painted in colour of Client's choice

Sinks by Franke

Taps by Perrin & Rowe

SPECIFICATION CONT.

FIRST FLOOR

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

WARDROBES - Bespoke hand crafted cabinetry by Peter Browning.

All cupboards hand painted and lined in Oak

Cabinet doors framed with hardwood, hung on solid brass butt hinges

Combination of closed-hanging storage, open shelving and shoe storage
LED internal lighting

BATHROOMS

Sanitaryware and taps by Lefroy Brooks

Tiled in a variety of natural stones & marbles by Artisans of Devizes

Sumptuous freestanding baths by Victoria & Albert and Burlington

Cabinetry by Porter

ADDITIONAL INFORMATION

LOCAL AUTHORITY Basingstoke & Deane Borough Council 01256 844844

RIGHTS OF WAY There are no public footpaths that cross the land or property.

SERVICES Mains electricity and water. Air source heat pump backed up by oil fired boiler. Private drainage by either sewerage treatment plant or septic tank.

TEN YEAR WARRANTY The property will be independently surveyed during the construction, by surveyors who will issue a ten year warranty certificate, covered by BLP, upon satisfactory completion of the property.

FIXTURES & FITTINGS Only such items as are mentioned in these particulars are included in the sale.



Artisans of Devizes



Bespoke

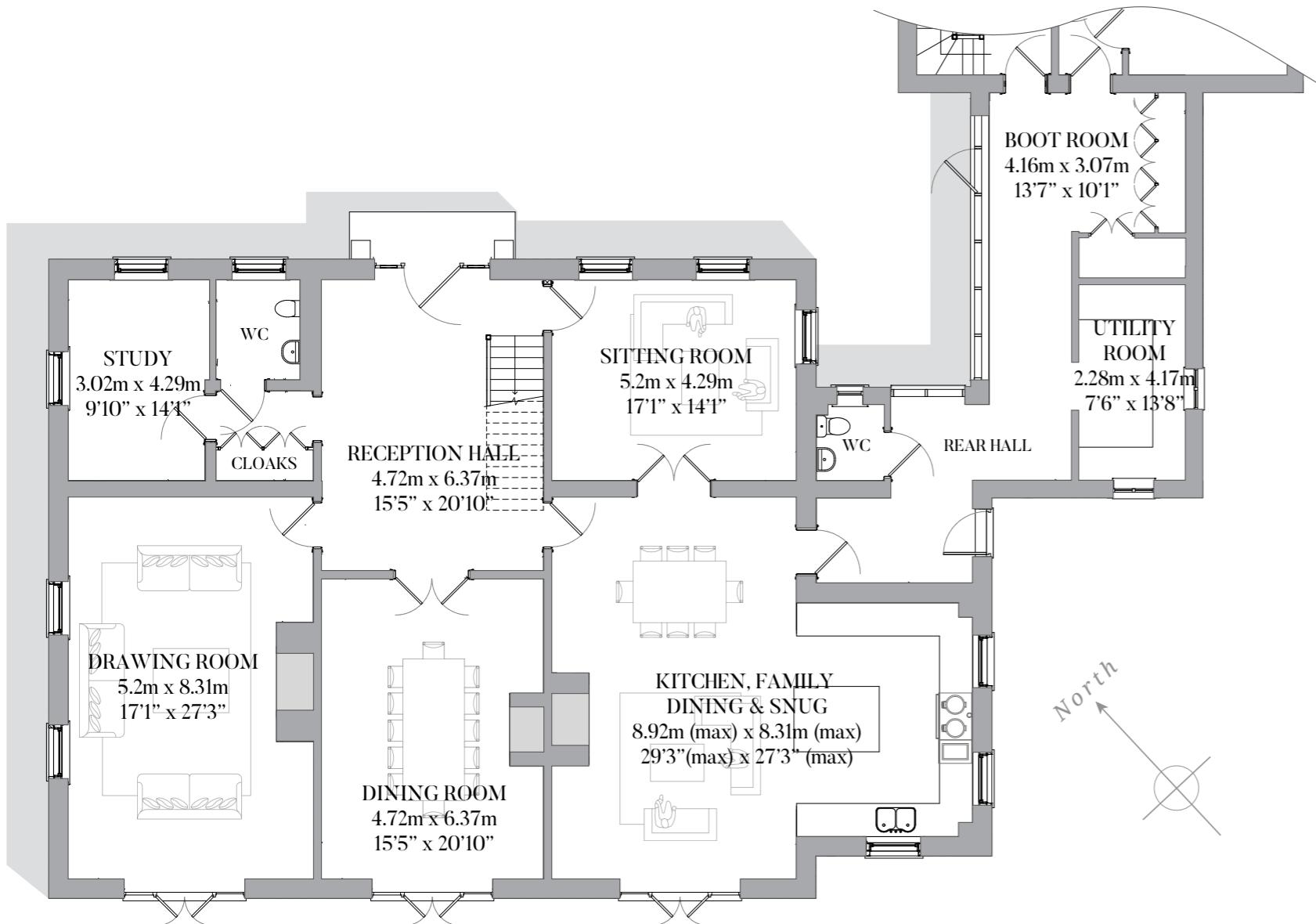


Burlington



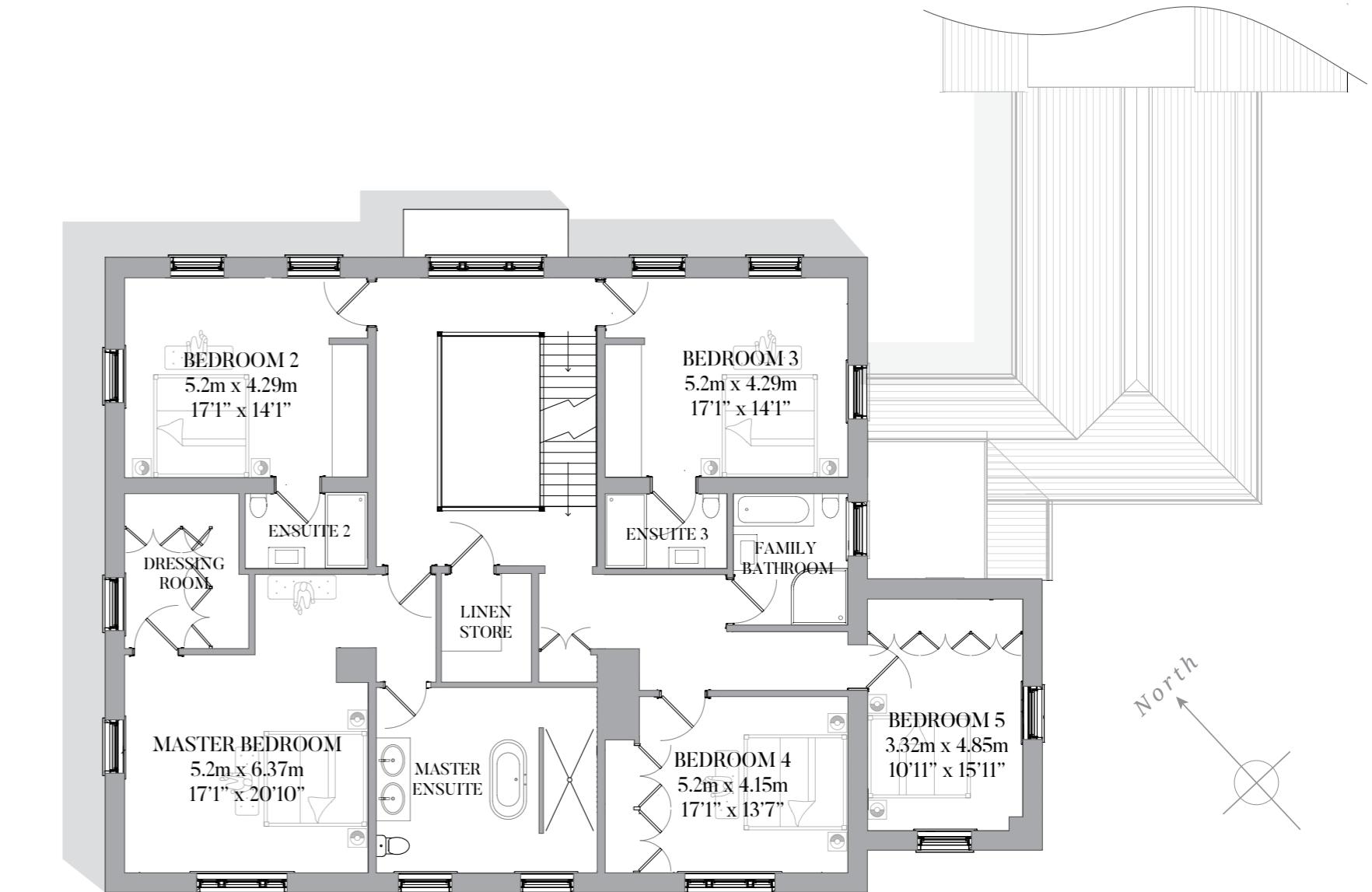
Lefroy Brooks

GROUND FLOOR ACCOMMODATION



Please note: Floor plans are not to scale & for illustrative purposes only. Bathroom & Kitchen layouts are subject to change. Dimensions are approximate.

FIRST FLOOR ACCOMMODATION

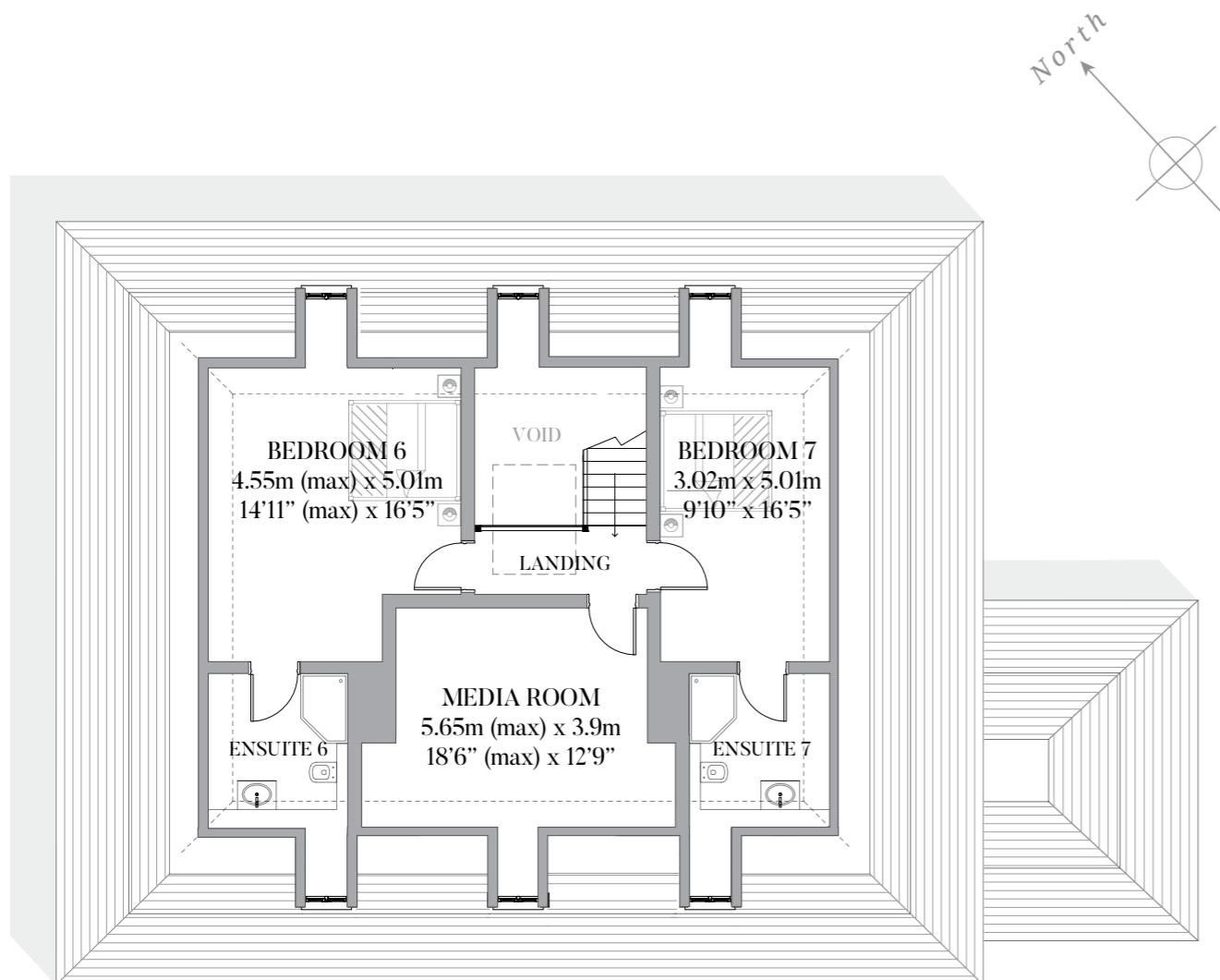


Approximate Gross Internal Area
Main House: 6265 sq ft/582 sq m
Garage: 890 sq ft/82.5 sq m
Annexe: 495 sq ft/46 sq m
Total: 7650 sq ft/710.5 sq m



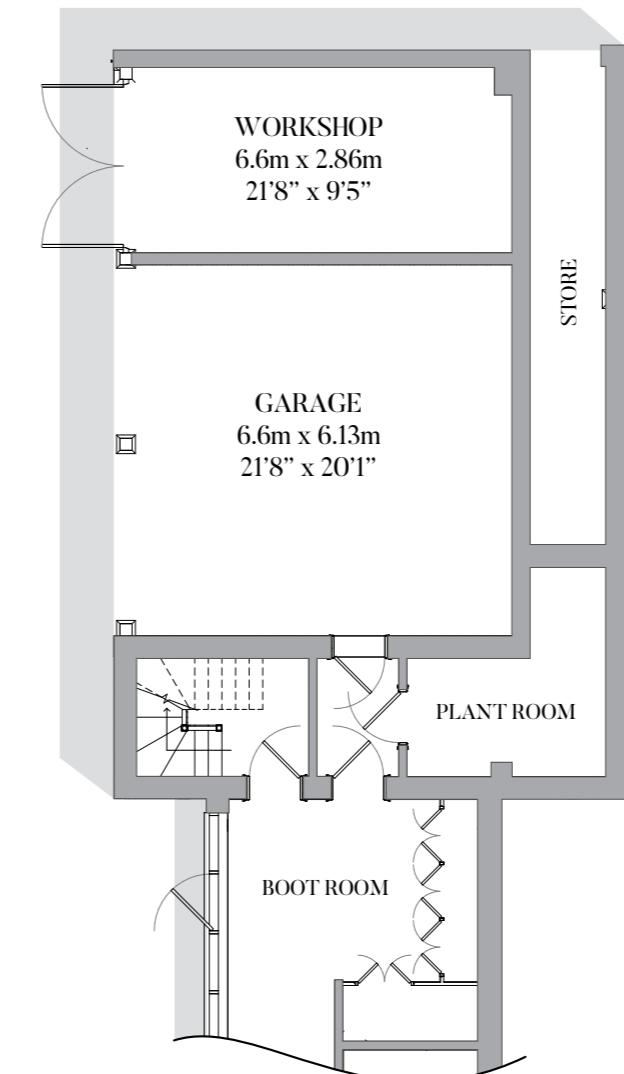
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SECOND FLOOR ACCOMMODATION

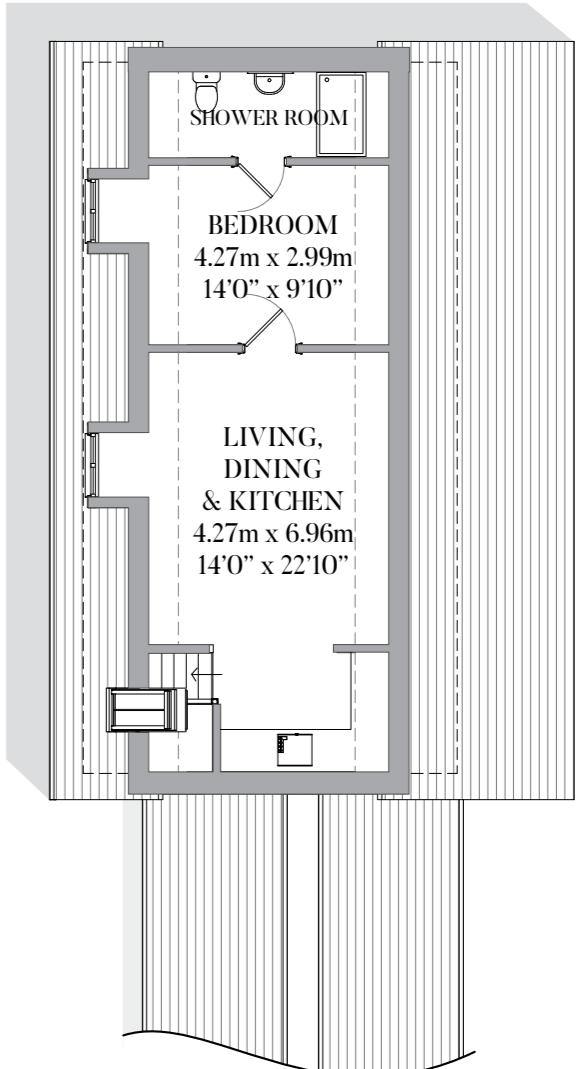


Please note: Floor plans are not to scale & for illustrative purposes only. Bathroom & Kitchen layouts are subject to change. Dimensions are approximate.

GARAGE & ANNEXE



Approximate Gross Internal Area
Main House: 6265 sq ft/582 sq m
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Annexe: 495 sq ft/46 sq m
Total: 7650 sq ft/710.5 sq m



SHERBOURNE
DEVELOPMENTS



CGI - Artist's Impression

ABOUT SHERBOURNE DEVELOPMENTS

HONOURING TRADITIONS IN TASTE, WHILST CELEBRATING CONTEMPORARY INNOVATION

Sherbourne Developments brings, to a very traditional market, a fresh perspective on what our clients' demand from a home in the 21st century.

Tweeds alone won't convince contemporary taste; we favour a sharper, more engaging take on design and service, utilising the best traditional materials and up-to-date technologies. We build homes that both celebrate our architectural heritage and the avant-garde while focusing on innovation in construction, comfort and luxury.

Many of our developments reflect the very best in our historic country houses. Palladian or Georgian architecture has a timeless elegance that is emblematic of English taste. However, today, discerning clients do not aspire to draughty corridors or smoky hearths. Efficient and environmentally sustainable technologies allow us to honour the form while improving the function.

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

DESIGN

Whether remodelling an existing country house, creating a contemporary statement informed by Vitruvian and Palladian geometry or interpreting a client's vision of a landscape and a home that will mature over many generations, the realisation through design iterations and architectural elements drawn from classical and state-of-the-art technologies is fundamental to the relationship we have with those for whom the line first drawn on the page begins a journey to a living, breathing home.

BUILD

Every step in that journey from the two to the three-dimensional and beyond depends entirely upon assiduous and relentless planning. Uncompromising management of a project from the design stage allows the many craftsmen and professionals involved in such a venture to work unimpeded and with a clear understanding of their part in the finished whole. Every person involved has a stake in the client's vision and expectations and a fierce pride in every facet of the building process.

LIVE

Sherbourne Developments builds homes, extraordinary homes where the legacy lives in the structure and the landscape in which it lies; in its maturing, the way it reflects each season and the passing of time. Above all, when we hand over the keys we also deliver the preface to a story of the family that will write its succeeding chapters.

PROPERTIES

AMBLEY MANOR, near Upton in Hampshire is possibly one of the most magnificent sites Sherbourne Developments has acquired in its history of developing country houses.



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FOX HALL, is an impressive and substantial country house set in an elevated position above the village and surrounded by grounds of about 9 acres.

Fox Hall is positioned on the south side of Kingsclere with views over the countryside including the renowned Watership Down, which is about a mile to the south. Kingsclere is located adjacent to the A339, midway between Newbury and Basingstoke. This is a thriving village and has an excellent range of everyday shopping requirements including a post office, primary school, health centre, public houses and churches.

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David Milligan 07836510576, david@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. Sherbourne Developments does not have 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: The photographs show the surrounding location and not the property itself. Internal photographs are library images and are there as a guide. CGI visuals of the property are a guide only (March 2017)

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

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.

Particulars: May 2017



Predicted Energy Performance Certificate: EPC to be confirmed upon completion of the property

Energy Efficiency Rating	
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England	EU Directive 2002/91/EC

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