



BALANCING *act*



Bruce O'Grady

It takes a certain skill to blend traditional styling with state-of-the-art modernity. Sherbourne Developments are doing precisely that with their latest luxury residential project. Luke Thomas finds out more

A magnificent country house estate due for completion in spring 2020, Roden Park seamlessly balances traditional design principles with modern luxury.

Nestled deep within the chalk downs of West Berkshire, this unique property is set in a vast natural landscape, surrounded by some of the county's most picturesque countryside. The house is approached by a long private drive; the surrounding rolling farmland ensuring that it's concealed in wider views, offering complete privacy - making it the perfect rural hideaway.

The main house presented in traditional country style, will nevertheless be replete with modern conveniences and features, including a cinema room in the basement and a swimming pool. The seven-bedroom property set in 2.5 acres of land also comes with numerous outbuildings including a guest house and staff accommodation.

Ideal for country living, Roden Park facilities will include gun and boot rooms, a wine store, tennis court and even planning permission for stables.

The estate benefits from Sherbourne Developments' fierce attention to detail to design quality and craftsmanship, and its traditional palette of vernacular materials will root the

house to its setting. The property will be constructed in warm red brick with stone detailing to the quoins, gate piers and entrance porch.

Says Bruce O'Grady, Managing Director at Sherbourne Developments: "The house will be designed in such a way to suggest an early Georgian gentleman's manor house, with courtyard pavilion wings wrapping around the main entrance and sweeping driveway. Its relaxed and inviting, but with all the formal architectural traditions one would expect of a country estate of this status. The overall design cleverly incorporates some of the older farm buildings on the site, creating a gentle mix of the old and new.

He adds: "We're incredibly proud of Roden Park. As a business, we offer a fresh perspective on the country house tradition by recognising what modern clients want from a twenty-first century home.

"I think that Roden Park is a prime example of this, and we're proud to continue to create timeless and elegant buildings that respect the best of England's architectural heritage."

To find out more about Roden Park visit the Sherbourne Developments website: www.sherbourne-developments.com/project/roden/

RODEN PARK



A magnificent country house in an outstanding, tranquil, rural setting.



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

www.sherbourne-developments.com

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