LETCOMBE
BOWERS

LETCOMBE BOWERS

THIS STUNNING COLLECTION OF JUST SIX BARNS AND NEW BUILD HOMES ARE SET IN A UNIQUE AND DESIRABLE RURAL LOCATION WITH WONDERFUL OPEN COUNTRYSIDE VIEWS.

Letcombe Bowers will be designed and built by the renowned south coast developer TN Development. Understated elegance, beautiful spaces indoors and outdoors, contemporary luxury and sustainability are all hallmarks. Over the years, TN Development have built a reputation for stylish designs and excellent craftsmanship.

The “Best In Class” status continues through to the gardens which have been designed by Sarah Eberle. With RHS Gold Medals Best in Show at Hampton Court and Gold Medal wins ar Chelsea, together with two awards for design innovation, the gardens and surrounding areas of Letcombe Bowers are in the best of hands

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Images indicative

The Location

WANTAGE

The nearby historic market town of Wantage is perhaps best known as the birthplace of Alfred The Great, a king of England whose statue stands at its very heart. An attractive and thriving town with plentiful shops, restaurants and schooling, Wantage enjoys a central location

Conveniently situated in the heart of rolling Oxfordshire countryside, Wantage is superbly well placed for access to Oxford, Swindon, Abingdon and Reading, together with the prestigious Biotech and Science Parks of Harwell less than 10 miles to the east.

The area is popular for a wide range of schools which include the highly-regarded educational establishments in Abingdon and Oxford, together with King Alfred's Academy in Wantage itself.

The nearby pretty villages of Letcombe Bassett and Letcombe Regis offer fantastic local gastropubs and there are superb country walks in the immediate vicinity as well as access to the ancient Ridgeway path less than 2 miles to the north east. The heartland of British horse racing, Lambourn, lies approximately 5 miles to the south west.

TRANSPORTATION

Letcombe Bowers itself is approached via a private mile long driveway heading west from the A338.

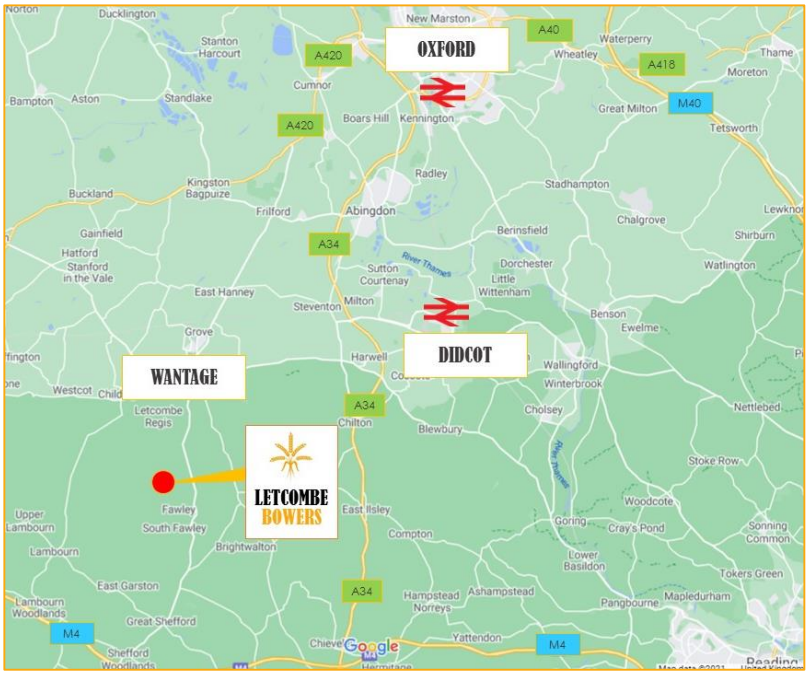
The nearby town of Wantage benefits from being served by excellent transport links - there is a regular bus service to Oxford and Abingdon; Didcot Railway station is located approximately 12 miles away and offers regular direct services into London Paddington.

* Oxford 20 miles * Abingdon 14 miles * Didcot 12 miles * Newbury 15 miles *

DIRECTIONS

From Wantage, take the A338 heading south towards Hungerford, then after c. 2.8 miles turn right just past the Ridgeway at the sign marked private road - Bowers Farm.

N.B. All visits to the site are strictly by prior appointment and must be accompanied. Access to the private road is otherwise prohibited.



*All mileages are approximate and taken from Google maps.

Site Plan

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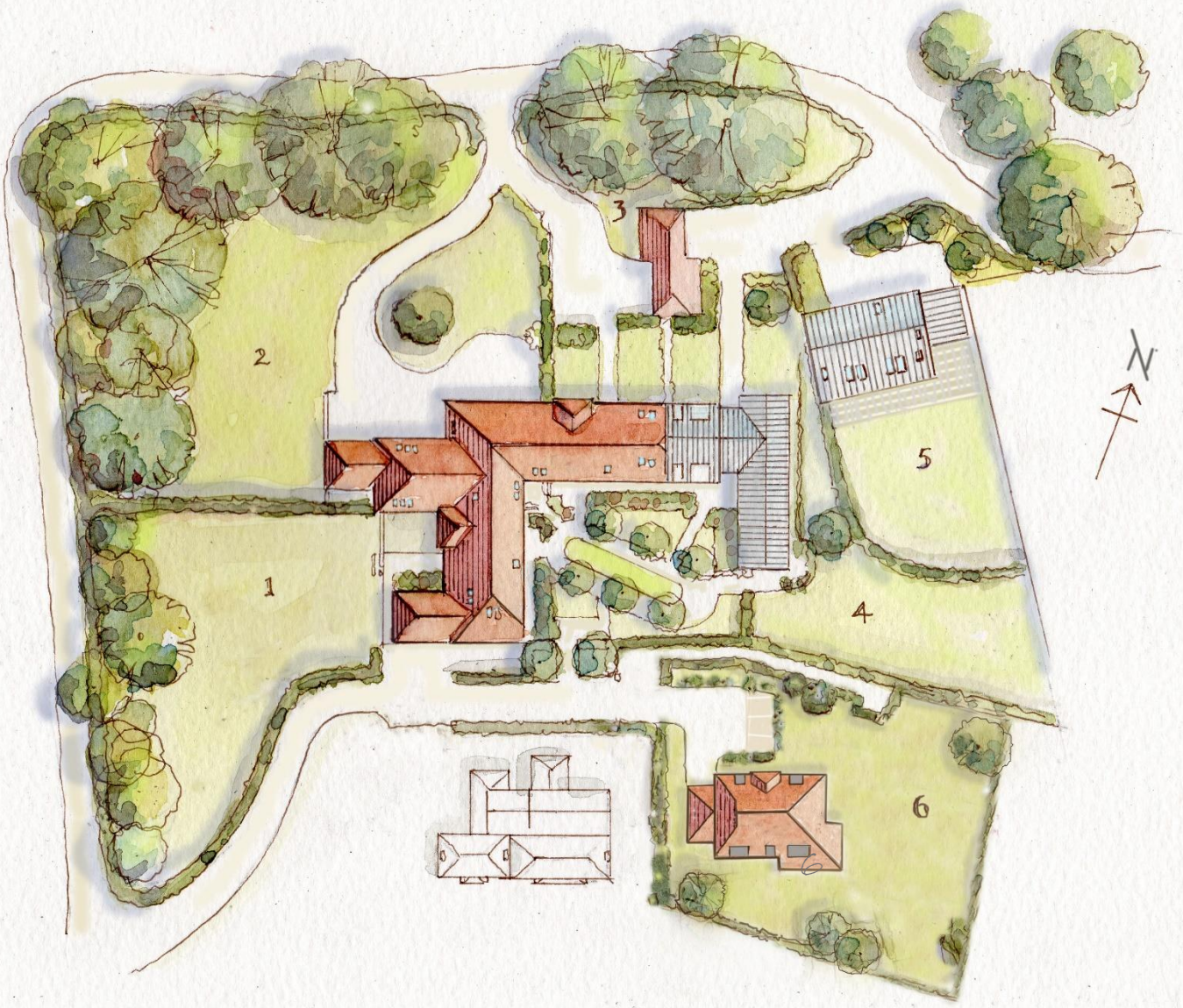

AVAILABILITY

1 – available
2 – reserved
3 – available
4 – reserved
5 – available
6 – reserved

As at 28/02/22

Specification

KITCHENS

- Appliances by Neff, Capel and Bosch
- Integrated appliances include: Stainless steel oven, conventional/ microwave oven, induction hob
- Dishwasher, fridge/ freezer, wine cooler, recirculating hood
- Specialist solid surface quartz worktops
- Island units with quartz worktop
- One and a half bowl stainless steel sink with monobloc chrome mixer tap
- Utility with washing machine and condensing dryer, sink and storage
- Ceramic floor tiles by Porcelanosa

Electrical & Lighting

- Stainless steel finish switches
- LED downlighters to kitchen and bathrooms

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BATHROOMS

- Porcelanosa sanitaryware throughout
- Principal bedroom with dressing room and ensuite: Bath, shower, basin with vanity unit and WC
- Bedroom 2 ensuite: Shower, basin with vanity unit, WC
- Family bathroom: Bath, shower, basin with vanity unit, WC
- White sanitary ware with chrome furniture
- Showers thermostatically controlled with fixed and movable heads
- Fully tiled walls and ceramic floor tiles by Porcelanosa
- Over basin mirrors with inbuilt light and shaver point

Heating & Hot Water

- Underfloor central heating to both floors provided by air source heat pumps
- 300 litre hot water storage tank
- Heat recovery throughout the property with heat exchange unit

NB: TN Development reserve the right to change or amend

Specification

Internal / External Features

- Solid timber front door with chrome furniture
- Solid internal walls on ground floor
- Carpets throughout except where floors are tiled

Joinery

- Powder coated aluminium frames to all windows
- Sealed unit double glazed windows
- Oak staircase with oak newel posts and handrails with glass balusters
- Veneered and inlaid solid doors with stainless steel furniture
- Optional upgrades available for dressing rooms or built-in wardrobes with sensor internal lighting
- Architraves and skirting boards painted in white eggshell

Car Barns

- Electrical installation to support 2 car charging points
- 13A sockets and a tap.

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Audio Visual / Data / Telephone / Security

- Internet access *(Airband broadband cabling to the scheme and works in progress as at September 2021 - speed subject to final confirmation by provider)*
- Cabling throughout for terrestrial, satellite and cable television
- Multiple TV points to living room (2) and all bedrooms
- Category 6 cabling to hall, living room and bedrooms
- Wi-Fi access points (ceiling mounted) throughout providing full signal coverage in the property
- Alarm system
- Smoke detectors with battery failsafe

Gardens

- Site landscaping by RHS Chelsea Award-winning landscape designer Sarah Eberle
- www.saraheberle.com

Warranty

- Q Assure ten year warranty
- Appliance warranties direct with manufacturers

EPCs

- EPCs = awaited.

*** optional upgrades available*

NB: TN Development reserve the right to change or amend specification

Plot 1 – The Maltings

Approximate Gross Internal Area
252.6 sq m / 2719 sq ft

THE MALTINGS

Impressive 4 bedroom barn conversion offering 2,719 sq ft of carefully designed, spacious accommodation alongside a generous plot of 0.38 of an acre.

A beautiful drive up to the development sets the tone for this impressive rural home, with the driveway coming to an end once you reach the double car port. A wonderful south west facing garden is surrounded by mature trees and has the second largest plot size on the scheme.

Inside the house continues its impressive countryside theme with light, spacious rooms, including the kitchen/dining room - a wonderful space to entertain and invite family and friends over to enjoy thanks to two sets of French double doors leading to your own private garden and also the communal gardens designed by RHS Chelsea winner Sarah Eberle. There are three good sized double bedrooms downstairs, one with an accompanying en-suite bathroom. The other two rooms could easily double up as additional living space if required. The expansive principal suite is located on the first floor, featuring an impressive en-suite bathroom, built in wardrobes and a storage cupboard ideal for a small walk in wardrobe.

Also on the first floor is a spacious living room with large windows overlooking the beautiful communal gardens and far reaching easterly views over the valley. A separate study space is also upon the first floor.

Dining/Family/Kitchen	8.50m x 4.56m	27'11" x 15'0"
Study	4.56m x 2.70m	15'0" x 8'10"
Living Room	5.67m x 4.56m	18'7" x 15'0"
Master Bedroom	7.72m x 4.72m	25'4" x 15'6"
Bedroom 2	4.47m x 2.78m	14'8" x 9'1"
Bedroom 3	4.44m x 3.54m	14'7" x 11'7"
Bedroom 4	4.09m x 3.18m	13'5" x 10'5"

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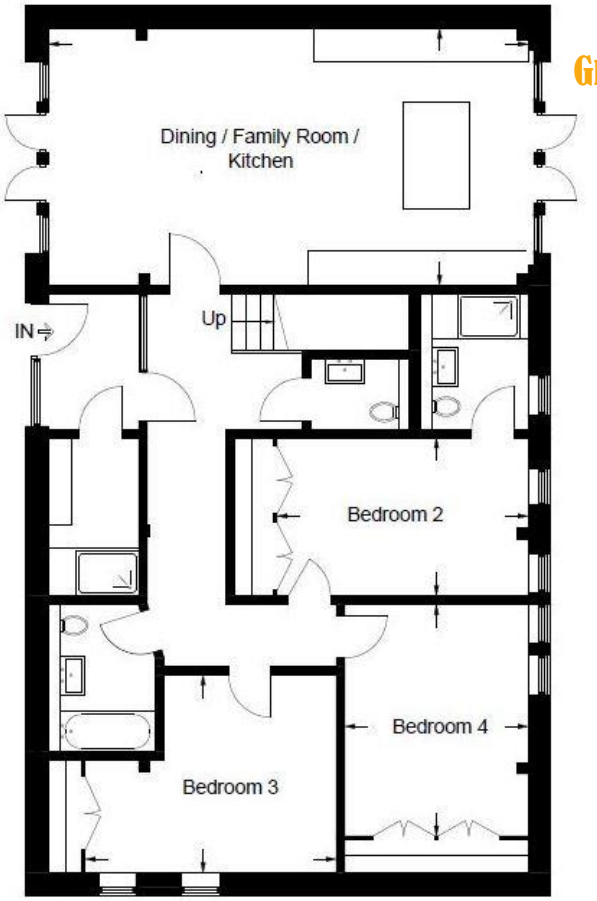
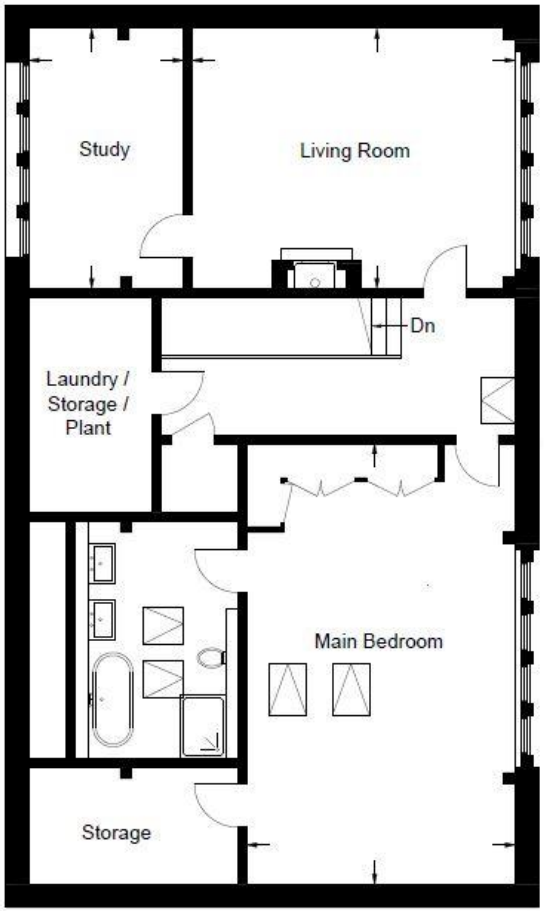
Ground Floor



First Floor



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Plot 2 – The Spinney

Approximate Gross Internal Area
308.6 sq m / 3,320 sq ft

THE SPINNEY

An inspiring 5 bedroom barn conversion offering 3,320 sq ft of carefully designed, spacious accommodation.

After the picturesque drive up to the development the house follows a sweeping driveway reaching the double car barn† and ample parking space to the front. The wonderful west facing garden is surrounded by mature trees and has the largest plot size on the scheme.

Inside the house continues its impressive countryside theme with light, spacious rooms, including the double height kitchen/living/dining room. A wonderful space to entertain and invite family over. There is also a separate snug or playroom for the children and a living room upstairs allowing you to escape the hustle and bustle should you need some quiet time. A handy separate utility room leads directly from the kitchen to the garden.

There are three good sized double bedrooms downstairs, two with accompanying en-suite bathrooms. The other could easily double up as a study if required. The principal suite and guest bedroom are located on the first floor. Again both featuring en-suite bathrooms, while the principal suite also benefits from two storage/dressing areas.

Dining/Family/Kitchen	8.38m x 8.38m	27'6" x 27'6"
Snug	5.25m x 3.53m	17'3" x 11'7"
Utility	3.53m x 2.98m	11'7" x 9'9"
Master Bedroom	6.64m x 3.70m	21'9" x 12'2"
Bedroom 2	3.53m x 3.53m	11'7" x 11'7"
Bedroom 3	4.10m x 3.53m	13'5" x 11'7"
Bedroom 4	4.75m x 3.12m	15'7" x 10'3"
Bedroom 5	4.39m x 2.87m	14'5" x 9'5"
Living Gallery	5.26m x 3.63m	17'3" x 11'11"

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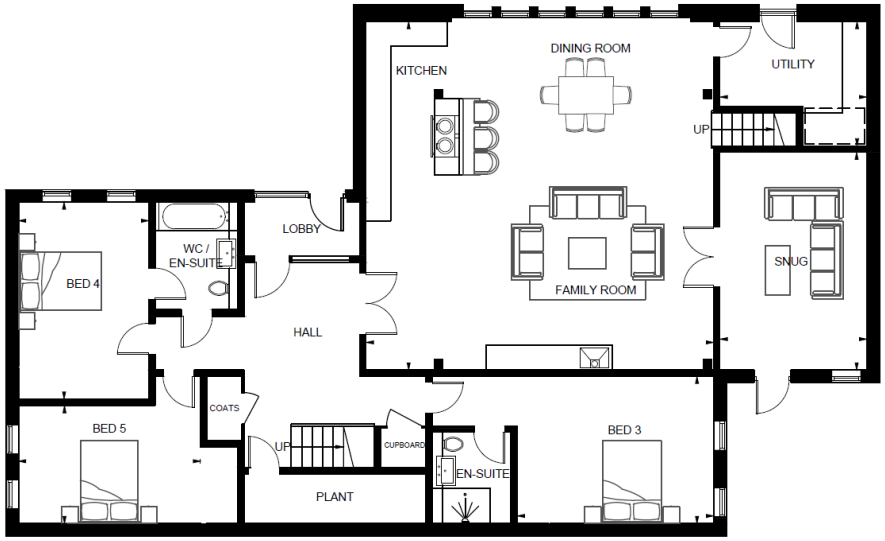
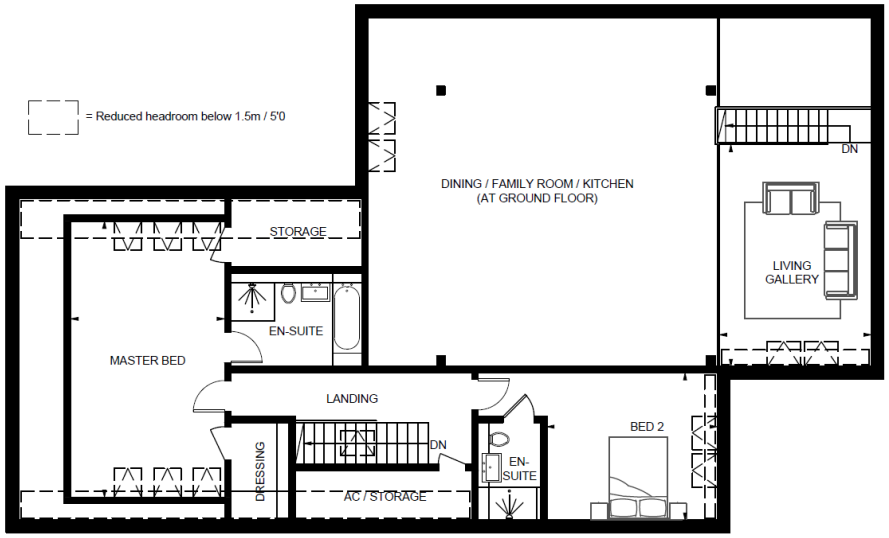
Ground Floor



First Floor



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Plot 3 – The Corn Hall

Approximate Gross Internal Area
241.2 sq m / 2,595 sq ft

THE CORN HALL

A deceptively spacious 4 bedroom barn conversion with a fantastic layout offering accommodation over three floors.

The focal point of this home is the stunning living/dining room flooded with an abundance of natural light from the double height floor to ceiling windows at the front of the property and full height windows to the rear of the room. There is an additional reception room above which has a lovely open feel overlooking the landscaped communal courtyard gardens.

The kitchen/breakfast room is close to 20ft deep and provides a fabulous entertaining space for guests or family. The utility room is closed off in a separate room, allowing more space in the kitchen.

There is a downstairs double bedroom with en-suite shower room, perfect for relatives wishing to stay overnight. Two more double bedrooms are featured on the first floor. The principal bedroom suite benefits from a bathroom with separate shower and dressing room. The third bedroom also includes an en-suite shower room. The second floor is home to the guest suite, which also benefits from its own luxury en-suite bathroom.

There are gardens to both front and rear facades together with a convenient double car barn† and additional parking.

Kitchen / Breakfast Room	5.94m x 3.70m	19'6" x 12'2"
Living / Dining Room 1	8.38m x 4.70m	27'6" x 15'5"
Living Room2	4.70m x 4.58m	15'5" x 15'0"
Master Bedroom	4.60m x 3.16m	15'1" x 10'4"
Bedroom 2	5.95m x 4.80m	19'6" x 15'9"
Bedroom 3	5.95m x 2.90m	19'6" x 9'6"
Bedroom 4	3.47m x 2.86m	11'5" x 9'5"
Utility	2.35m x 1.52m	7'9" x 5'0"

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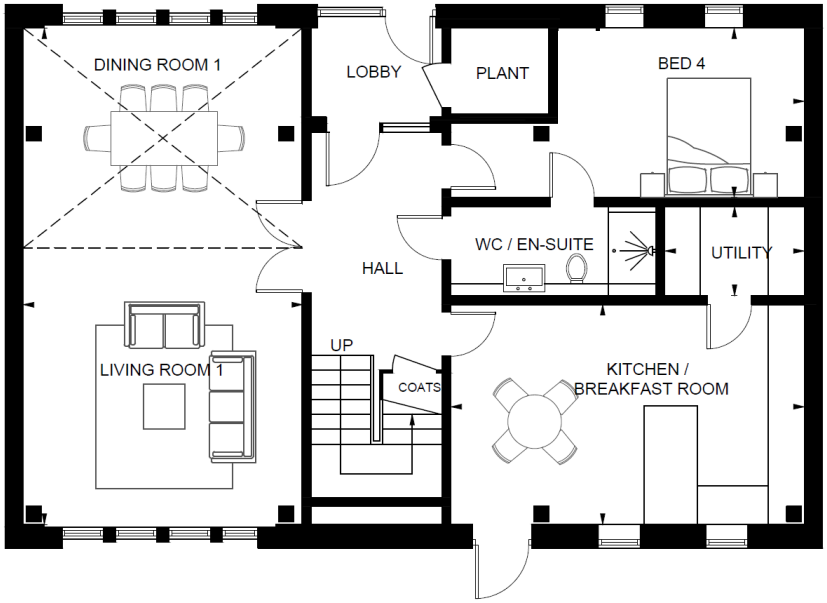
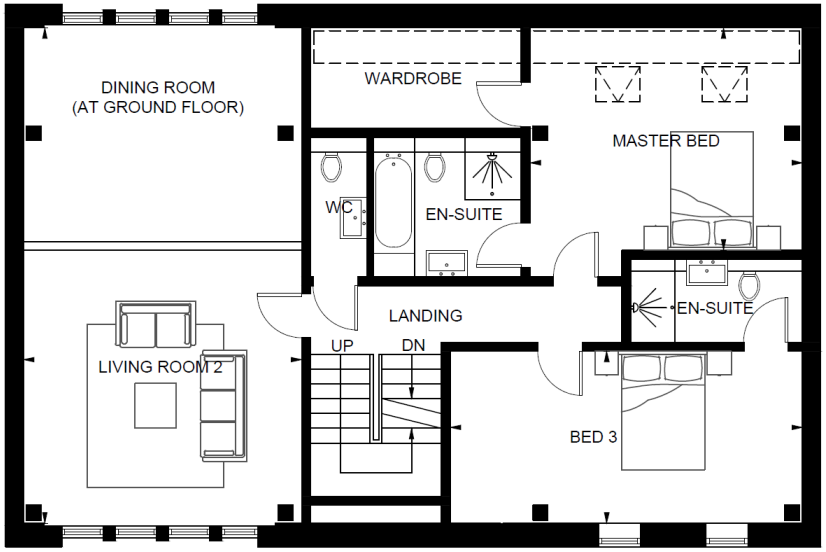
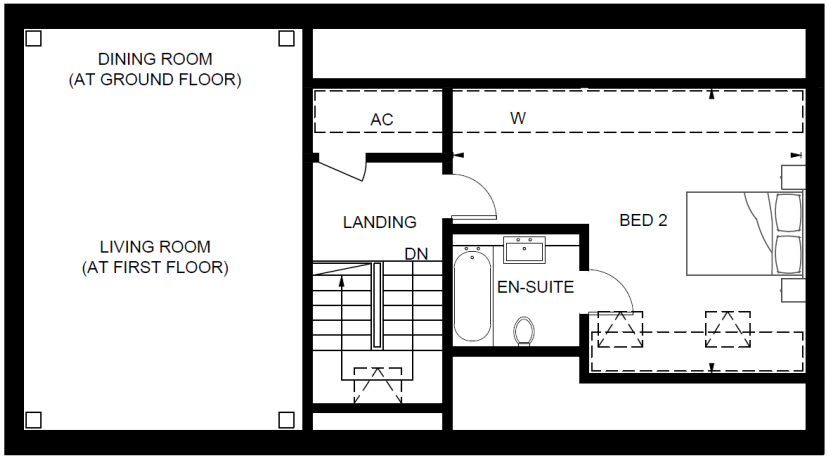
Ground Floor





= REDUCED HEADROOM BELOW 1.5M / 5'0

First Floor



Second Floor

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Plot 4 – The Granary

Approximate Gross Internal Area
244.7 sq m / 2,633 sq ft

THE GRANARY

Beautifully contemporary in design, The Granary offers the perfect home to entertain, ideally suiting today's family living landscape and even with 2,633 sq ft of accommodation, no space is wasted.

Enter to a grand lobby with stunning galleried landing. To your right, a dual aspect, luxurious kitchen/dining/family room is brimming with light through the full height windows and sliding doors to the rear.

The left of the house includes a separate living room which has been carefully designed to make the most of those impressive countryside views with full height corner window feature. A separate study with glorious open views is an ideal WFH space, primed for use with CAT6 wiring.

Two double bedrooms, both with en-suite bathrooms, can be found on the ground floor. The first floor holds a further two double bedrooms with the principal suite benefitting from a dressing room and en-suite. One final reception room features on the first floor which is flexible to suit your needs, whether that be a playroom/gallery or simply a storage room.

The garden is east and south facing and enjoys some exceptional views over open fields. To the north there is plenty of driveway parking and a double car barn†.

Family/Dining/Kitchen	8.38m x 5.68m	27'6" x 18'8"
Study	3.22m x 2.20m	10'7" x 7'3"
Living Room	5.00m x 4.42	16'5" x 14'6"
Master Bedroom	4.03m x 3.97m	13'3" x 13'0"
Bedroom 2	4.02m x 3.48m	13'2" x 11'5"
Bedroom 3	3.85m x 3.22m	12'8" x 10'7"
Bedroom 4	4.44m x 3.22m	14'7" x 10'7"

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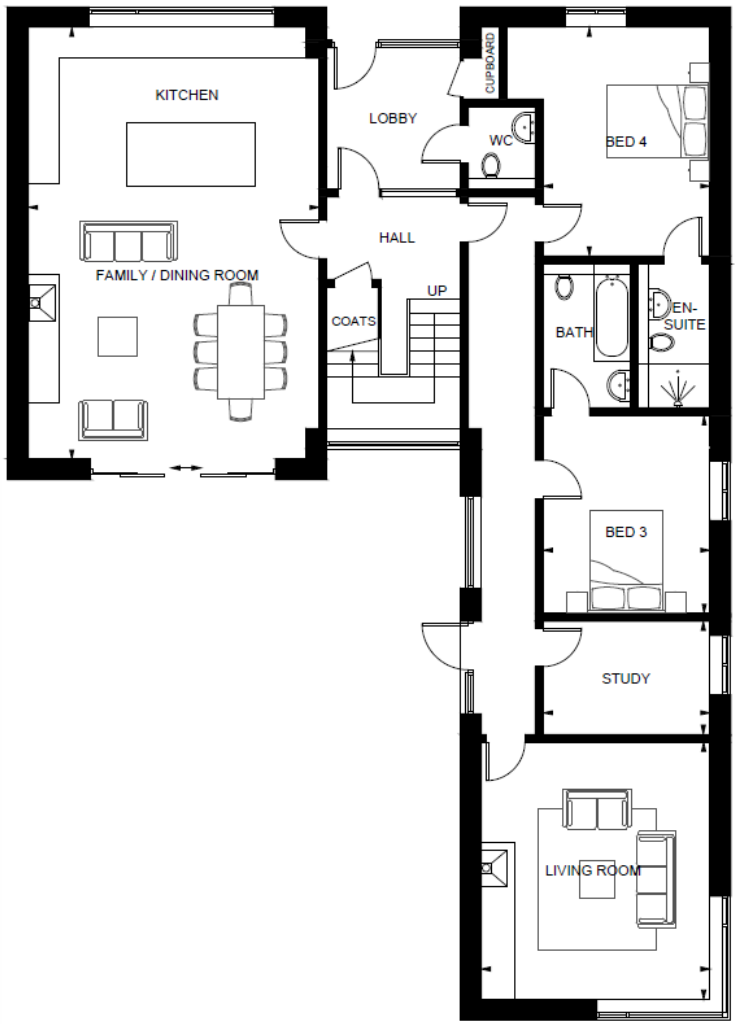
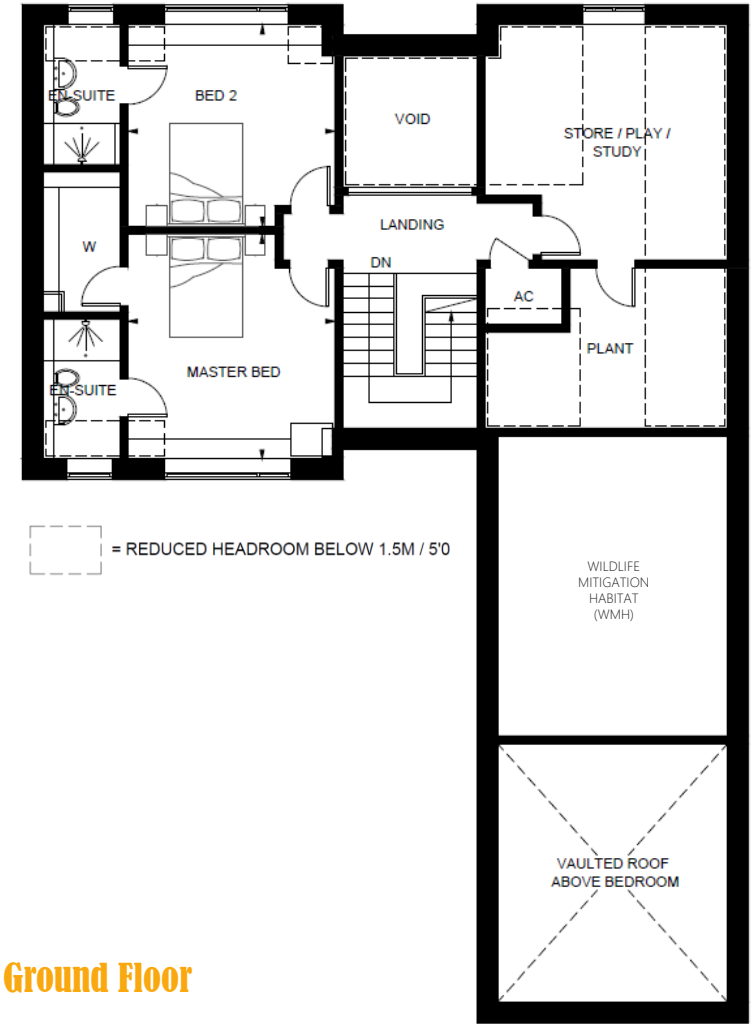


Ground Floor



First Floor

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Plot 5 – Roebuck House

Approximate Gross Internal Area
244.1 sq m / 2,627 sq ft

Roebuck House

The first home to welcome you into the magnificent Letcombe Bowers scheme, Roebuck House offers a unique exterior look, whilst benefitting from exceptional views over the rolling countryside.

Although unique on the outside, the interior offers a more traditional feel, with four generous double bedrooms on the first floor. Both the principal bedroom and the guest suite feature twin storage rooms and en-suite shower rooms. Double bedrooms 3 and 4 are served by a separate family bathroom.

On the ground floor the home has a wonderful open plan design with an expansive kitchen/dining/family room bursting with natural light from two sets of sliding double doors leading to the rear garden. Make the most of those perfect views and sense of well-being as you will feel truly amongst nature.

Modern day conveniences are shut away with a utility room and boot room for those muddy wellies after a long countryside walk. There are two further reception rooms, ideal to use as a separate living room, playroom or exceptionally generous study.

A single car barn† adjoins this wonderful home and there is a generous driveway for additional vehicles when required.

Family/Dining/Kitchen	10.77m x 5.10m	35'4" x 16'9"
Living Room	4.90m x 4.50m	16'1" x 14'9"
Utility	2.95m x 2.45m	9'8" x 8'0"
Boots	2.45m x 2.00m	8'0" x 9'8"
Study	4.90m x 3.40m	16'1" x 11'2"
Master Bedroom	4.24m x 3.56m	13'11" x 11'8"
Bedroom 2	3.88m x 3.56m	12'9" x 11'8"
Bedroom 3	4.50m x 3.20m	14'9" x 10'6"
Bedroom 4	3.99m x 3.20m	13'1" x 10'6"

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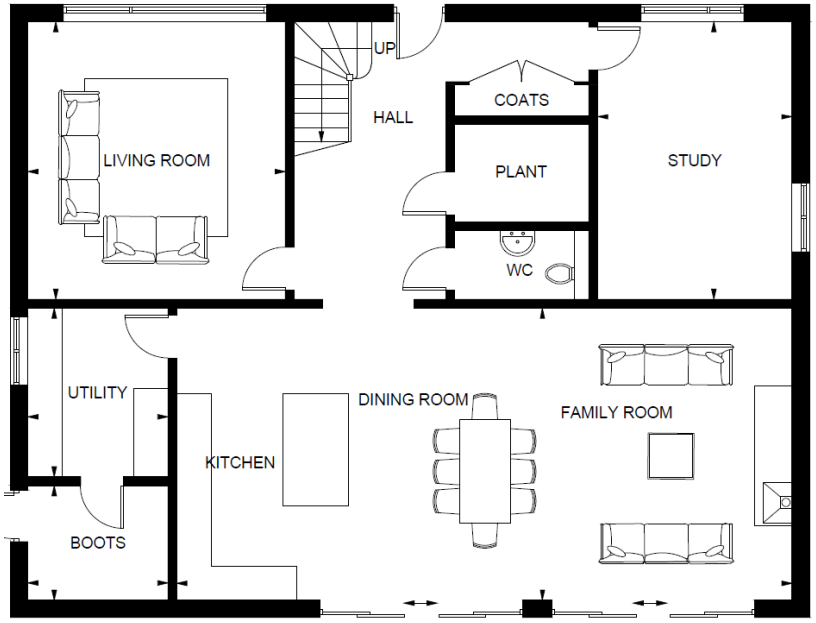
Ground Floor



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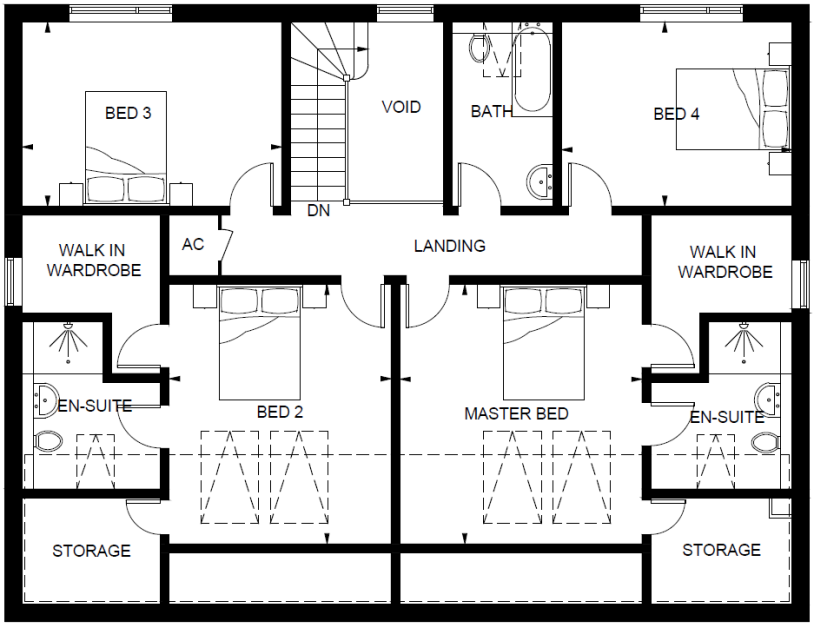
First Floor



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TN Development

Letcombe Bowers is the most recent project from TN Development, developers experienced in both new build homes and barn conversions across the south coast in prestigious locations such as Bosham and Canford Cliffs.

With the passage of time, homebuyers' horizons extend and expectations continue to rise. The highest standards of even ten years ago are no longer enough to satisfy today's demanding lifestyles and clientele. TN Development understand this and are keen not to only to meet client expectations but wherever possible to exceed them. *"We want to surprise and delight. We strive to provide a quality and service in location, design and construction which enhances people's lives and reminds them daily of the quality of the environment in which they have chosen to live."*

Because of the standards they work to in design and construction, a TN Development home is planned to be easy to run and maintain. These very characteristics will, when you decide to move on, have every bit as much appeal to subsequent home owners thus reminding you of the wisdom of your original investment.

"Excellence is only ever relative."

Chris Anderson, Managing Director

LETCOMBE BOWERS

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