

DANEbury

St Mary Bourne • Hampshire

SHERBOURNE
DEVELOPMENTS

HONOURING TRADITIONS IN DESIGN, WHILST CELEBRATING
CONTEMPORARY INNOVATION.





ACCOMMODATION SUMMARY

DANEbury, ST MARY BOURNE, HAMPSHIRE, SP11 6BT

Ground floor: Hallway, Drawing Room, Snug, Dining Room, Kitchen & Breakfast Room, Study/Library, Utility Room, Wine Room, Boot Room with WC, Cloakroom

First floor: Master Bedroom with Dressing Room & En-suite Bathroom,
five further Bedroom Suites, Linen Storage

Attached three bay Garage & Plant Room

Attached Staff Annexe with Kitchen/Living Area, Bedroom, Bathroom

Detached Garden Store & Granary

Set in approximately 10.36 acres (4.19 hectares).

Currently under construction, due for completion Summer 2021.

Whitchurch 6.1 miles • Andover 6.5 miles • Newbury 11.3 miles • Hungerford 16.5 miles

London Waterloo from Whitchurch approximately 1 hour.

Southampton Airport 29 miles



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THE SETTING

Danebury is situated to the southern end of the picturesque and popular village of St Mary Bourne and is surrounded by some of the most attractive undulating countryside in Hampshire. The property is situated in an elevated position with outstanding views to the west and south. It is approached by a private driveway off a local lane that runs through the village but is well concealed from intrusive views, thereby ensuring privacy.

St Mary Bourne is a popular and thriving community and benefits from an excellent local shop which provides for everyday needs, two public houses, a church and a well-established primary school. Within close proximity are the villages of Hurstbourne Tarrant (3 miles to the north west) and Whitchurch (14 miles to the south east) which provide other amenities, as well as a regular train service to London Waterloo (approximately 60 minutes). The larger commercial centres and market towns of Newbury, Winchester and Andover are within 10, 16 and 7 miles respectively. In addition to this, Southampton Airport is some 29 miles to the south with a number of national roadway networks including the A34, the A303, the M3 and the M4 all being within easy reach.

This part of Hampshire has a number of high-quality public houses and restaurants with the Bourne Valley Inn within 500 metres of the property, the Jack Russell Restaurant at Fackham or the Yew Tree at Highclere, as well as a number of others to explore.

The Bourne Rivulet runs through the bottom of the valley immediately opposite the entrance to Danebury. The Rivulet which runs into the Test is renowned for brown trout and is hallowed ground for fly fisherman and a place of pilgrimage for lovers of English literature, this being the idyllic spot which inspired Harry Plunket Greene to write 'Where the Bright Waters Meet'.

This part of Hampshire encapsulates the true English rural ideal with beauty and solitude in abundance. It is however within easy travelling distance of a large selection of cultural centres thus enabling a diversity of lifestyle choices.



The Bourne Rivulet

THE AREA

ST MARY BOURNE

The St Mary Bourne village centre overlooks a picturesque recreation ground with adjoining lake, bowling green, playground and new games & sports area with tennis court. There is also a village shop with post office, and the village benefits from excellent car parking facilities.

TRAVEL - Transport networks are easily accessible with a regular train service to London Waterloo from Whitchurch Station. Southampton Airport is 29 miles to the south. Heathrow Airport is 52 miles away and Gatwick Airport 78 miles.

SCHOOLS - There are a number of prestigious private schools located within reach of the village including Farleigh (9 minutes), Twyford (27 minutes), Cheam (29 minutes), Horris Hill (26 minutes), St Swithuns School for Girls (27 minutes), Winchester College (30 minutes), Downe House (37 minutes), Marlborough College (36 minutes) and Radley College (54 minutes).

SPORT AND RECREATION - Hunting locally is with the Vine & Craven and Tedworth Hunts. Racecourses within easy reach include Newbury, Salisbury, Goodwood, Fontwell Park, Ascot, Kempton and Sandown. There are golf courses at Winchester, Andover and Tidworth. Theatres can be enjoyed in Winchester, Basingstoke or Southampton and opera at The Grange in Northampton.

SHOPPING - There are many options for produce shopping in close proximity to Danebury. With the Andover Waitrose being 16 miles away, Andover Farmers' Market occurring regularly, Danebury Vineyard for local wine and Bourne Valley PYO for fruit and vegetables, there are plenty of possibilities in the vicinity.

DIRECTIONS - Postcode SP11 6BT. From the M3 leave the motorway at Junction 8 to join the A303. At Bullington Cross join the A34 North for Newbury. After approximately four miles leave the A34, signposted to Whitchurch, and at the bottom of the slip road, take the first left turning. Continue along this road for approximately one mile until reaching a T-junction where you turn left. Take the next turning on your right along the Bourne Valley Road. Continue under the viaduct, past the Bourne Valley Inn on your left-hand side and Danebury will be found after a short distance on your right.

LOCATION & CONNECTIONS



PLEASE NOTE: MAP NOT TO SCALE, FOR ILLUSTRATIVE PURPOSES ONLY.



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





QUALITY & CRAFTSMANSHIP

Informed throughout by classical Georgian references, Danebury sympathetically weaves into its fabric both traditional and modern materials, coupled with time-honoured craftsmanship, 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 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 classically 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.

Exemplifying a quintessentially English capacity to embrace the present while celebrating the past, the period detailing of the interior blends seamlessly with the conveniences of modern living and technology. The home features underfloor heating on the ground and first floor, pre-wiring for selected audio-visual systems in several zones, as well as a home security and CCTV system.

Honouring their commitment to quality and architectural integrity,
Sherbourne Developments proudly specifies brands such as:

Farrow & Ball • Paint Library • Stevensons of Norwich • Fullbrooks of England • Lapidaria Artisans of Devizes • Fired Earth • Walking on Wood • Trunk Surfaces • Chesney's English Fireplaces • Lefroy Brooks • Bard & Brazier • Victoria + Albert



SPECIFICATION

GROUND FLOOR

FLOOR COVERINGS Aged oak parquet and natural stone flooring from suppliers such as Artisans of Devizes, Broadleaf or Chaunceys of Bristol. Other areas prepared for carpet.

FIREPLACES Typically hand-crafted in soft limestone or Carrera marble.

KITCHEN *Bespoke hand-crafted joinery, typical specification could include:*

Hand-painted cabinets with panelled doors, in hardwood frame, hung on solid brass butt hinges.

Cabinets lined in walnut, solid walnut drawer boxes with dovetailed joints and solid walnut lipping to shelves.

Integrated LED lighting.

Appliances by brands such as Miele.

Taps and sinks by brands such as Perrin & Rowe, Franke and Quooker.

FIRST FLOOR

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

WARDROBES *Selected rooms with hand-crafted cabinetry, typically specified as:*

Hand-painted cupboards with panelled doors. Internally lined with walnut or oak and fitted with shelf and hanging rails and LED lighting. Optional shoe storage, internal drawers, jewellery trays and other bespoke solutions.

BATHROOMS

Selected sanitaryware and taps by brands such as Lefroy Brooks, tiled in a variety of natural stones and marbles from suppliers such as Artisans of Devizes.

Sumptuous freestanding baths, marble washstands and bespoke cabinetry

GENERAL

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

WOODWORK & CORNICING In traditional patterns.

HEATING Typically air-source heat pump backed up by oil-fired boiler. Thermostatically controlled underfloor heating to ground & first floors.

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

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

SECURITY House fitted with security alarm.

ADDITIONAL INFORMATION

LOCAL AUTHORITY Basingstoke and Deane Borough Council - 01256 844844

SERVICES Mains electricity, water and drainage. Air-source heat pump backed up by oil-fired boiler.

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.

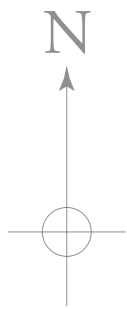
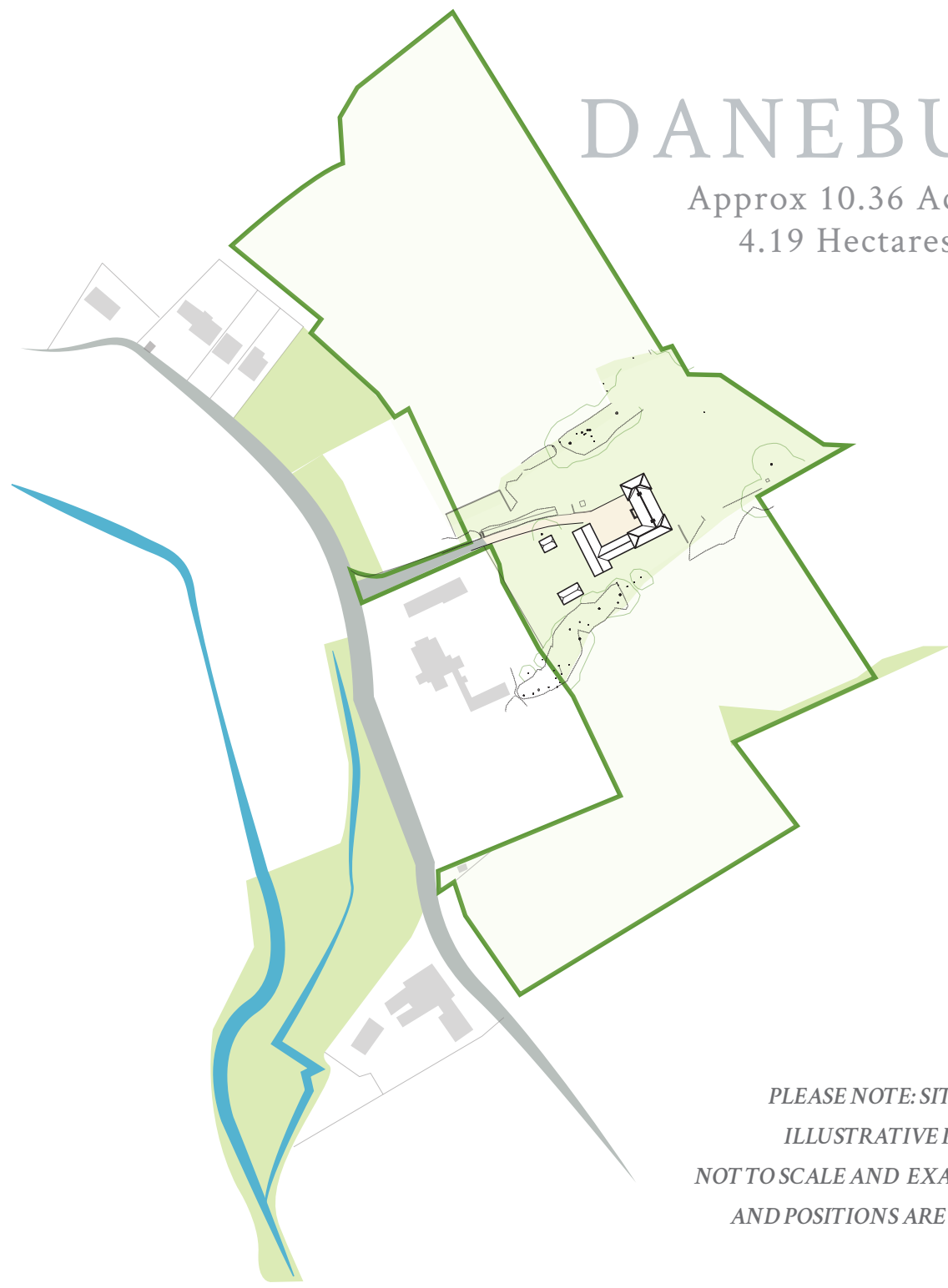
FIXTURES & FITTINGS Only such items mentioned in these particulars are included in the sale.



THE PROPERTY

DANEbury

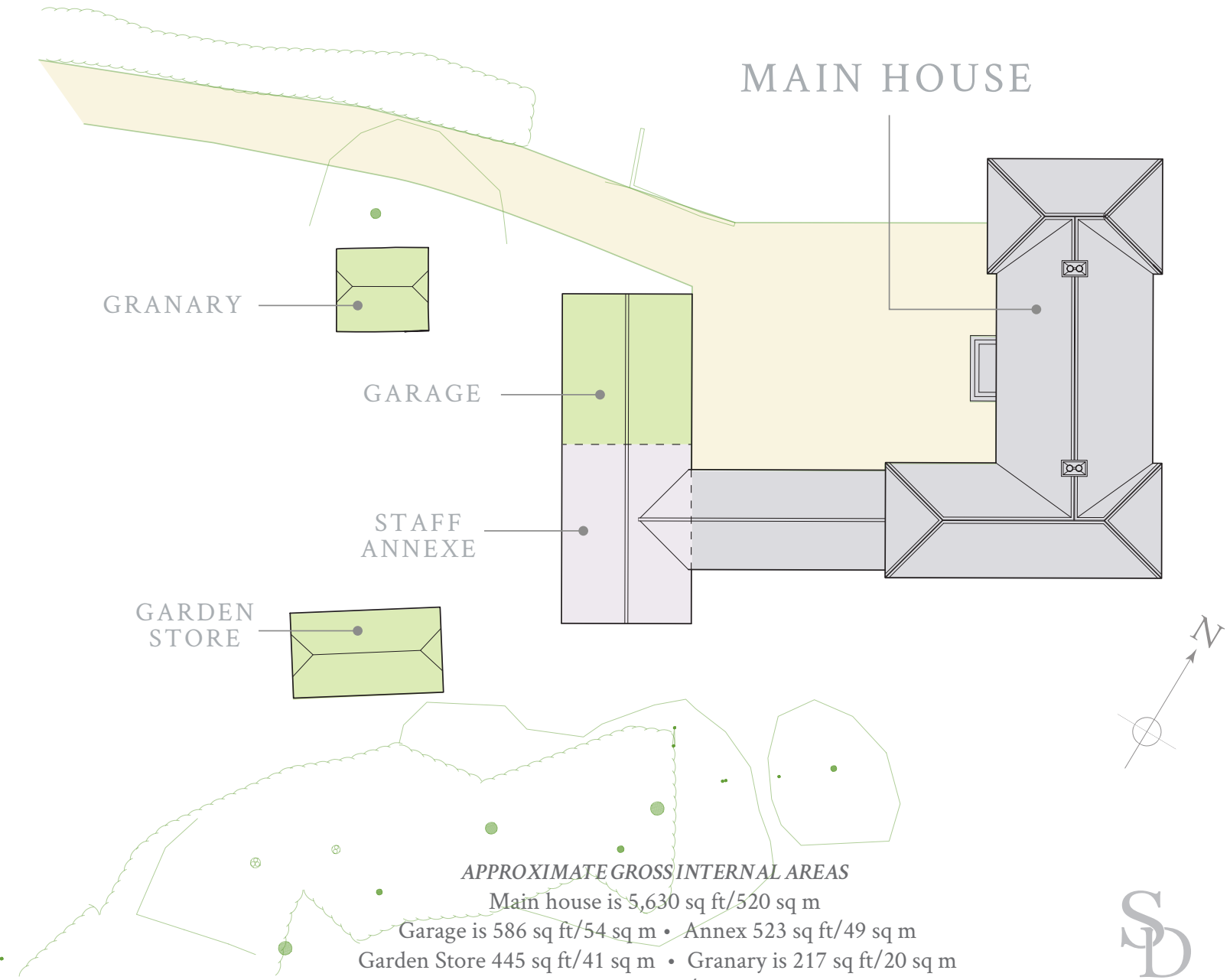
Approx 10.36 Acres
4.19 Hectares



PLEASE NOTE: SITE PLANS ARE FOR
ILLUSTRATIVE PURPOSES ONLY.
NOT TO SCALE AND EXACT BOUNDARIES/AREAS
AND POSITIONS ARE SUBJECT TO CHANGE

THE PROPERTY

PLEASE NOTE: BUILDING BLOCK PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.
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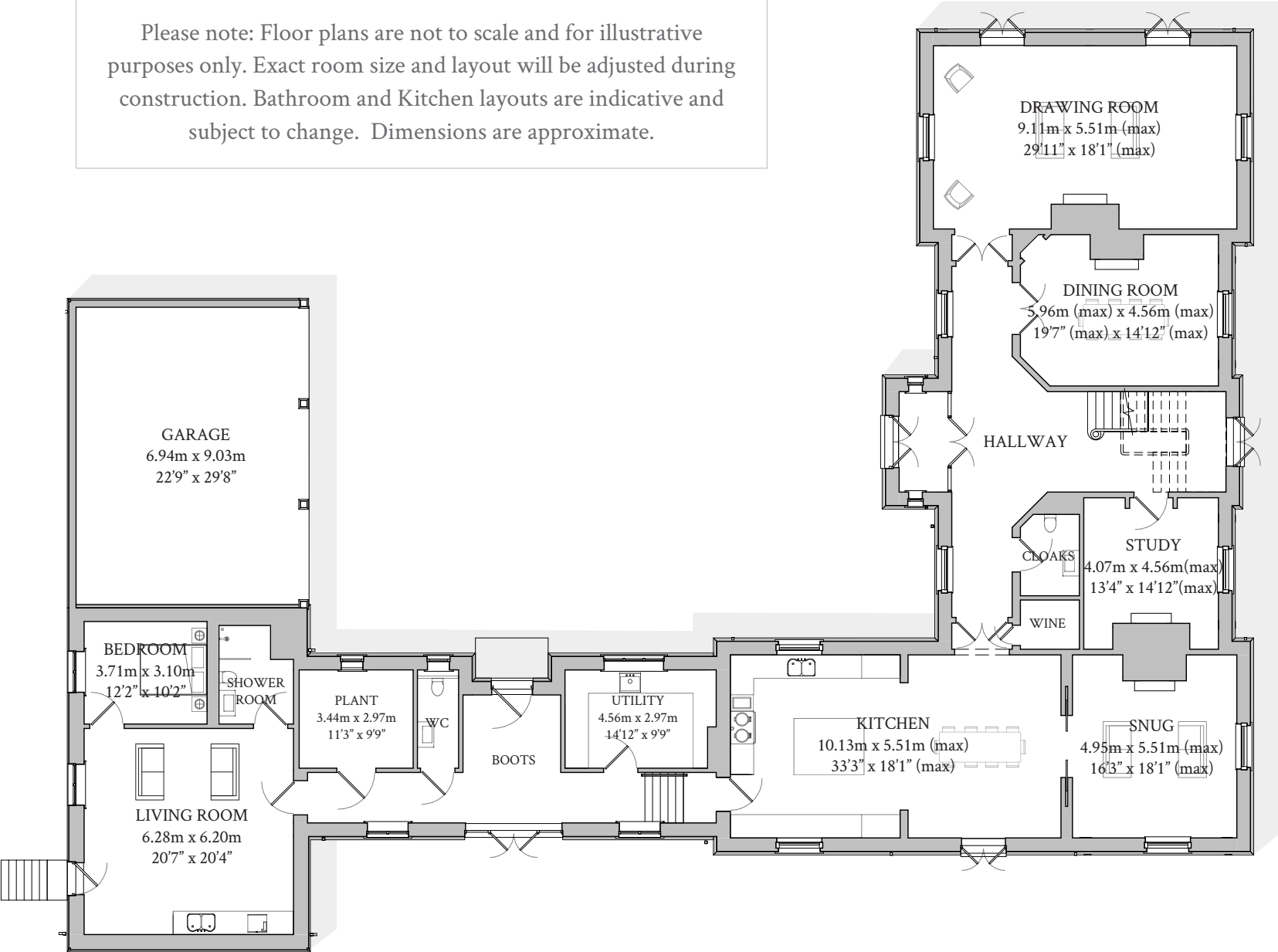


APPROXIMATE GROSS INTERNAL AREAS

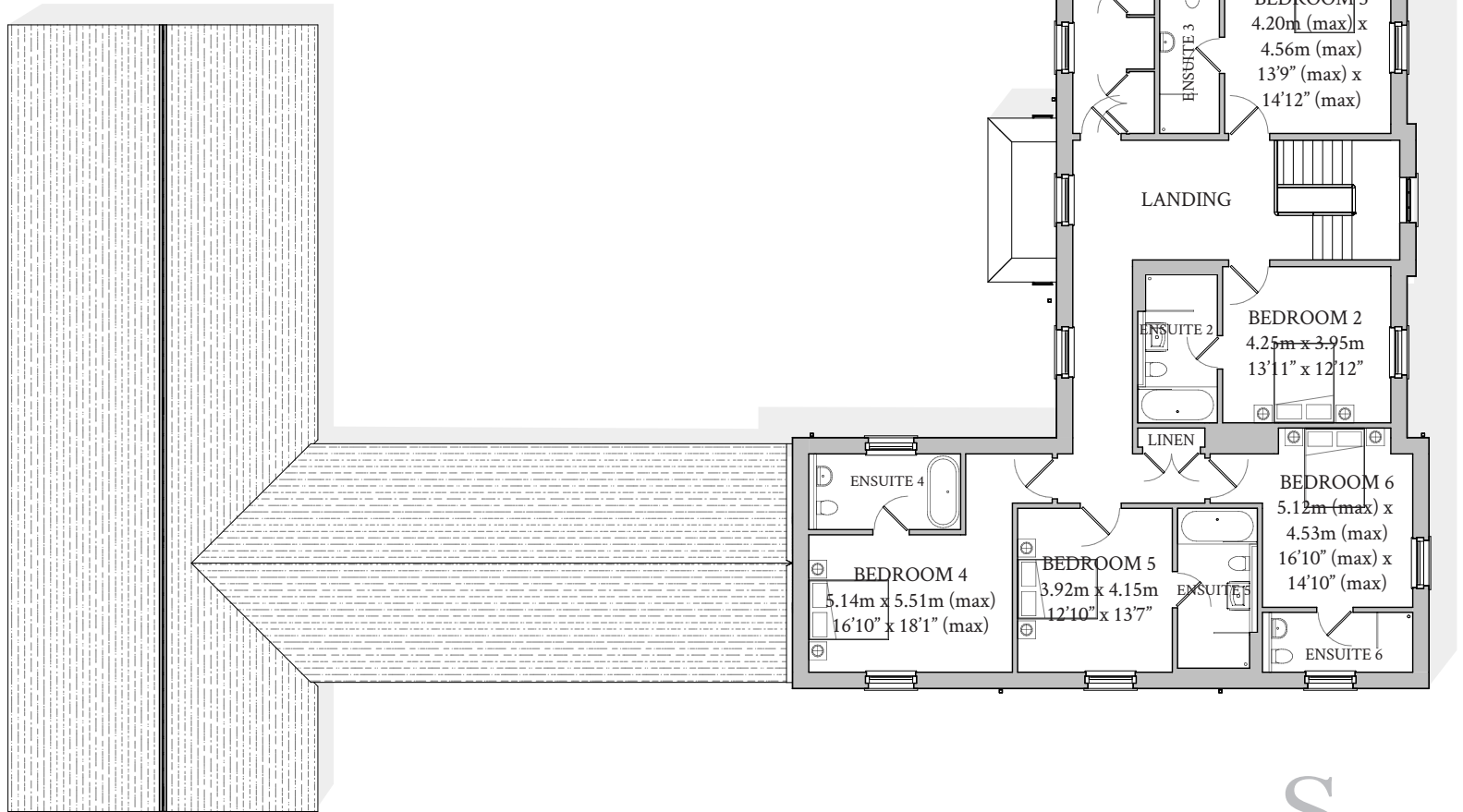
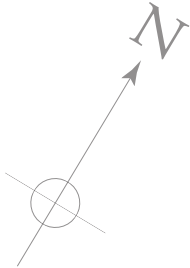
Main house is 5,630 sq ft/520 sq m
Garage is 586 sq ft/54 sq m • Annex 523 sq ft/49 sq m
Garden Store 445 sq ft/41 sq m • Granary is 217 sq ft/20 sq m
Total 7,401 sq ft/688 sq m

GROUND FLOOR ACCOMMODATION

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



FIRST FLOOR ACCOMMODATION



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ABOUT 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.

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



HART HILL sits comfortably within its own 8 acre plot half a mile or so from the tiny village of Linkenholt in Hampshire. The house enjoys an elevated position with magnificent rural views in an Area of Outstanding Natural Beauty.

The house totals 7,301 sq ft arranged over ground and two upper floors with a separate three bay garage block with an annexe on the first floor of 443 sq ft. It provides excellent and flexible accommodation to suit all lifestyles and incorporates the latest technologies throughout. The house overlooks its garden and paddocks with open farmland beyond.



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.

Set in the rolling Downs of North West Hampshire, Ambley Manor has been sympathetically built with great attention to period detailing and offers wonderful family accommodation over four floors. Situated in an elevated position the property has far reaching open views to the South and North. In addition, there is a Stable Block to the South East whilst to the South West is a tennis court. The property sits in approximately 16.55 acres of garden, parkland and pasture.



BIRCH COPSE HOUSE is a 32 acre site in the prestigious Boars Hill hamlet of South West Oxford, approximately 3 miles from the centre of the City, with views northward over the City and southward to the North Wessex Downs.

Mentioned in Evelyn Waugh's *Brideshead Revisited*, the area is one of the most exclusive addresses in Oxford. A "classic" Sherbourne house, modelled on Georgian lines.

Sherbourne Developments Ltd

Viewings: Bruce O'Grady 01672 511522, bruce@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: The photographs show only certain parts of the property as they appeared at the time they were taken (February 2020). CGI visuals of the property are a guide only (February 2020)

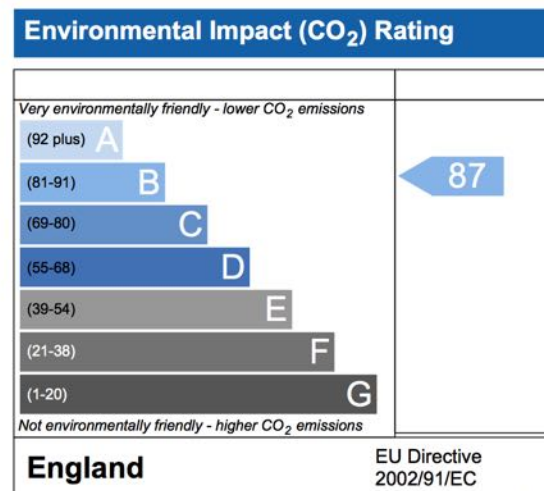
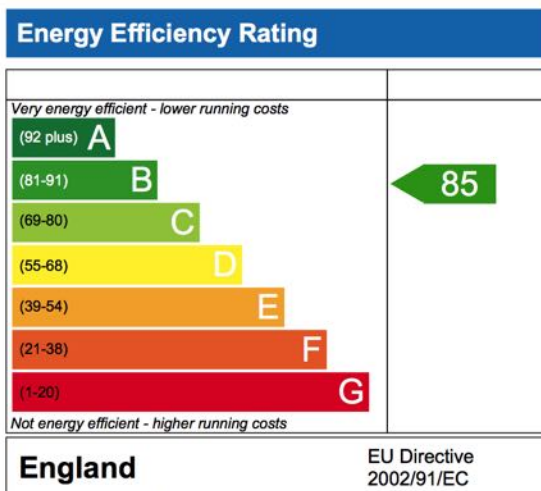
Areas, measurements and distances given are approximate only and subject to change before completion.

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.

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

Particulars: February 2020

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





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