

# MANOR HOUSE

[www.sherbourne-developments.com](http://www.sherbourne-developments.com)

MANOR HOUSE - No. 29

SHERBOURNE  
DEVELOPMENTS

THE ENGLISH MANOR HOUSE REINVENTED FOR CONTEMPORARY LIVING,  
PROVIDING A PERFECT BLEND OF MODERN AND TRADITIONAL.  
This custom-designed rural home is located in one of the most desirable parts  
of the Hampshire countryside and combines traditional rural style with the  
latest technologies and luxuries.



CGI - Artist's Impression

## ACCOMMODATION SUMMARY

---

*MANOR HOUSE, BRAMDEAN, ALRESFORD, HAMPSHIRE, SO24 0JJ*

**Ground floor:** Reception Hall, Drawing Room, Dining Room, Large Kitchen and open plan Family Room, Study, Snug, Rear Hall, Utility Room with Larder, Coat/Boot Room, Two Cloakrooms

**First floor:** Master Bedroom with Dressing Room & ensuite Bathroom, four Bedroom Suites each with ensuite Bathrooms.

**Second floor:** Two Bedrooms each with ensuite Bathrooms

Three bay Garage linked with staff flat above,  
arranged as Bedroom, Shower Room, Kitchen and Living Area

---

Set in about 6 acres (2.4 hectares) of garden and agricultural land.  
Currently under construction, due for completion in Spring 2019

---

Alresford 4.5 miles

Winchester 11.5 miles - London Waterloo from 65 minutes

Petersfield 9 miles - London Waterloo from 70 minutes

(Distances and times approximate)



Winchester Office:  
14-15 Jewry Street, Winchester,  
Hampshire SO23 8RZ  
Tel +44 (0) 1962 850333  
E: george.clarendon@knightfrank.com

London Office:  
55 Baker Street  
London, W1U 8AN  
Tel: +44 (0) 207 861 1080  
E: edward.cunningham@knightfrank.com



SHERBOURNE  
DEVELOPMENTS

15 Hertford Court, Hertford Road,  
Marlborough, Wiltshire, SN8 4AW  
David Milligan Tel: +44 (0)7836 510576  
E: david@sherbourne-developments.co.uk  
www.sherbourne-developments.com



## THE SETTING

---

The Manor House offers the very best of rural living, with all the advantages of easy access to the capital and bustling local centres. Lying within the gently rolling landscape of the South Downs National Park, the village of Bramdean is surrounded by some of the most beautiful hamlets, historic parklands and farmland in Hampshire.

The Manor House is set just a few miles away from Alresford, a Georgian market town with a variety of specialist shops. Its tree lined main street is surrounded by picturesque historic buildings, but it is also a vibrant community with a great deal to offer modern families. There is a thriving food and produce culture with numerous award-winning restaurants, pubs and coffee shops to choose from. This part of Hampshire is also home to a specialist wine producing industry, playing host to several local vineyards. These artisan producers are creating the highest quality English wines that are rivalling those produced on the continent.

The town is at the centre of the traditional Hampshire watercress trade, hosting an annual festival. A key part of the local calendar is the Alresford Show, a traditional one-day agricultural event that supports the best of local farming, food and crafts, and helps to promote modern rural life. Dating back to 1908, it is one of the oldest and most popular agricultural shows in the South of England, attracting thousands of visitors each year.

Culturally, there are a wealth of local highlights. Alresford's most popular attraction is the restored Watercress Line, a steam heritage railway that runs through the Hampshire countryside to Alton, and hosts many special events throughout the year.

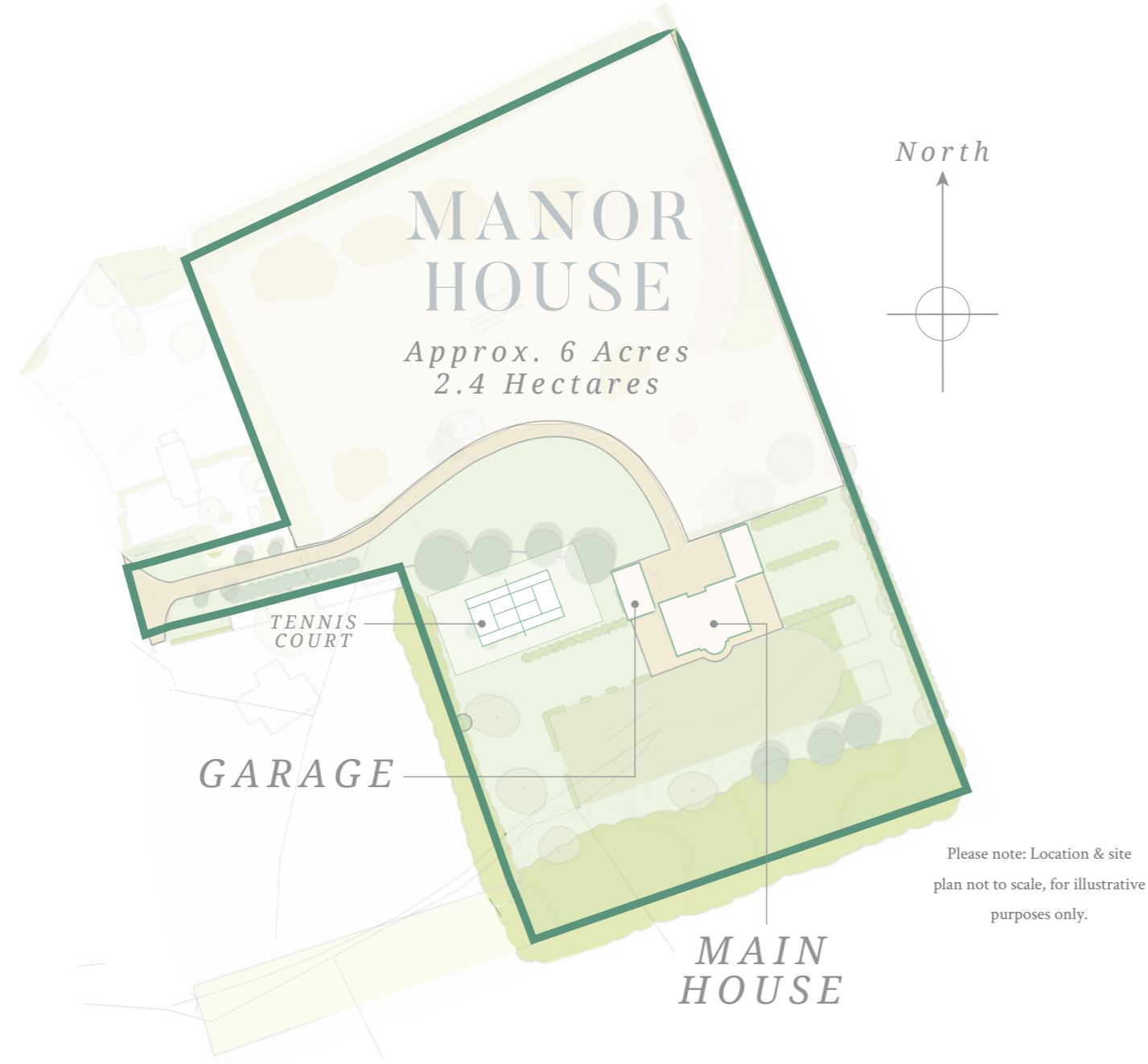
The Grange, at nearby Northington, hosts world-renowned opera productions within one of the country's finest classical buildings. Many interesting riverside walks, gardens and historical landmarks are all within a short distance, including the National Trust property Hinton Ampner.

Within easy reach is the historic Cathedral city of Winchester, the old capital of England. Winchester has excellent fast train links to London Waterloo and has an outstanding range of facilities and services, including larger retail stores and renowned independent shops. It also hosts the largest Farmers' Market in the UK, recently voted best in the country.

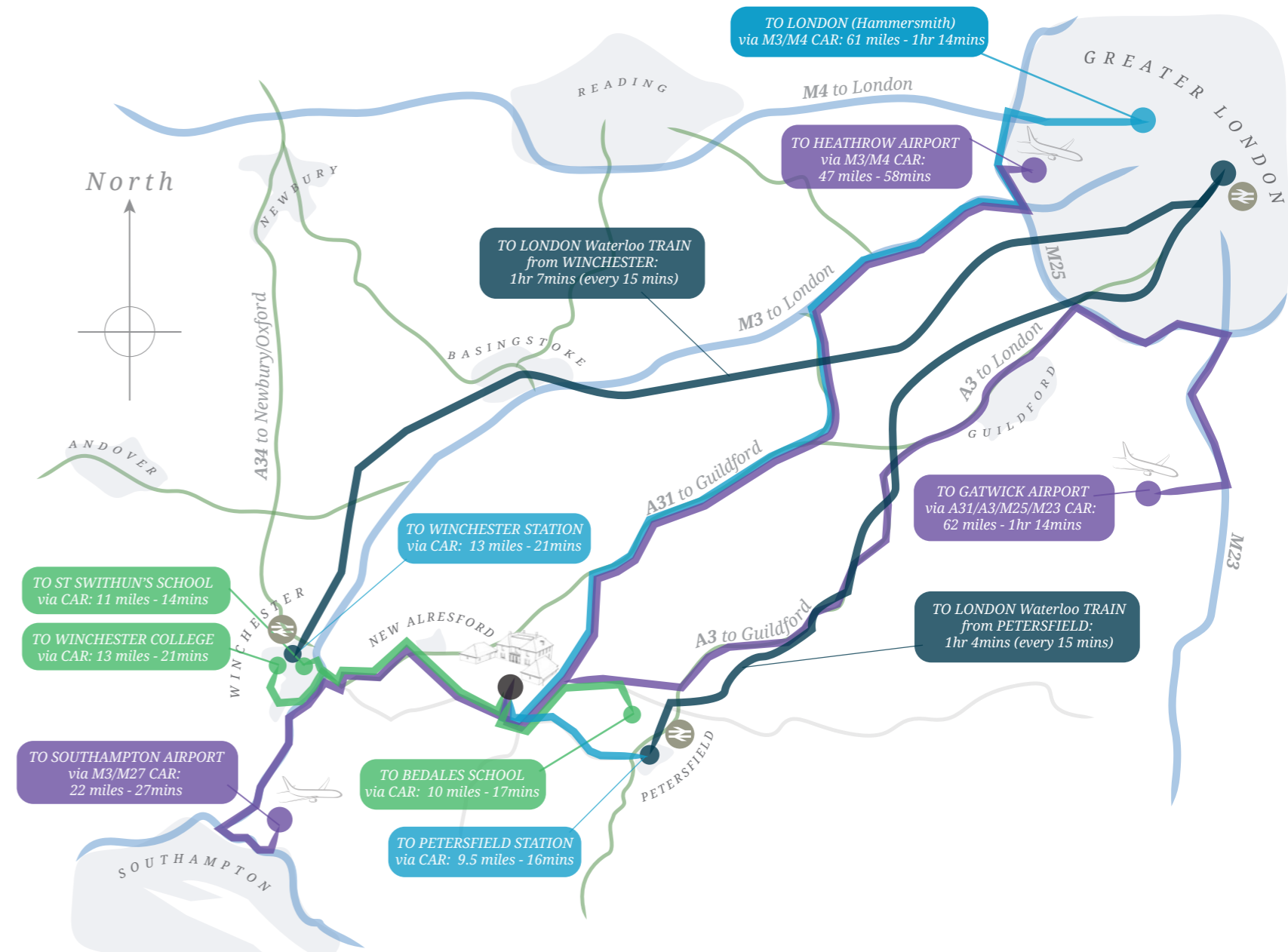
There are several venues for country sports in the area including some of the best fishing in the country on the River Test, famed for its crystal-clear waters. The beautiful countryside also hosts a network of footpaths and bridleways on and around the South Downs Way, with a wealth of equestrian facilities, show centres and golf courses all within easy reach. It is easy to see why this has become one of the most desirable areas to live in the south of England.



## THE PROPERTY



## LOCATION & CONNECTIONS



This new house is located on a quiet country lane at the heart of the beautiful Hampshire countryside. The market town of Alresford is about 4.5 miles to the North West which caters for most everyday requirements including a Doctors surgery, restaurants and local shops. Petersfield is about 17 minutes (9 miles) away by car or alternatively Winchester is 11.5 miles away taking just under 20 minutes to reach. Both these towns have regular train services into London. Farnborough Airport (25 miles) and Southampton International Airport (22 miles) offer national and international flights.

Directions: Manor House postcode SO24 0JJ. From Alresford head south east on the Bishops Sutton Road (the B3047). At the roundabout take the 2nd exit onto Old Park Road. Turn left at Wood Lane and after about 3.2 miles turn left. After a further 3.3 miles the Manor House can be seen on the left.



## QUALITY & CRAFTSMANSHIP

Informed throughout by classical Georgian references, time-honoured craftsmanship informed by classical Georgian architecture, the Manor House sympathetically weaves time-honoured craftsmanship into its fabric. 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 contrasts 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 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 a round double-height bay window overlooks the impressive landscape, and on the entrance front two flanking pavilions provide garaging and storage.

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.

The Manor House 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.



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



Limestone Flooring



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 brands such as Farrow & Ball.

**WOODWORK & CORNICING** In traditional patterns.

**HEATING** Typically air source heat pump backed up by oiled-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 systems such as Lutron and Lightwave RF.

**SECURITY** House fitted with security alarm.

### GROUND FLOOR

**FLOOR COVERINGS** Engineered oak from suppliers such as Trunk or Chaunceys of Bristol with other areas prepared for carpet.

**FIREPLACES** Typically hand-crafted in soft limestone.

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

All cupboards lined in walnut

All doors hung on solid brass butt hinges

Hand-painted flat panelled doors framed in hardwood

Worktops such as solid wood, stone or Corian

Solid walnut drawer boxes with dovetailed joints

Shelving with walnut lipping

Painted in colour of Client's choice

Sinks by the likes of Franke

Taps by brands such as Perrin & Rowe

## SPECIFICATION CONT.

### 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:**

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

Selected sanitaryware and taps by brands such as Lefroy Brooks

Tiled in a variety of natural stones and marbles

Sumptuous freestanding baths and bespoke cabinetry



Artisans of Devises



Bespoke



Burlington



Lefroy Brooks

## ADDITIONAL INFORMATION

**LOCAL AUTHORITY** Winchester City Council Tel 01962 840 222.

**PLANNING AUTHORITY** South Downs National Park.

**RIGHTS OF WAY** There are no public footpaths that cross the land owned by Manor House.

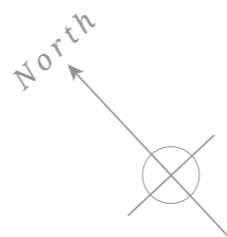
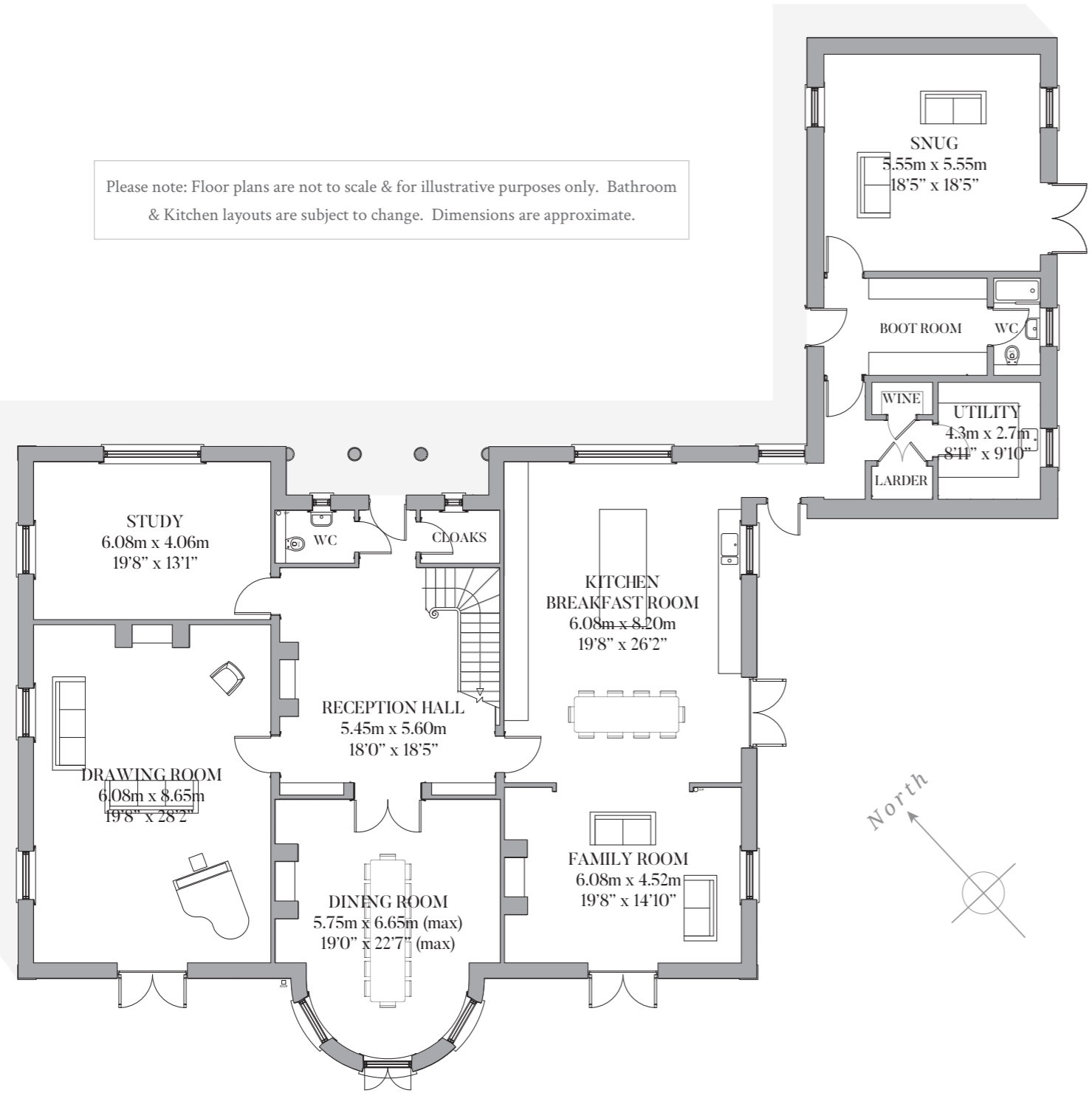
**SERVICES** Private water supply and/or bore hole, drainage via sewage treatment plant. Air source heat pump backed up by oil fired boiler

**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 as are mentioned in these particulars are included in the sale.

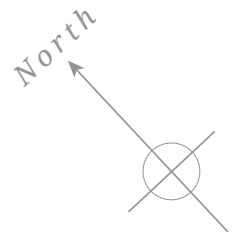
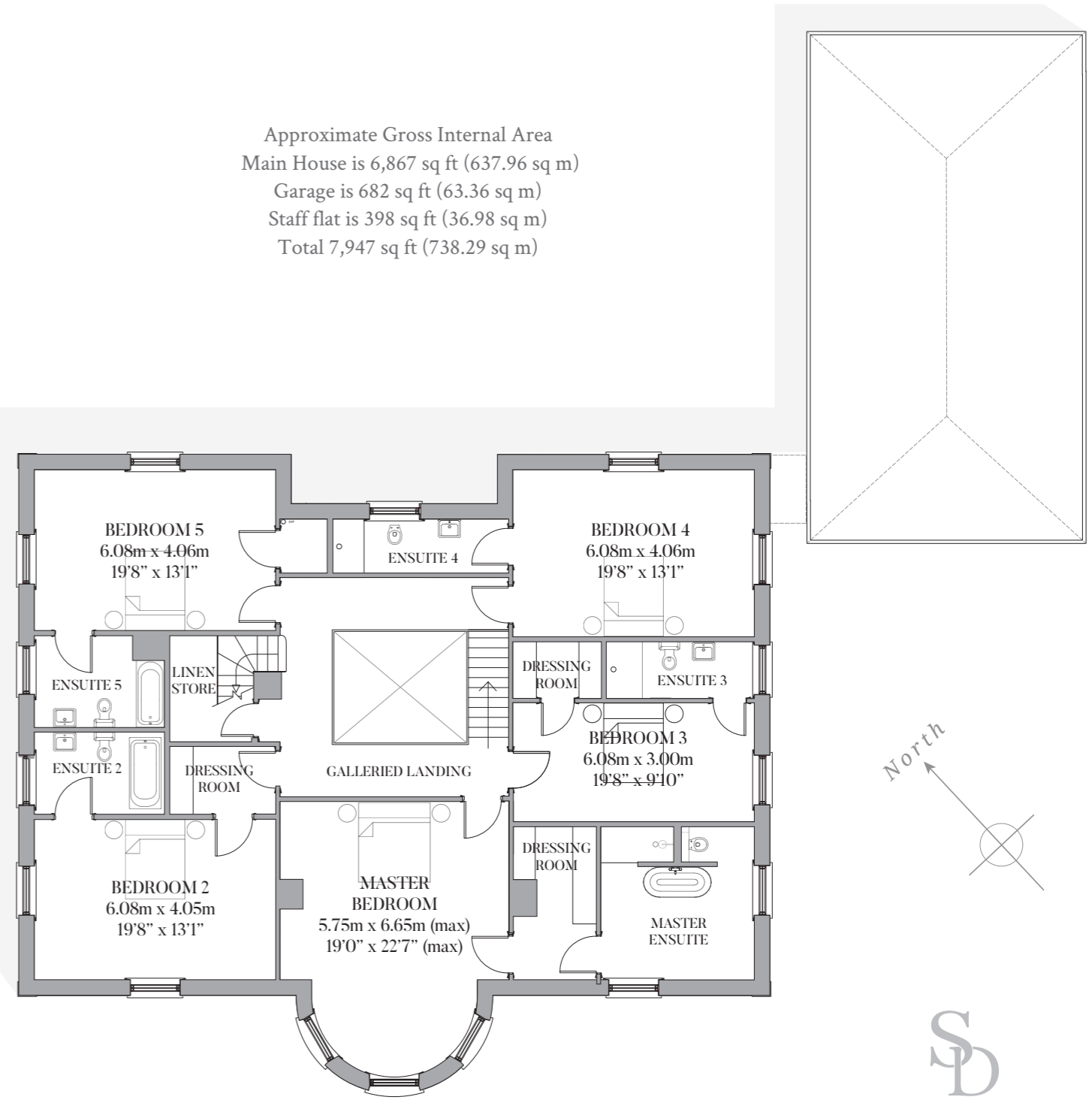
# GROUND FLOOR ACCOMMODATION

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 is 6,867 sq ft (637.96 sq m)  
Garage is 682 sq ft (63.36 sq m)  
Staff flat is 398 sq ft (36.98 sq m)  
Total 7,947 sq ft (738.29 sq m)

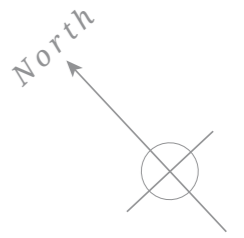
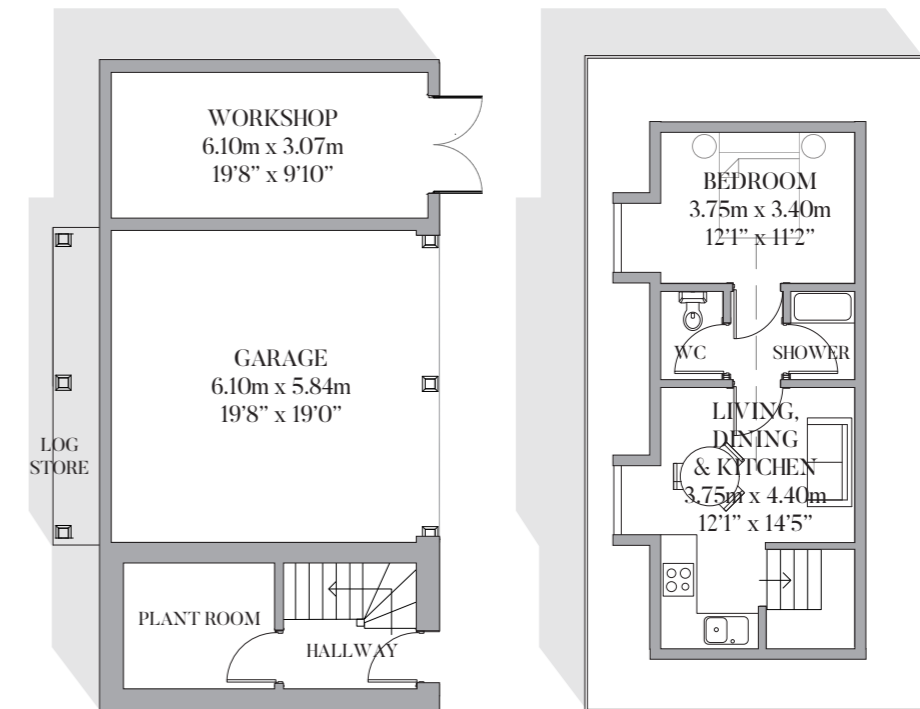
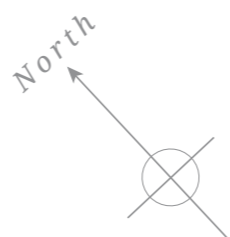
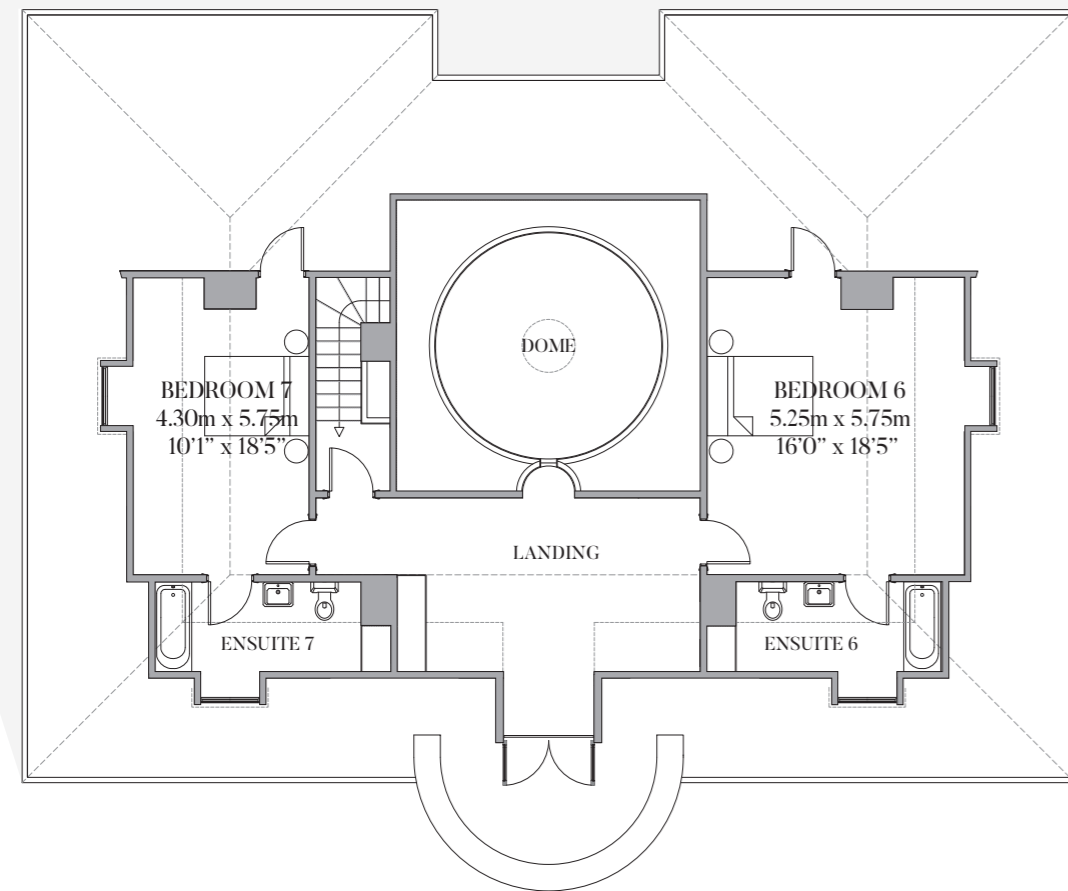




## SECOND FLOOR ACCOMMODATION

## GARAGE & ANNEXE

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



Approximate Gross Internal Area  
 Main House is 6,867 sq ft (637.96 sq m)  
 Garage is 682 sq ft (63.36 sq m)  
 Staff flat is 398 sq ft (36.98 sq m)  
 Total 7,947 sq ft (738.29 sq m)



## ABOUT SHERBOURNE DEVELOPMENTS

---

### *HONOURING TRADITION AND CELEBRATING INNOVATION*

*Sherbourne Developments offers a fresh perspective on the country house tradition, recognising what modern clients want from a twenty-first century home.*

We specialise in traditional Palladian and classical architecture, creating buildings that are timeless and elegant, and we pride ourselves on respecting the best of England's architectural heritage. Our attention to detail and passion for quality design allows us to create designs that are in harmony with traditional building patterns. However, we also celebrate innovation in construction. Comfort and luxury are paramount, with efficient and environmentally sustainable technologies used wherever possible. We fuse the best in traditional materials with up-to-date technologies.

---

### *DESIGN*

Whether remodelling an existing country house, creating a contemporary statement or designing a traditional home and landscape, Sherbourne Developments can guide you every step of the way through the design process. We work with our clients to bring a vision of their new home to life, from the early design stages to creation on site.

### *BUILD*

A smooth journey from the design stage to a completed building depends entirely upon careful planning. Our exceptional project management allows the many craftsmen and professionals involved in construction to work towards a clear end goal and deliver a precision result. Every person involved has a stake in the client's vision and a pride in every part of the building process.

We build homes that reach the highest standards in construction, match our client's expectations, and will stand the test of time.

### *LIVE*

Sherbourne Developments builds homes that create an architectural legacy within the community and landscape in which they are sited. When we hand over the keys to new owners we firmly believe that we are delivering the start of a new family story.

## 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.*

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.



*CHEDWORTH HOUSE, situated on the edge of the very pretty village of Chedworth, straddling a deep valley and set in the heart of the Cotswolds.*

The house is positioned on the upper slopes on the North side of the valley, thus enjoying glorious South-facing views. Located 4.2 miles from Northleach, 8 miles from Cirencester, 12 from Cheltenham and 32 miles from Oxford. A Georgian-style Manor House with 3m high ceilings and classic proportions. Together with the house there is staff accommodation, garaging and a tennis court surrounded by grounds of approximately 16 acres.



*BIRCH COPSE, 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**  
 David Milligan 07836510576, david@sherbourne-developments.co.uk

**Viewings:** Please contact Knight Frank -  
 George Clarendon on 01962 850333 or Ed Cunningham on 0207 861 1080

**Important Notice:**

**Particulars:** These particulars are not an offer or contract, nor part of one. Statements by Sherbourne Developments and Knight Frank LLP 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. Neither Knight Frank LLP nor any 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 2018). CGI visuals of the property are a guide only (February 2018)

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.

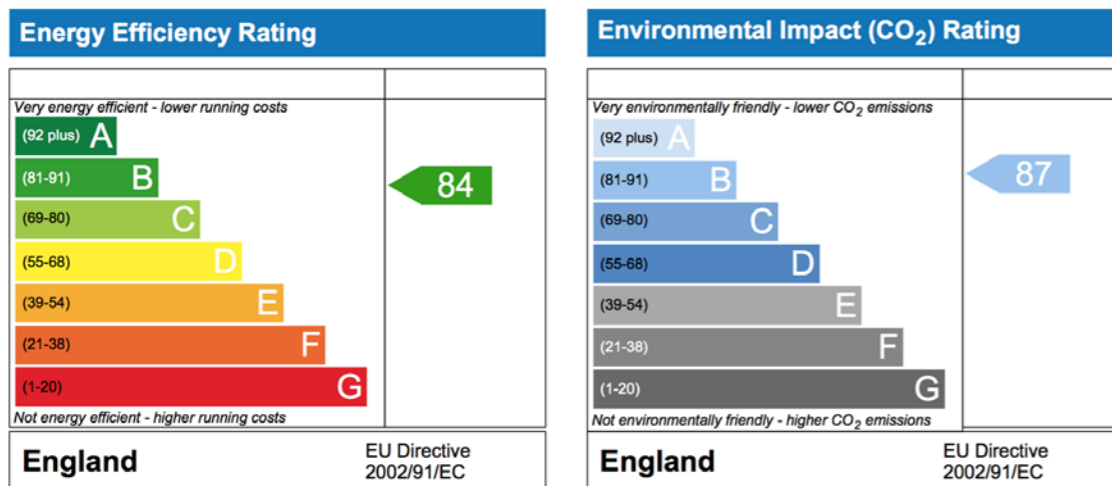
**VAT:** The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members’ names.

**Particulars:** February 2018



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



[www.sherbourne-developments.com](http://www.sherbourne-developments.com)

15 Hertford Court, Hertford Road, Marlborough, Wiltshire, SN8 4AW