

# RODEN PARK

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

RODEN PARK - No. 30

SHERBOURNE  
DEVELOPMENTS



A magnificent country house in an outstanding, tranquil, rural setting. This secluded estate within the Berkshire downland carefully balances traditional design principles with modern luxury, to create one of the finest new houses of its type.



CGI - Artist's Impression

**SD**  
SHERBOURNE  
DEVELOPMENTS

## ACCOMMODATION SUMMARY

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### RODEN PARK, COMPTON, NEWBURY RG20 7PY

#### Main House

**Basement:** Cinema, Laundry, Plant Room, Gun Room, Wine Store

**Ground floor:** Drawing Room, Dining Room, Library, Kitchen with Breakfast Room, Snug, Boot Room, WC x2, Cook's Kitchen

**First floor:** Master Bedroom with two Dressing Rooms and two ensuite Bathrooms, further four Bedrooms each with ensuite Bathrooms

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

#### Within the Grounds

**Garage:** Four-bay Garage with Party room above

**Guest House:** Vaulted Sitting Room, Kitchen, Bed and Bathroom

**Staff Accommodation:** Two-story building which could be used as staff accommodation and/or workshop or second guest house  
Tennis Court, Swimming Pool plus Planning permission for Stabling

Roden Park is set in grounds of 40 acres in total of which the house and gardens are sat in 2.5 acres  
Currently under construction, due for completion in Spring 2020

## LOCATION & CONNECTION SUMMARY

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Reading to Paddington from 30 minutes, Didcot to Paddington from 50 minutes

Newbury – 11 miles, Didcot – 12 miles, Reading – 13 miles, Oxford – 20 miles

(Distances and times approximate)



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

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# THE AREA

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Roden Park is just 11 miles to the north of Newbury. 20 miles from Oxford, 13 miles to the west of Reading which provides fast and easy access to London. Roden Park is set in the Berkshire Downs, in an Area of Outstanding Natural Beauty, with its many walks and bridleways and in close proximity to the Ridgeway.



## Travel

London 50 miles to the east. Didcot and Reading have regular, fast-train services to London Paddington Station. Heathrow airport is approximately one hour and Gatwick airport 90 minutes by car, both offering national and international flights. Trains: Reading – London Paddington 41mins, Didcot Parkway – London Paddington 1hr 5mins, Newbury – London Paddington 1hr 8mins. As Roden Park is set in grounds of some 40 acres Helicopter can also be a transport option.



## Schools

The surrounding area is renowned for its excellent pre-schools, public schools and colleges: Abingdon School (23mins), Cheam (25mins), Downe House (14mins), Dragon School (41mins), Horris Hill (20mins), Marlborough College (40 mins), Pangbourne (18mins ), Radley College, Oxford (27mins) and St Helens and St Katherines (22mins)



## Shopping

Newbury, Marlborough, Reading and Oxford have an extensive range of shops, restaurants, boutiques and supermarkets, as well as theatres, museums and sports events.



## Racing

National Hunt Racing at Newbury. Lambourn, the Valley of the Racehorse, is approximately 17 miles to the west.



## Fishing

The undulating Lambourn Downs are the chalk hills that feed the lovely streams of Berkshire. The Rivers Kennet Lambourn, Loddon and Pang are best known for their clear, cold water, which creates the ideal spawning conditions for wild trout and grayling.



## THE SETTING

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Roden Park occupies a remarkable position 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, with the surrounding rolling farmland ensuring that it is concealed in wider views. This secluded location ensures complete privacy, making Roden Park the ultimate rural hideaway. Directly linked into a network of bridle tracks, including the Ridgeway, there is a wealth of beautiful scenery to explore either by foot or horseback.

However, despite its seclusion, this property is remarkably well-placed for convenient access to major centres. Reading and Didcot stations are only a few miles away providing fast rail access to central London, and the historic university city of Oxford is also within close striking distance. These excellent transport links are topped-off by easy access to London Heathrow International Airport. Roden Park also has the potential to incorporate a private helipad, making it truly accessible for its owner and visiting house guests.

This part of Berkshire is well-known for its high quality fine dining, playing host to some of the best regarded restaurants in the country. There are several modern, vibrant eateries to choose from, many of which have been awarded coveted Michelin stars. There are also many more informal, high quality country pubs, focusing on local and seasonal produce, that can be stumbled upon when exploring the area.

This area of Berkshire is world famous as the centre of racehorse training in the UK. As a result there are a some of the finest stables, gallops and racecourses nearby. This includes Newbury racecourse, one of the UK's leading racing venues, and Ascot, hosting a wealth of high profile events throughout the year. On a more seasonal basis there are nearby events such as the Royal Regatta at Henley-on-Thames that attracts an international audience and remains a key part of the traditional English social season. Culturally, there are many attractions across the area, including Highclere Castle, a Jacobethan country house, now famous as the setting for the period drama Downton Abbey. Roden Park offers a complete sense of escapism without sacrificing modern amenities – a truly private, yet accessible retreat in the countryside.



## THE PROPERTY

# RODEN PARK

*Approx. 40 Acres of  
gardens and land*

MAIN  
HOUSE

STABLES

STAFF / WORKSHOP /  
GUEST ACCOMMODATION

GARAGE

SWIMMING POOL

GUEST HOUSE

TENNIS COURT

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

Directions: From A34 take the turning signposted to East & West Ilsley and Compton. Go through East Ilsley to Compton. In Compton, past The Swan Public House on your left, take the next turning left into Horn Street. About 250 yards turn right into Wallingford Road, and then a right again after 100 yards under the decommissioned railway bridge. Follow the lane for a further 0.75 mile and then turn left onto the drive of Roden Park.

## LOCATION & CONNECTIONS



Roden Park is situated in a remarkably rural location tucked away in the Berkshire Downs, at the end of a long private driveway. The estate has enviable links to Oxford, 20 miles to the north via A34 and Newbury, 12 miles to the south, both offering excellent shopping, facilities and a selection of well-known private schools. M4 motorway, Junction 13, is 9 miles away allowing access to London 50 miles to the east. Didcot and Reading have regular, fast train/Crossrail services to London Paddington Station. Heathrow airport is approximately one hour and Gatwick airport 90 minutes by car, both offering national and international flights.



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



## DESIGN, QUALITY & CRAFTSMANSHIP

Roden Park uses a traditional palette of vernacular materials that roots the house to its setting. The house is constructed in warm red brick with stone detailing to the quoins, gate piers and entrance porch. The house is designed to suggest an early Georgian gentleman's manor house, with courtyard pavilion wings wrapping around the main entrance and sweeping driveway. These flanking buildings provide garaging, storage and additional accommodation. The design has a relaxed and inviting style but, with all the formal architectural traditions that are expected in a country estate of this status. The design cleverly incorporates some of the older farm buildings on the site, creating a gentle mix of the old and new.

A large, semi-circular stone portico frames the entrance, creating an impressive formal transition into the classically designed interior. Palladian proportions quickly become evident – high ceilings amplify the natural light and highlight the detail of elegant cornicing in the reception rooms. There is impeccable detailing and proportions throughout, with bespoke skirting, architraves and door linings completing the Georgian inspired interior. Sherbourne Developments source the finest natural stone and wood flooring, beautifully detailed fireplace surrounds, traditionally crafted joinery and luxurious bathrooms and kitchens. The wooden box-frame sliding sash windows are made by local joiners and are hand-painted. The house strikes a perfect balance between comfortable modern living and classical design integrity.

The main house is centred upon an impressive central staircase hall, which leads out to all of the large, well proportioned living spaces. On the first floor are five bedrooms, all with en-suite bathrooms, and dressing rooms to the major suites. The roomy attic floor contains two further large bedrooms and bathrooms. There is an extensive cellar containing the cinema, as well as areas for wine storage, and gun space for when hosting a shoot.

Whilst the house is designed to exemplify quiet, rural living, it can easily adapt to entertaining, transforming into the ultimate party venue. Visitors can be effortlessly accommodated in one of the specially designed guest houses, set just to one side of the main house. A swimming pool, tennis court, games room and cinema provide modern luxury entertainment and there is ample staff accommodation to support the running of the house to whatever scale required. The house looks out onto a semi-formal country garden that is ideal for hosting events, before opening out to uninterrupted views into the natural wider landscape, abundant with wildlife.





# SPECIFICATION

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## 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 and first floors.

**LIGHTING** – 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 timber flooring/natural stone with other areas prepared for carpet.

**FIREPLACES** – Typically hand-crafted in natural stone or marble

**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

## 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

# ADDITIONAL INFORMATION

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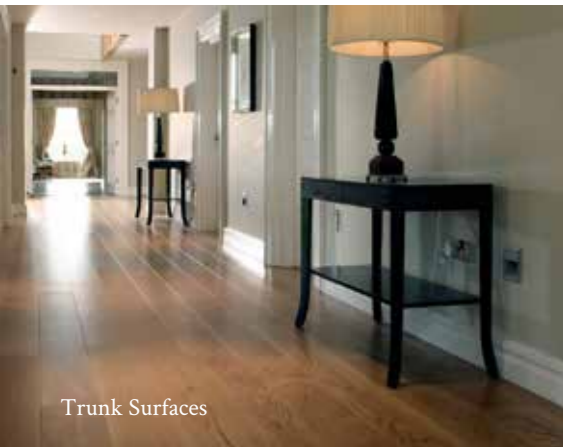
**LOCAL AUTHORITY** – West Berkshire Council Tel 01635 424000

**RIGHTS OF WAY** – No public footpaths cross the land owned by Roden Park.

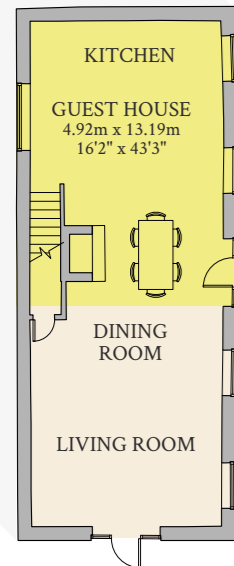
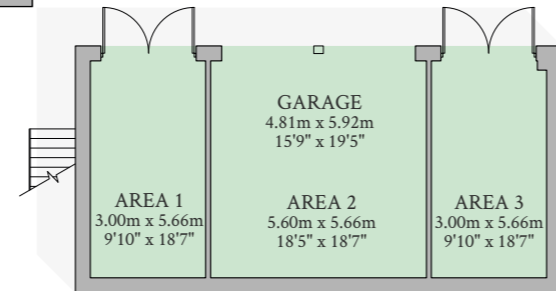
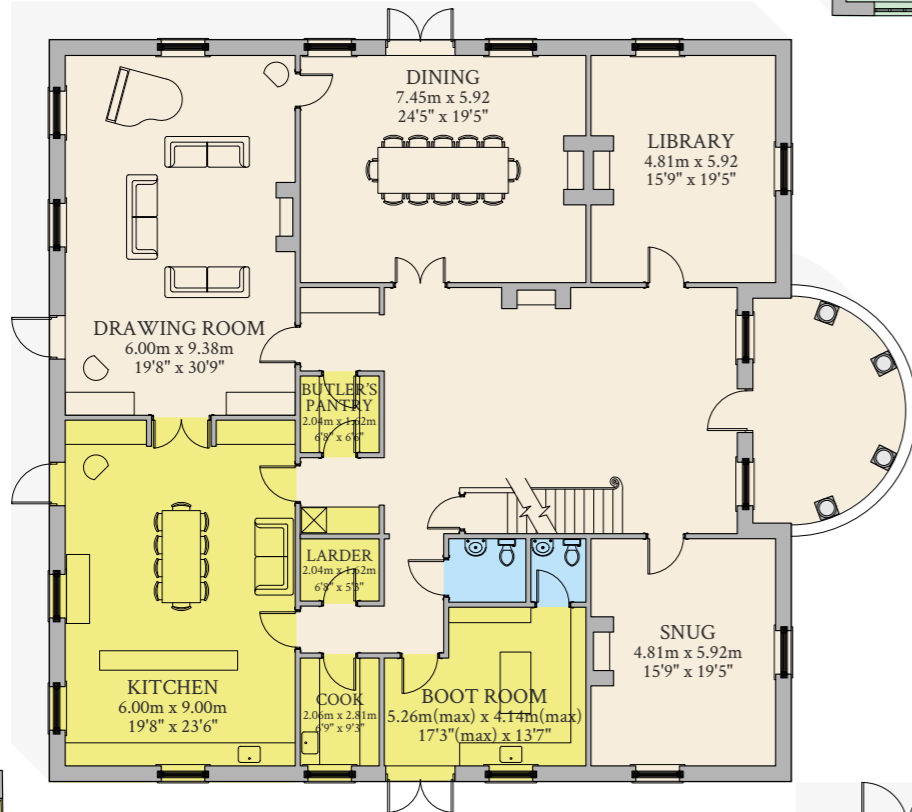
**SERVICES** – Bore hole, drainage via sewage treatment plant. Air source heat pump backed up by oil fired boiler

**TEN YEAR WARRANTY** – The property will be independently surveyed during the construction by surveyors who will issue a 10-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.

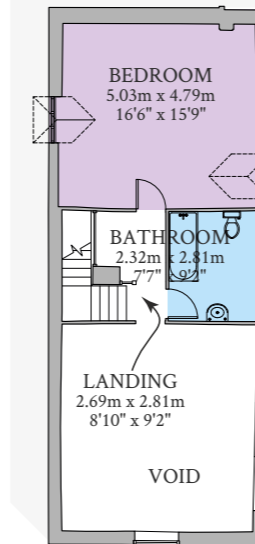
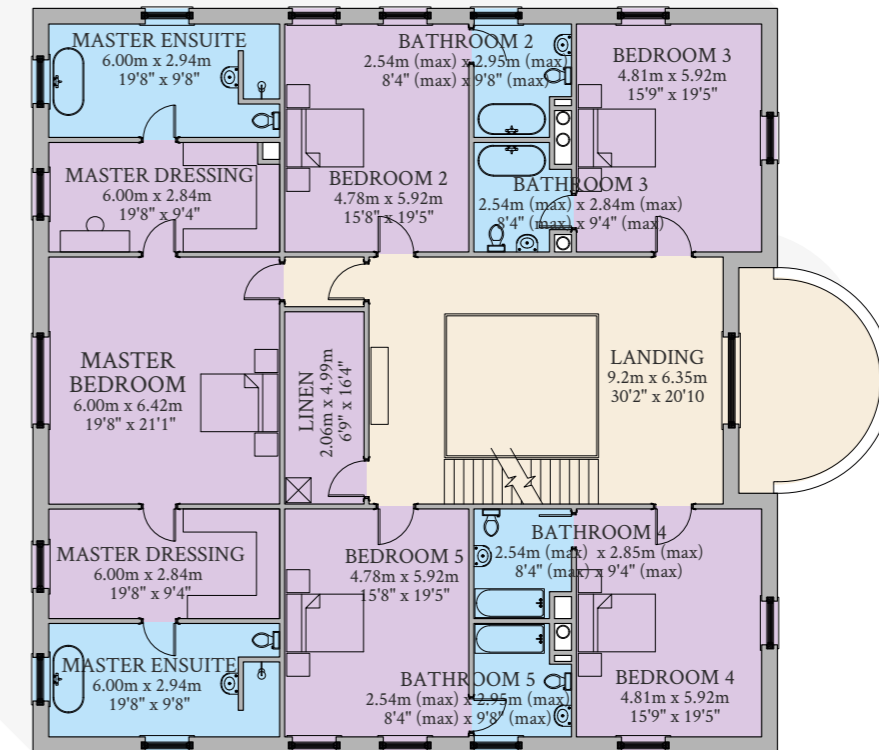


# GROUND FLOOR ACCOMMODATION

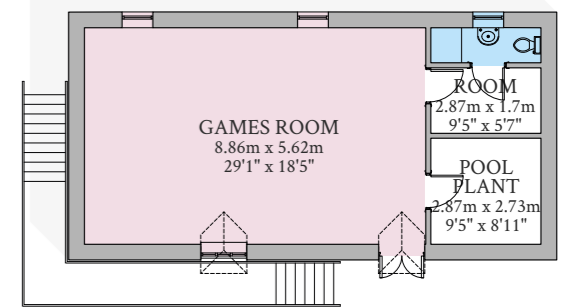


- Key:
- Reception Room / General living Area / Circulation Area
  - Work Room: Kitchen / Workshop Utility
  - Bedroom / Dressing Rooms
  - Bathroom / WC
  - Storage / Out Building
  - Storage / Entertainment

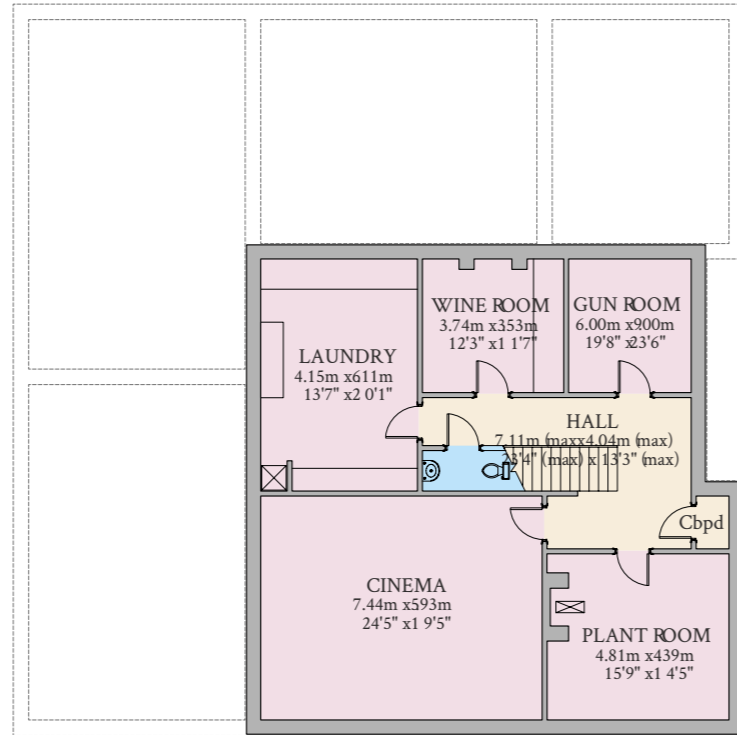
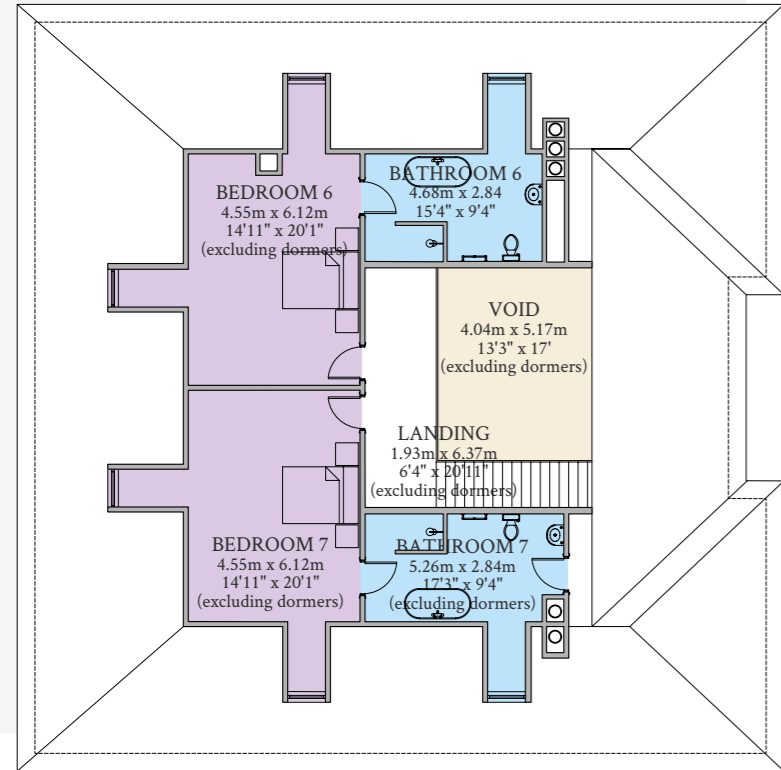
# FIRST FLOOR ACCOMMODATION



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



## SECOND FLOOR & BASEMENT ACCOMMODATION



## APPROXIMATE GROSS INTERNAL AREA

### Main House

Ground Floor is 336.5 m<sup>2</sup> (3,621.7 ft<sup>2</sup>)  
 First Floor is 319.9 m<sup>2</sup> (3,442.8 ft<sup>2</sup>)  
 Second Floor is 115.2 m<sup>2</sup> (1,239.8 ft<sup>2</sup>)  
 Basement is 144.6 m<sup>2</sup> (1,556.5 ft<sup>2</sup>)  
 Total 916.2 m<sup>2</sup> (9,860.8 ft<sup>2</sup>)

### Guest House

Ground Floor is 66.1 m<sup>2</sup> (711.4 ft<sup>2</sup>)  
 First Floor is 39.1 m<sup>2</sup> (421 ft<sup>2</sup>)  
 Total 105.2 m<sup>2</sup> (1,132.4 ft<sup>2</sup>)

### Workshop

Ground Floor is 68.5 m<sup>2</sup> (737.4 ft<sup>2</sup>)  
 First Floor is 68.4 m<sup>2</sup> (736.5 ft<sup>2</sup>)  
 Total 136.9 m<sup>2</sup> (1,473.9 ft<sup>2</sup>)

### Garage

Ground Floor is 67.3 m<sup>2</sup> (724.2 ft<sup>2</sup>)  
 First Floor is 66.8 m<sup>2</sup> (718.7 ft<sup>2</sup>)  
 Total 134.1 m<sup>2</sup> (1,442.9 ft<sup>2</sup>)

Total 1292.4 m<sup>2</sup> (13,910ft<sup>2</sup>)

Proposed Stable Area 117.4 m<sup>2</sup> (1,264.1 ft<sup>2</sup>)

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 Bathroom and Kitchen layouts are subject to change. Dimensions are approximate.



CGI - Artist's Impression

## ABOUT SHERBOURNE DEVELOPMENTS

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### 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.

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### 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

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**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 3 metre 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.



**AMBLEY MANOR** – *Near Upton in Hampshire is 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.



**HART HILL** – *Hart Hill sits comfortably within its own 8 acre plot half a mile or so from the tiny village of Lincolnholt 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 life styles and incorporates the latest technologies throughout. The house overlooks its garden and paddocks with open farmland beyond.

## Sherbourne Developments Ltd

David Milligan 07836 510576, 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 only certain parts of the property as they appeared at the time they were taken (June 2018). CGI visuals of the property are a guide only (June 2018)

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

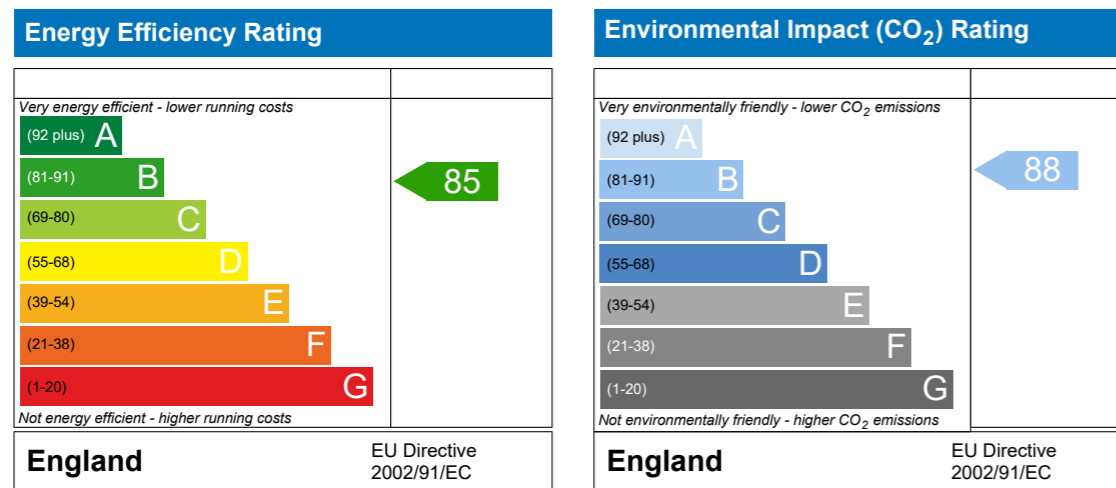
**Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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

**Particulars:** June 2018



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



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# NOTES

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