

WALCOMBE HOUSE

KINTBURY • WEST BERKSHIRE



BLACK CYGNET
— PROPERTIES —



SHERBOURNE
DEVELOPMENTS



WALCOMBE HOUSE

KINTBURY • WEST BERKSHIRE

Currently under construction by Sherbourne Developments. Walcombe House is a classically inspired country house in an excellent position on the edge of Kintbury.

*The house has been designed to maximise the beautiful far-reaching **southerly** views to the rear.*



Walcombe House is situated on the edge of Hungerford Park, close to all the local amenities in Kintbury. The village is surrounded by beautiful countryside offering wonderful walking, riding and cycling opportunities.

There is a thriving local community and great facilities in the village including a village shop, baker, doctors' surgery, primary school, popular gastropub and a very active sports and leisure centre, as well as a station providing a direct train service into London Paddington.



Schools

- | | | |
|----------------------|-----------------------|-----------------------|
| 1 Farleigh | 6 Marlborough College | 11 Chafyn Grove |
| 2 Cheam | 7 Downe House | 12 St Edward's Oxford |
| 3 Horris Hill | 8 Eton College | 13 Pinewood |
| 4 St Swithun's | 9 Radley | 14 St Francis |
| 5 Winchester College | 10 Twyford | 15 St Mary's Calne |

Recreation

- | |
|------------------------|
| A Highclere Castle |
| B Newbury Racecourse |
| C Finkley Down Fam |
| D Andover Golf Course |
| E Thruxton Race Course |

Please note: Map is for illustrative purposes only. Not to scale.

SPECIFICATION

Ground Floor

Flooring: Natural limestone sealed flooring with underfloor heating system.

Fireplaces: Large natural stone fireplace with log burner installed.

Staircase: A Georgian feature staircase of solid handmade timber handrails and painted spindles, a runner with stair rods, with a lantern rooflight above providing natural light.

Joinery: Tailormade joinery in all main key areas. A combination of hand painted doors with veneered internal carcasses to joinery units. Worktops in a combination of quartz and natural stone. Additional designs available for other areas.

Kitchen: Bespoke hand-crafted joinery, typical specification could include: hand-painted cabinets and panelled doors in hardwood frames, hung on solid brass butt hinges. Cabinets lined in walnut, solid walnut drawer boxes with dovetailed joints. Integrated LED lighting.

First Floor

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

Wardrobes: Master bedroom with integrated wardrobe, fitted with hanging rails. Features such as shoe storage, additional internal drawers, jewellery trays and bespoke solutions can be specified as an option. Additional designs available for other bedrooms and dressing rooms.

Bathrooms: Selected sanitaryware and brassware, tiled in a variety of natural stones and marbles from suppliers. Freestanding baths, under-mounted baths with marble surrounds and bespoke-made marble topped vanity units along with bespoke shower screens.

Second Floor

Flooring: Bedrooms and landings are prepared for carpet.

Bathrooms: Selected sanitaryware and taps, large showers tiled in high-quality porcelain tiles. Additional designs available for other bathrooms and feature lighting.

General

Windows & Doors: Bespoke, hand-made sash windows and large doors, hardwood where appropriate.

Woodwork & Cornicing: Bespoke plaster mouldings, panelling and woodwork created using traditional mouldings.

Heating: Typically, an air-source heat pump backed up by an electric immersion. Thermostatically controlled underfloor heating to ground & first floors.

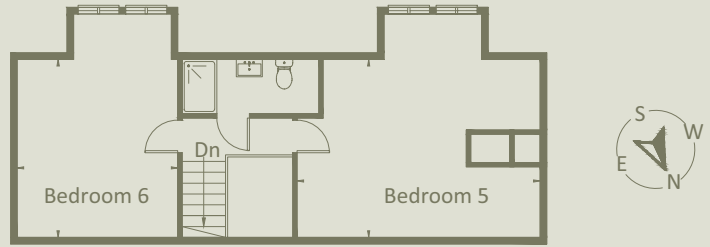
Lighting: Energy efficient, warm-white LED lighting throughout.

Home Automation: Wired data cable points installed throughout for home automation ready for WIFI connectivity. Audio wiring available. Additional designs available for areas.

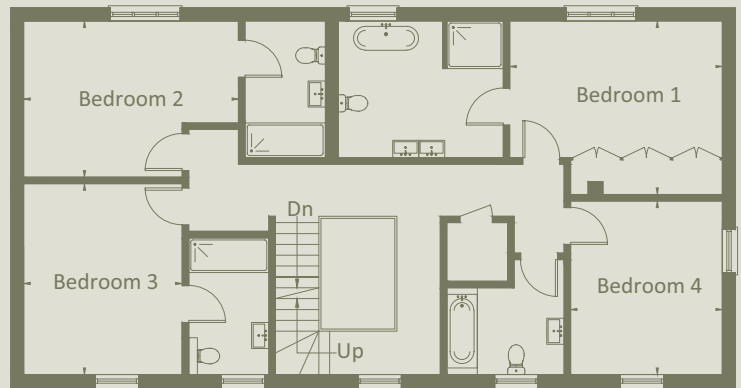
Security: The house will be fitted with a security alarm, with wiring provision for CCTV cameras.

Approximate Floor Area = 317.4 sq m / 3416 sq ft

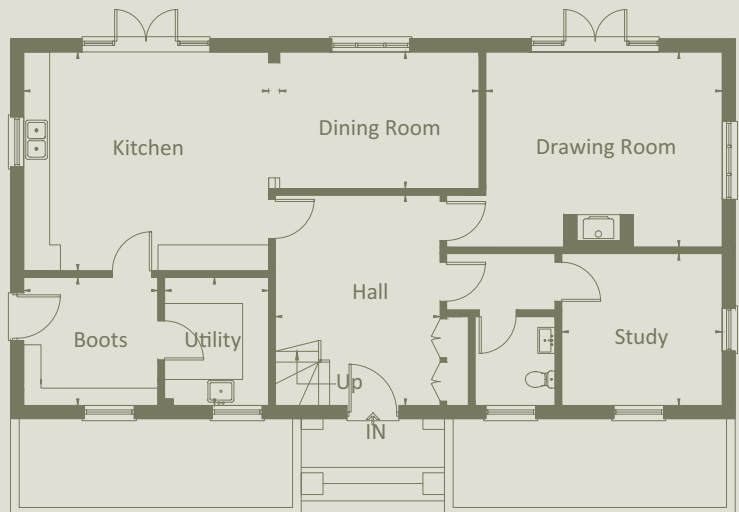
<i>Rooms</i>	<i>Sq M</i>	<i>Sq Ft</i>
Kitchen	5.65 x 5.08	18'6 x 16'8
Dining room	4.61 x 3.13	15'1 x 10'3
Boot Room	3.09 x 2.94	10'1 x 9'8
Utility	2.94 x 2.40	9'8 x 7'10
Hall	4.85 x 3.78	15'11 x 12'5
Study	3.70 x 3.78	12'2 x 11'6
Drawing room	5.48 x 4.52	18'0 x 14'10
Bedroom 1	4.91 x 4.00	16'1 x 13'1
Bedroom 2	4.95 x 3.61	16'3 x 11'10
Bedroom 3	4.43 x 3.63	14'6 x 11'11
Bedroom 4	4.03 x 3.49	13'3 x 11'5
Bedroom 5	5.60 x 4.11	18'4 x 13'6
Bedroom 6	4.11 x 3.65	13'6 x 12'0



Second Floor



First Floor



Ground Floor



T: 01635 242 050
E: info@blackcygnet.co.uk

Black Cygnet Properties Limited
Unit 6, Frilsham Home Farm,
Yattendon, Berkshire, RG18 0XT

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.