

BURGHCLERE, NORTH HAMPSHIRE RG20 9JR



S A N D H A M  
P L A C E

A LUXURY PRIVATE DEVELOPMENT OF JUST SIX ARCHITECTURALLY DESIGNED 2,3&4 BEDROOM HOMES



S A N D H A M  
P L A C E



# Rural Bliss in North Hampshire

Sandham Place is an exclusive development tucked away in the quintessential North Hampshire village of Burghclere. At Sandham Place the homes are traditionally built but also have the modern contemporary finish a purchaser would expect from a new home. Crayfern Homes are recent winners of the 'South Coast Property and Construction Awards' and are proud of its extremely high standard of finish and attention to detail.

Burghclere Village is home to the National Trust's Sandham Memorial Chapel, renowned for its series of paintings by English artist Stanley Spencer which were painted during the Great War.

Burghclere provides its residents with a public house, a church, primary, secondary and independent schools within easy commuting distance. The village enjoys a variety of social activities including a sports and social club, a horticultural society, walking club and also a netball club. The surrounding farms can even deliver a variety of freshly grown produce to your doorstep.



THE HOMES OFFER A TRADITIONALLY BUILT STYLISH CONTEMPORARY FINISH WITH PARTICULAR ATTENTION TO DETAILED DESIGN AND QUALITY SPECIFICATION.

# DIRECTIONS

## From A34 North Bound

Head off the A34 when you see the sign for Burghclere and B4640.

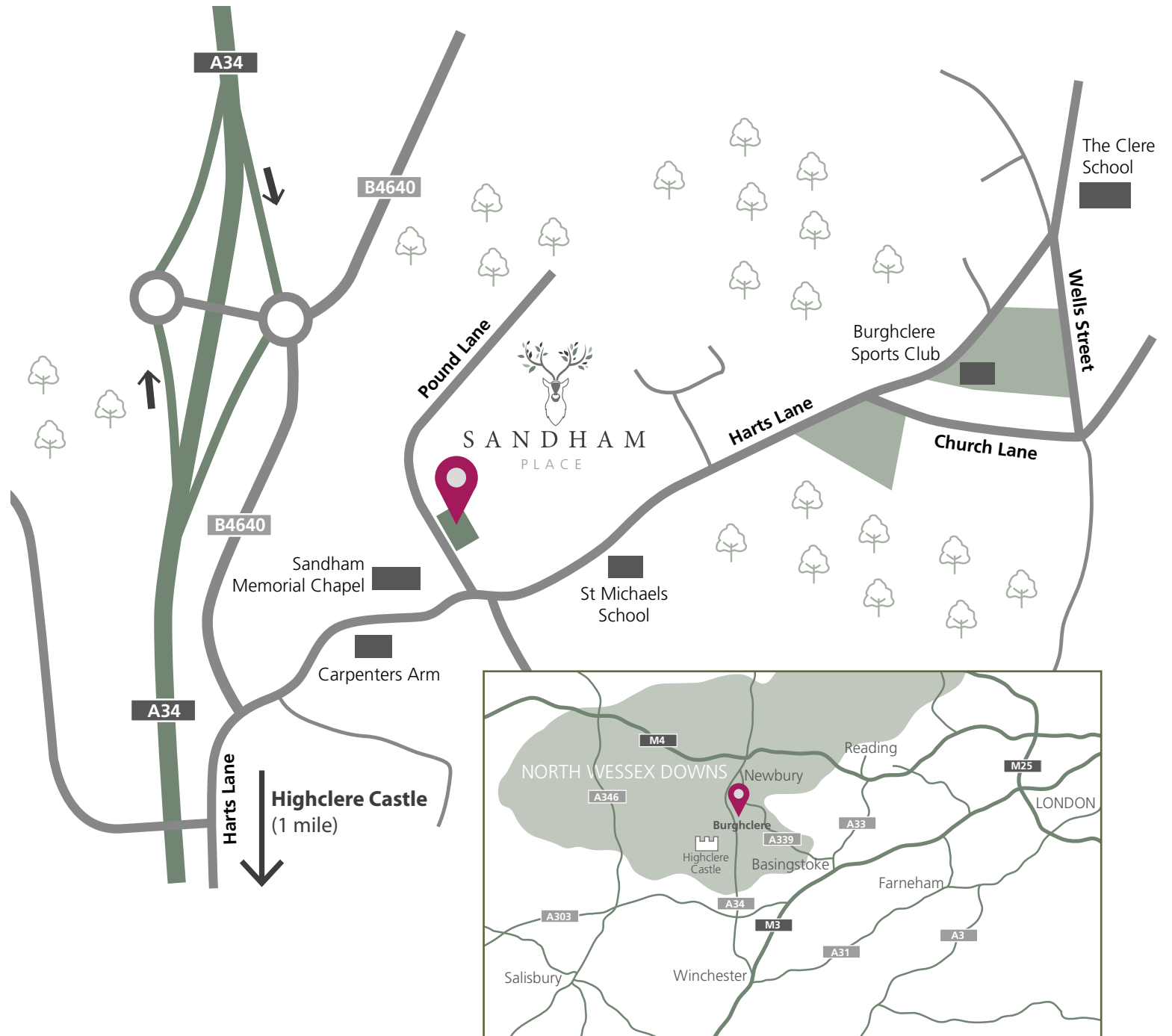
Turn right at the first roundabout going over the A34 and right again when meeting the B4640. The road will lead you to a T-junction where you turn left onto Harts Lane.

Follow this lane for 0.8 miles, passing the Carpenters Arms on your right, then take the next left into Pound Lane. Follow this road and shortly you will arrive at Sandham Place on your right-hand side.

## From A34 South Bound

Head off the A34 and take the second exit at the roundabout for Burghclere and B4640. The road will lead you to a T-junction where you turn left onto Harts Lane.

Follow this lane for 0.8 miles, passing the Carpenters Arms on your right, then take the next left into Pound Lane. Follow this road and shortly you will arrive at Sandham Place on your right-hand side.



# LOCATION

Situated just four miles south of Newbury, in the Basingstoke and Dean district of Hampshire; Burghclere is surrounded by stunning rural scenery and has characteristic remains of a former settlement from the early 12th century.

Newbury is famous for its racecourse and the town offers many facilities. The pedestrianised town centre and Parkway Mall are home to many high street and independent stores. Meanwhile, Winchester, to the south has its own unique heritage.

There are lots of historic sites to explore nearby, including Highclere Castle, which was used as the backdrop for Downton Abbey, West Berkshire Museum, Donnington Castle and Englefield House.

Burghclere benefits from excellent transport links to nearby Newbury, Winchester, Reading, Oxford and London, thanks to the A34, M4 and M3. Also by train you can reach Paddington station from Newbury in 50min.

BURGHCLERE VILLAGE BOASTS A PLACE OF BEAUTY AS WELL AS HISTORY AND CULTURE. HIGHCLERE CASTLE AND WATERSHIP DOWN BEING OF SIGNIFICANT LOCAL INTEREST.



# SITE PLAN



## PLOT 1

3 Bedroom and Study on first floor Detached Home with Garage

## PLOT 2

4 Bedroom Detached Home with Garage

## PLOT 3

4 Bedroom Detached Home with Garage

## PLOT 4

5 Bedroom Detached House with Detached Garage

## PLOT 5

2 Bedroom Semi-Detached Home with parking for 2 cars

## PLOT 6

2 Bedroom Semi-Detached Home with parking for 2 cars



# SPECIFICATION

## Kitchen/Breakfast Room

- Contemporary range of kitchen wall and base units with LED plinth lights and under unit lighting
- 20mm Quartz worksurfaces and upstands (Laminate work top to utility if applicable)
- 'Bosch' integrated appliances to include 50/50 fridge, and freezer, induction hob, extractor fan above, single oven and single oven/microwave, and dishwasher.
- Plumbing for washing machine
- Stainless steel sink with Bristan mixer tap
- Porcelanosa floor tiles
- LED downlights to Kitchen Area

## Cloakroom, Bathroom & En-Suites

- Roca white contemporary sanitaryware
- Bristan taps
- LED down lights
- 'Roca' Vanity unit with storage below and mirror above - Bathroom and En-Suite (where applicable)
- Porcelanosa floor tiles
- Porcelanosa splashback tiling to Cloakroom
- Porcelanosa full height tiling to Bathroom and En-suite

## Heating

- Super-efficient 'Daikin' Air Sourced Heat Pump, which operates the under floor heating, radiators and hot water within your home
- Under floor heating to Ground Floor, radiators to First Floor
- Bathroom and En-Suite to have heated chrome towel rail
- Insulated to latest building regulation standards to create energy efficient, cosy home

## Lighting & Electrical

- LED downlights to Cloakroom, Kitchen Area, Bathroom, and En-Suite
- External PIR lights to front and rear
- Power and light points to Garage
- TV points to Lounge, Kitchen and all Bedrooms
- BT points to Entrance Hall, Lounge, Bedroom 1 and smallest Bedroom
- LED plinth lights and under unit Kitchen unit lights

## Internal Finish

- Contemporary white 'Mendes' doors with chrome door handles
- Decorated in 'Crown Trade Covermatt' to walls & 'Armstead' Eggshell White to doors and architrave
- Fitted wardrobes to Bedroom 1 and Bedroom 2
- Porcelanosa floor tiling to Entrance Hall, Kitchen/Breakfast Room, Cloakroom, Bathroom, En-Suite and Utility (if applicable)

## External Finish

- Upvc double glazed white windows
- Outside water tap (cold)
- Rear patio
- 1.5m Post and rail boundary fences with landscaping
- Block paved drive and development roads
- Class 1 flue to lounge; suitable for woodburners (Plots 1,2,3 & 4)

An annual estate charge will be payable, for the upkeep of communal areas, development roads, and insurances. For more details please contact the sales advisor



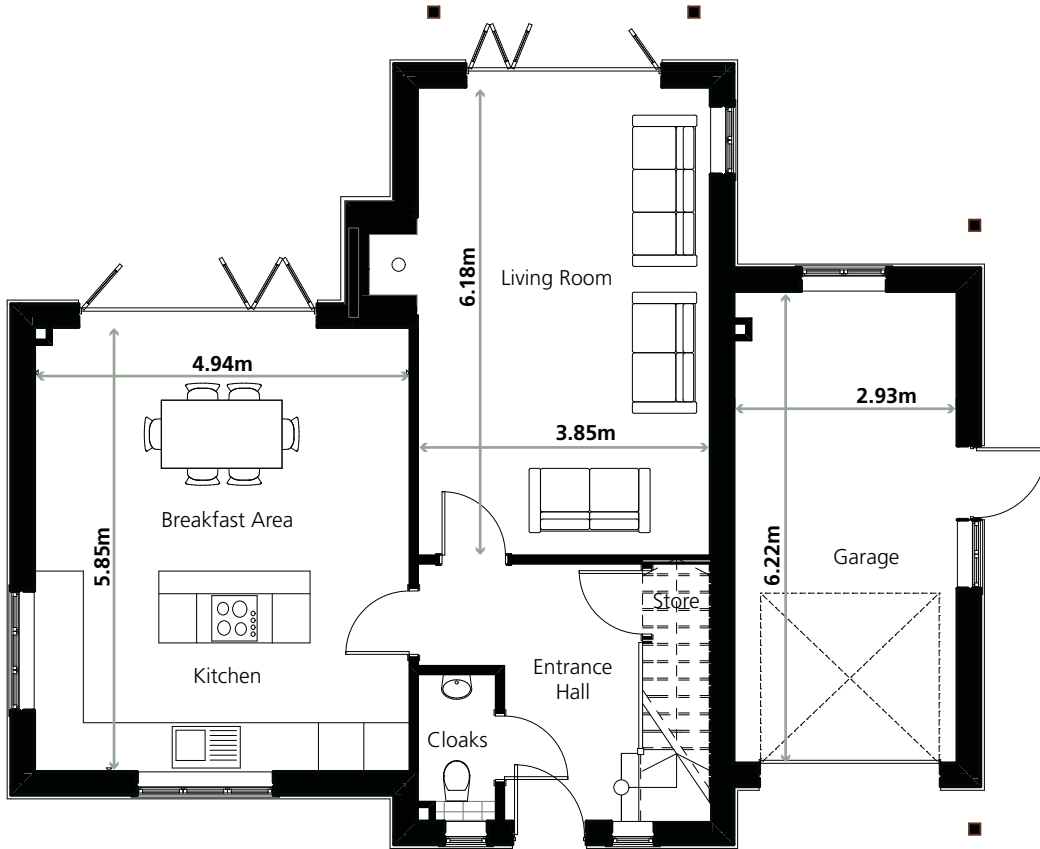
PLOT 1



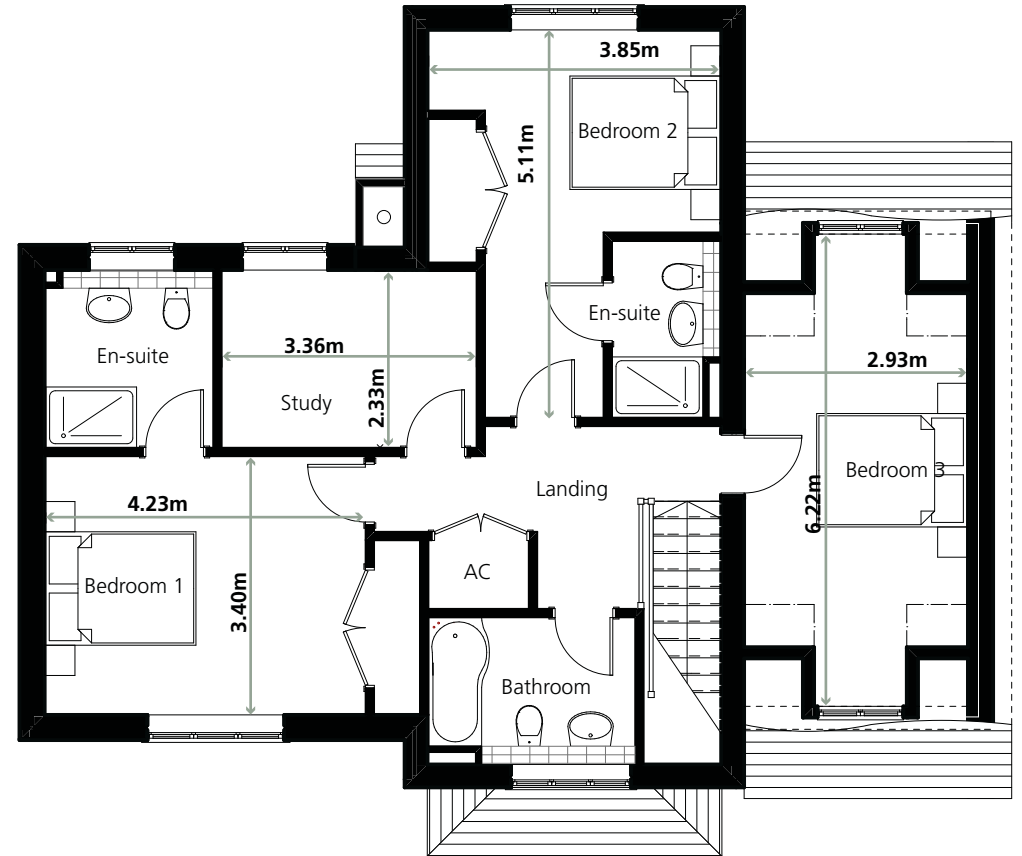




# PLOT 1



Ground Floor



First Floor

1638 SQFT (Net internal, excluding garage)

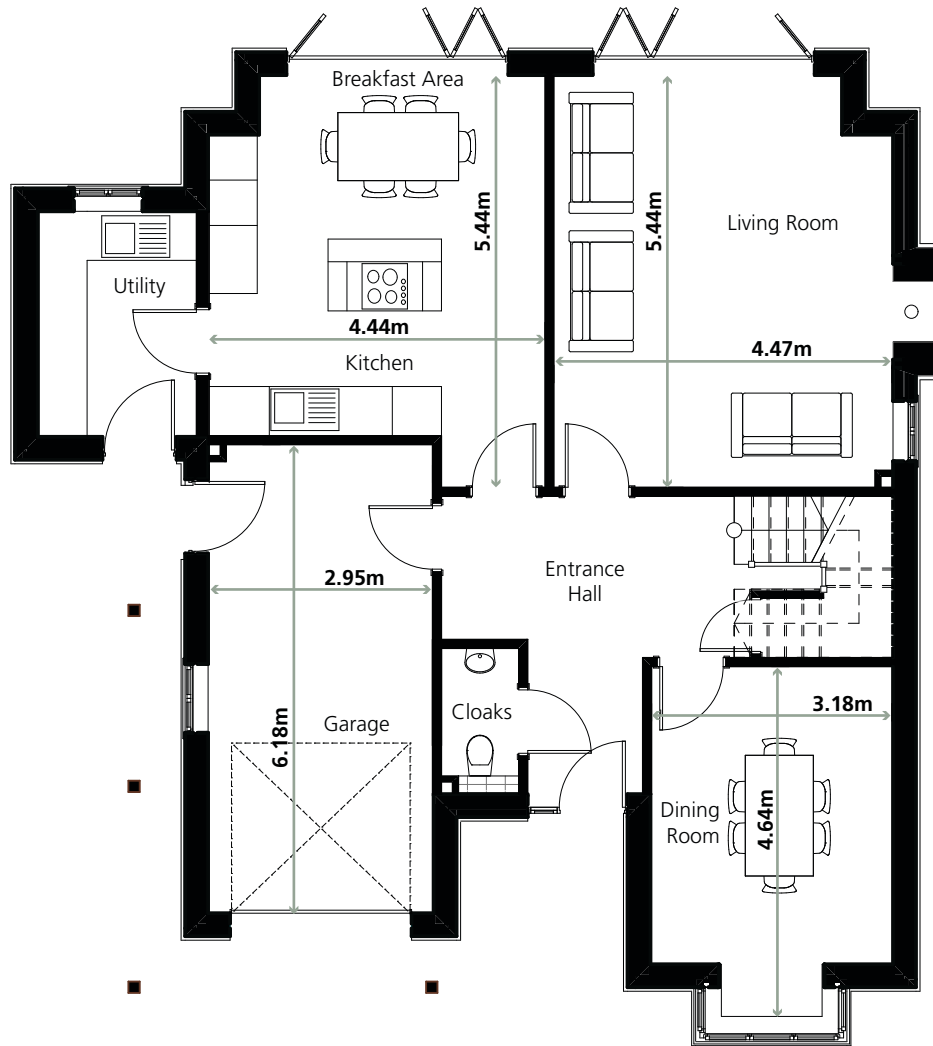
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PLOTS 2&3

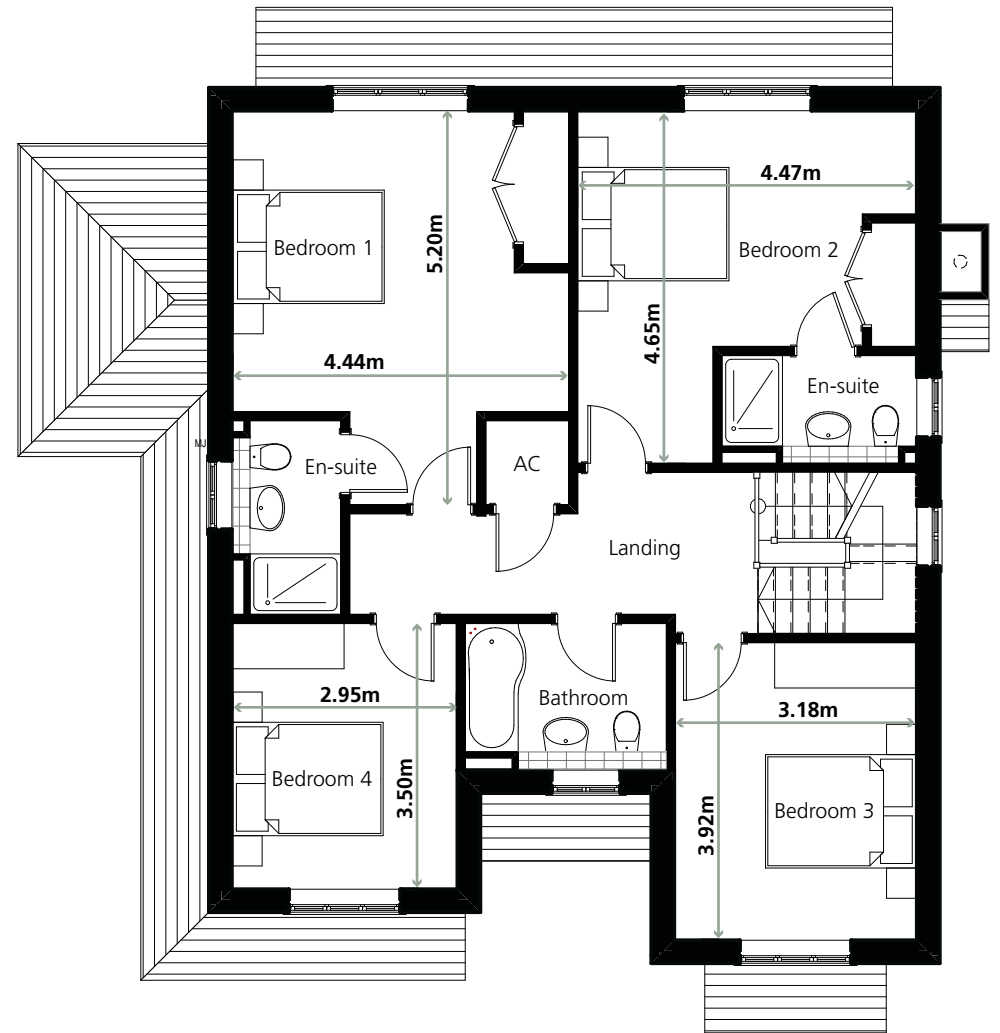




## PLOTS 2&3



Ground Floor



First Floor

1897 SQFT (Net internal, excluding garage)

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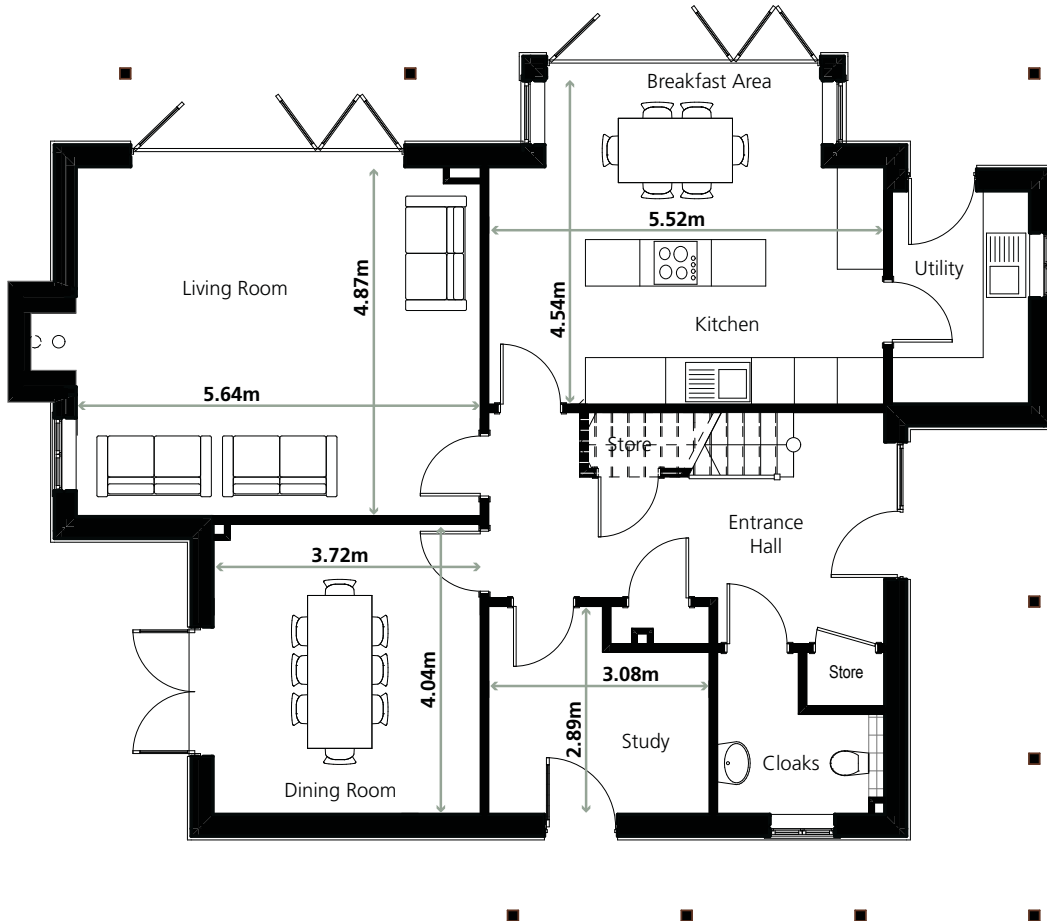
PLOT 4





# PLOT 4

Detached Garage dimensions - **6.11m x 6.00m**



Ground Floor



First Floor

**2150 SQFT** (Net internal, excluding garage)

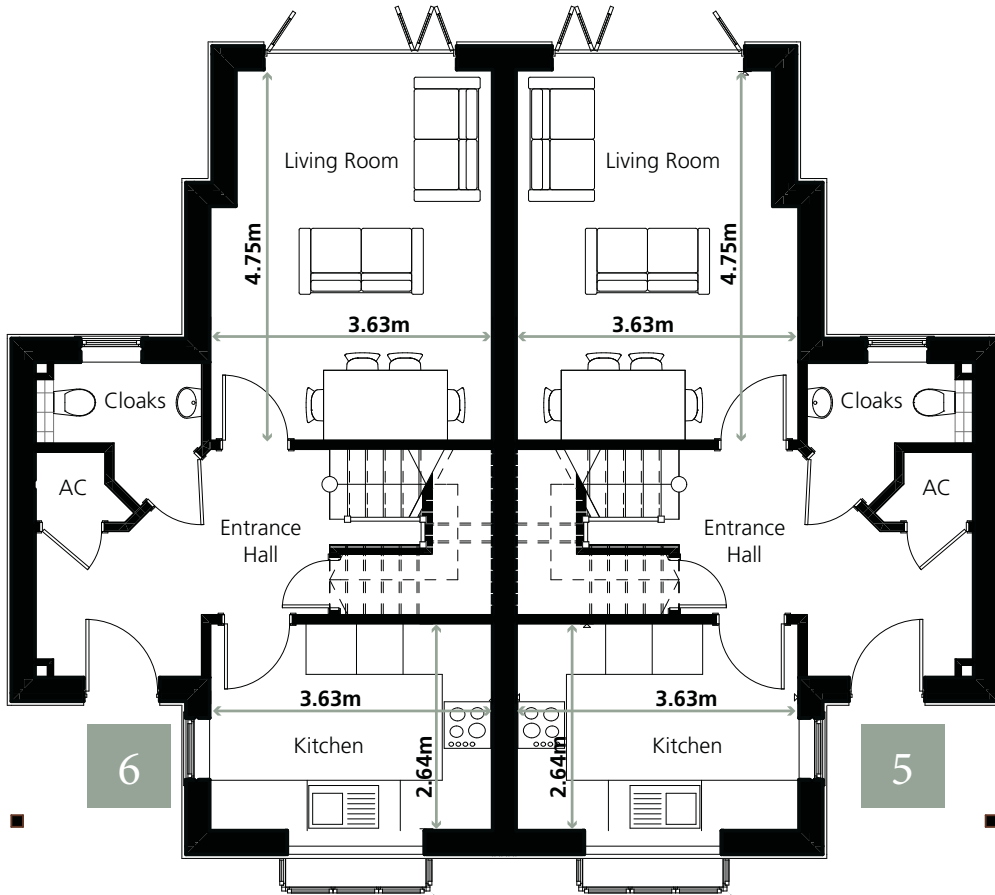
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PLOTS 5&6

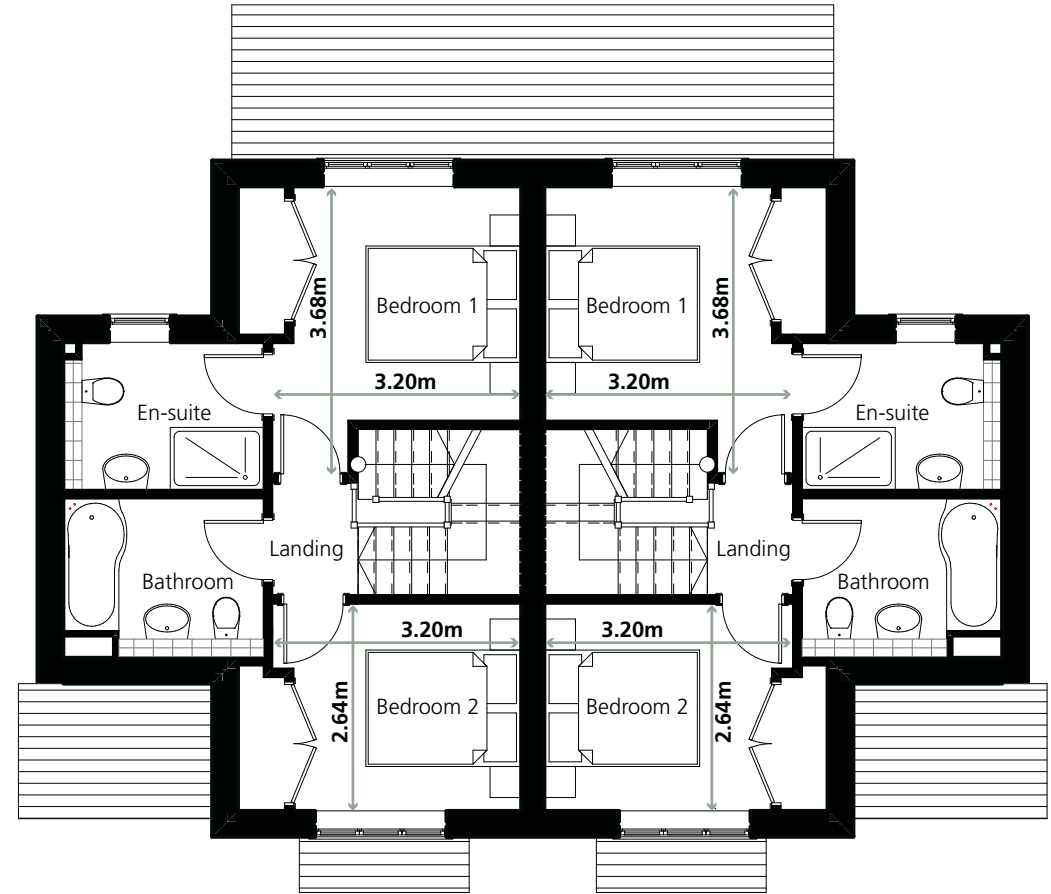




## PLOTS 5&6



Ground Floor



First Floor

891 SQFT (Net internal, excluding garage)

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# SANDHAM PLACE

## ABOUT CRAYFERN HOMES

At Crayfern Homes we have been building residential property to a quality specification and finish for over 25 years. We know that choosing your home is one of the biggest and most important decisions that you will ever make. That's why we like to work with you to build the home that you want all the way through the construction process.

Using modern and traditional construction materials and techniques, we have an enviable track record for excellence and innovation, whether it is bespoke executive homes, high specification apartments or urban developments.

A meticulous approach to development land acquisition, construction and marketing has led to the steady growth of the company and the recognition as a sought after house builder. We have an excellent track record over a sustained period and have attained a current A1 Premier Guarantee rating.



Crayfern Homes have a policy of continuous improvement and make every endeavour to make sure the accuracy & details within the sales brochure are correct. This brochure does not constitute any part of a contract, nor does it constitute an offer or a warranty. All photographs, illustrations, computer generated images and plans are for marketing purposes and may represent a mature Crayfern Homes development. Photographs within this brochure may be of previous Crayfern Homes developments and may not reflect the standard specification of this development. Specifications are subject to change at any time, without prior notice. Measurements are taken from plans, whilst every step has been taken to ensure the accuracy, this cannot be guaranteed.

Reservations: Reservations will only be accepted with a £1,000 deposit payable to Crayfern Homes Limited. In the event of a cancellation £500 + VAT will be retained to cover administration costs.  
(Help to buy purchaser deposit £500)