



CLEVELAND

FARM
BARN

LONGCOT

SN77HS



**Welcome to Cleveland Farm Barns an
exclusive development of four contemporary
luxury and sustainable homes.**

A careful restoration of former farm buildings transformed into four unique homes each seamlessly blending into their surroundings on the edge of the peaceful village of Longcot, Oxfordshire.

LONGCOT SN7 7HS



WELCOME HOME

Immerse yourself in the rich history and charm of these four unique homes, meticulously restored from former farm buildings.

Each property is carefully designed offering the best of both worlds: Charm and character of the original agricultural buildings that once occupied this former farm, to luxurious modern living using natural materials, timber blended with zinc, steel and glass to create a truly unique finish of the highest quality inside and out.

Each barn has been designed to be energy efficient with the latest Airsource Heat Pump heating technology.

Designed by RIBA Award-winning architects A Bear & Ball, and constructed by local developer RJAY Developments Ltd.

LIVING LOCALLY

Longcot is set in a picturesque village, an ideal location for scenic walks with beautiful countryside views enhances this village charm with nearby Uffington Hill.



Whilst the village is tucked away, it is conveniently located with excellent commuter access providing direct routes to the M4 (11 miles) A420 to Oxford (21 miles) and Swindon (9 miles) – where mainline train services run to London Paddington and the South West.



A thriving community with a new village hub, within St Mary's Church. Activities in the village range from coffee mornings to exercise classes, toddler group, plus concerts makes it a welcoming place to live. The cosy County Pub/Restaurant "The King & Queen" is within walking distance of Cleveland Farm Barn, to enjoy.

The nearby villages of Uffington, offers a village shop and Post Office, plus Co-Op supermarket in Shrivenham. Larger supermarkets such as Waitrose and Tesco can be found in Faringdon only a short drive away.

The area offers a variety of excellent schools Longcot and Fernham CE Primary school is rated as 'Outstanding', and prestigious independent schools like Pinewood and St Hughs are only a short drive away.

Working from home is also made convenient, with super-fast broadband as standard, along with the excellent standard of finish to each home.



IMAGES
LEFT TO RIGHT

- Countryside View from the development
- Statue at Faringdon House
- White Horse & Dragon Hill, Faringdon
- Lydiard Park, Swindon

PLOT 1

KITCHEN/DINING ROOM



PLOT 2

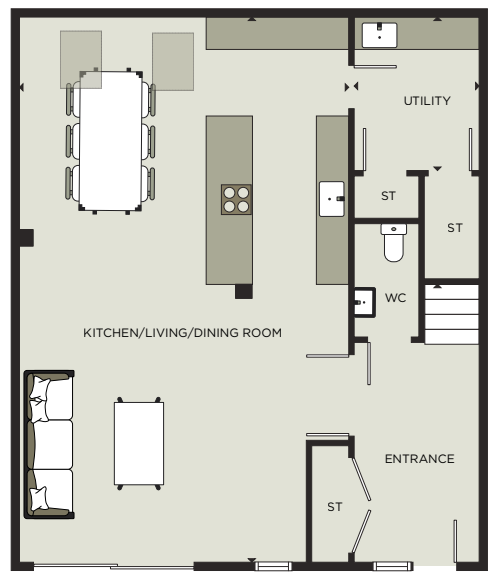
LIVING ROOM



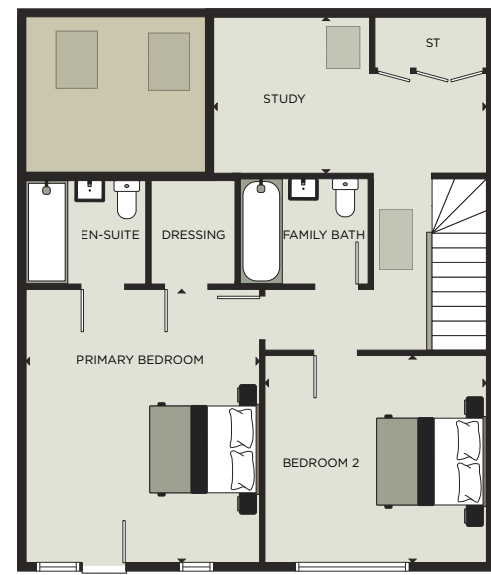
PLOTS 1 & 2 FLOOR PLAN

PLOT 1 GIA - 166.1sq. m. (1,788 sq. ft.)

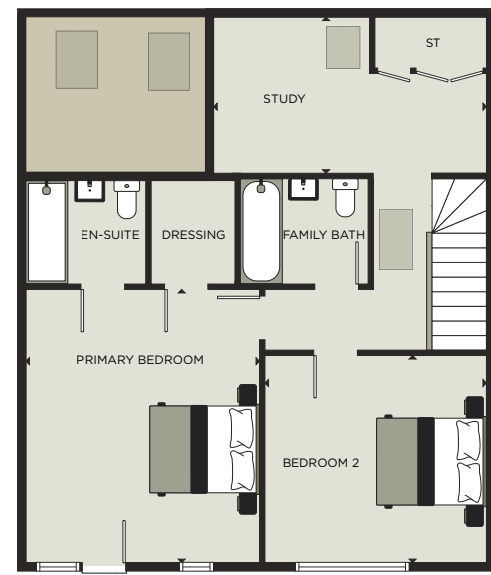
PLOT 2 GIA - 161.8sq. m. (1,741 sq. ft.)



GROUND FLOOR



FIRST FLOOR



PLOT 2 GROUND FLOOR

Kitchen/Living/Dining Room	6.10 m x 10.10m	20'0" x 33'2"
Utility	2.32m x 2.84m	7'7" x 9'4"

PLOT 1 GROUND FLOOR

Kitchen/Living/Dining Room	6.37 m x 10.05m	20'11" x 32'11"
Utility	2.30m x 2.87m	7'6" x 9'5"

PLOT 1 FIRST FLOOR

Primary Bedroom	4.35m x 5.12m	14'3" x 16'10"
Bedroom 2	4.32m x 3.90m	14'2" x 12'10"

PLOT 2 FIRST FLOOR

Primary Bedroom	4.33m x 5.06m	14'2" x 16'7"
Bedroom 2	4.11m x 3.84m	13'6" x 12'7"



PLOTS 1 PRIMARY BEDROOM

INTERNALLY STAGED IMAGE

Two bedroom home, offering additional mezzanine creates a bright flexible living space with skylights overlooking the spacious open plan kitchen/dinner/ living room, finished with high-spec fixtures & fittings throughout.

Individually designed handcrafted kitchen with quartz worksurface with Built in laundry room. Private front garden with sperate parking space, housing electric charging point.



PLOT 3

KITCHEN/DINING ROOM



PLOT 3 LIVING ROOM

INTERNALLY STAGED IMAGE

PLOT 3 DINING ROOM

INTERNALLY STAGED IMAGE



PLOT 3 FLOOR PLAN



GROUND FLOOR

Kitchen/Dining Room	4.92m x 10.12m	16'2" x 33'3"
Living Room	5.37m x 5.45m	17'8" x 17'11"
Bedroom 5	4.26m x 4.57m	14'0" x 15'0"
Utility	2.51m x 1.85m	8'3" x 6'1"

FIRST FLOOR

Primary Bedroom	4.24m x 5.33m	13'11" x 17'6"
Bedroom 2	4.29m x 4.67m	14'1" x 15'4"
Bedroom 3	4.26m x 4.06m	14'0" x 13'4"
Bedroom 4	4.52m x 4.06m	14'10" x 13'4"

Reduced headroom below 1.5m / 5'0



Versatile 5 bedroom home, with downstairs bedroom/guest room with closet and separate shower room.

Bright spacious entrance with double doors leading into either the lounge overlooking the front garden or separate kitchen/diner with individually designed kitchen by Haker Kitchen, quartz worktop.

Oak timber staircase leads to further 4 bedrooms, primary bedroom with walking closet and en-suite.

Private front garden with separate parking space, housing electric charging point.

PLOT 3 PRIMARY BEDROOM

GIA - 253.2 sq. m. (2,726 sq. ft.)



PLOT 4

LIVING ROOM



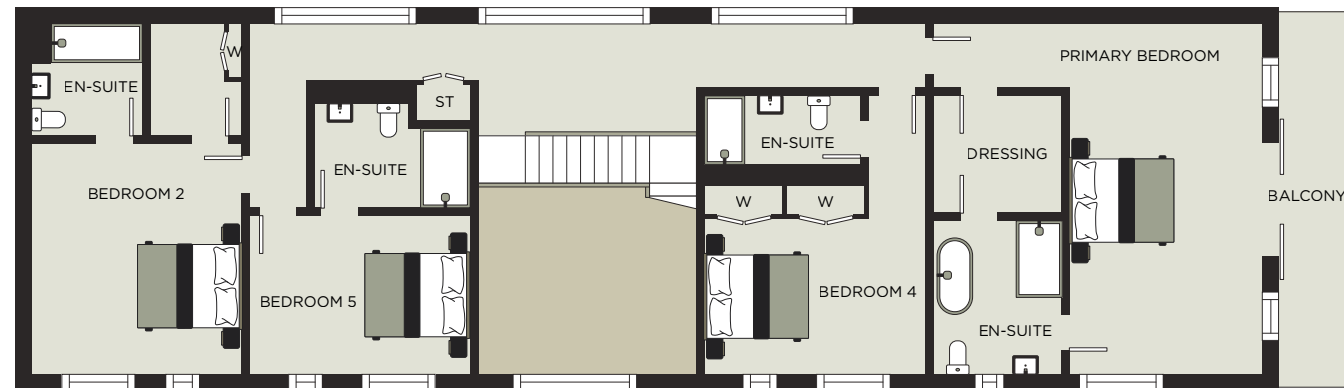
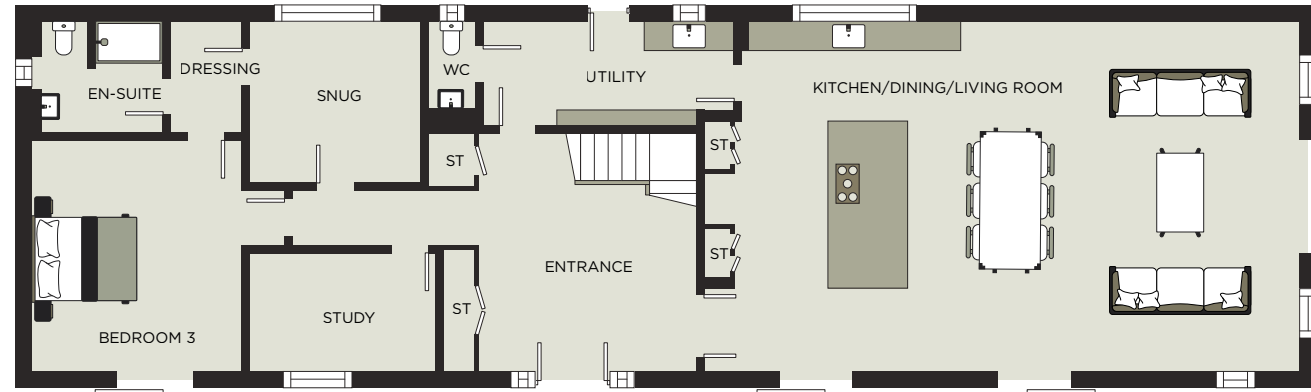
PLOT 4

KITCHEN/DINING ROOM



PLOT 4 FLOOR PLAN

GIA - 339 sq. m. (3,649 sq. ft.)
Garage - 91.5 sq. m. (985 sq. ft.)



GROUND FLOOR

FIRST FLOOR

Kitchen/Dining/Living Room	11.25m x 7.04m	36'11" x 23'1"	Primary Bedroom	7.06m x 6.64m	23'2" x 21'9"
Snug	3.47m x 3.25m	11'5" x 10'8"	Bedroom 2	4.69m x 4.35m	15'5" x 14'3"
Bedroom 3	5.12m x 4.66m	16'10" x 15'3"	Bedroom 4	5.61m x 4.45m	18'5" x 14'7"
Study	3.75m x 2.41m	12'4" x 7'11"	Bedroom 5	4.43m x 3.19m	14'6" x 10'6"
Garage	13.16m x 6.92m	43'2" x 22'8"			

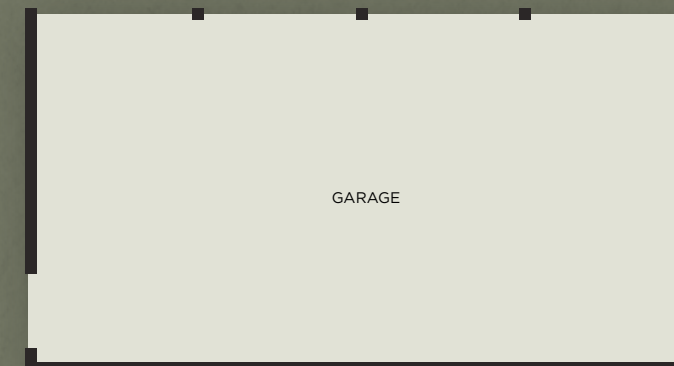
PLOT 4 PRIMARY BEDROOM



Five bedroom home with separate downstairs bedroom/guest room, study and snug. This impressive home with spacious entrance, oak double doors leading into the grand contemporary kitchen/dining/living room with sliding doors leading to outside private terrace.

High tech glass and steel staircase with oak treads leads to a further 4 bedrooms, primary bedroom with balcony overlooking the open fields compliment the home.

External grounds with oak fronted garage for 4 vehicles, gravel driveway and secluded garden.



Not shown in actual location/orientation



PLOT 4 BEDROOM 2

PLOT 4 PRIMARY EN-SUITE





SPECIFICATION

PLOTS 1, 2 & 3

KITCHENS AND UTILITY ROOMS

- ▶ Individually designed, handcrafted German Haker Kitchens
- ▶ 20mm thick profiled quartz work surfaces and upstands
- ▶ Fully integrated Neff kitchen appliance package to include, Full height larder fridge/Freezer, Dishwasher, Oven, Combi Oven with Microwave
- ▶ Built-in laundry appliances space to utility room
- ▶ Induction Hob
- ▶ Integrated waste bin system
- ▶ Wine Cooler (Plot 3)

INTERNAL FIXTURES AND FITTINGS

- ▶ Traditional timber staircase
- ▶ Traditional Oak timber staircase with Glass inserts (Plot 3)
- ▶ Light Grey internal doors with high quality chrome finished door furniture
- ▶ Walk in Wardrobe in primary bedroom with carpeted floor
- ▶ Fitted wardrobes in other bedrooms (Plot 3)

CLEVELAND FARM BARN OCK VIEW PLOTS 1, 2, 3 & 4

PLOT 4

KITCHENS AND UTILITY ROOMS

- ▶ Individually designed, handcrafted German cabinets by Hacker
- ▶ 30mm thick profiled quartz work surfaces and upstands with full height splashback behind sink
- ▶ Quooker Hot water Tap
- ▶ Fully integrated Neff kitchen appliance package to include, Full height larder fridge/Freezer, Dishwasher, Oven, Combi Oven with Microwave
- ▶ Built-in laundry appliances space to utility room
- ▶ Induction Hob
- ▶ Integrated waste bin system

INTERNAL FIXTURES AND FITTINGS

- ▶ Jarrods Bespoke High Tech Glass and Steel staircase with oak Treads
- ▶ Oak internal doors with high quality Black finished door furniture
- ▶ Large Walk in Wardrobes with carpeted floor master bedroom, second bedroom and guest suite
- ▶ Fitted wardrobes in all others

GARAGING AND GROUNDS

- ▶ Traditional slate roof to match houses
- ▶ Car charging
- ▶ Power and lighting
- ▶ Electrically operated entrance gate

ELECTRIC GATED PRIVATE ENTRANCE

ALL HOMES

FLOORING PLOTS 1,2 & 3

- ▶ Wood effect LVT floor tiling to kitchen/Living rooms
- ▶ Carpet to staircases landings and all bedrooms
- ▶ Porcelain wall and floor tiling to bathrooms

FLOORING PLOT 4

- ▶ Porcelain floor tiling to kitchen/Living rooms
- ▶ Carpet to study, snug, landings and all bedrooms
- ▶ Porcelain wall and floor tiling to bathrooms

MECHANICAL AND ELECTRICAL

- ▶ Central heating provided by Air Source Heat Pump
- ▶ Large unvented hot water cylinder
- ▶ Thermostatically controlled wet underfloor heating system to ground and first floors with individual programmable zone control
- ▶ Low energy, LED downlighting in warm white, and pendant lighting throughout
- ▶ TV points to all reception rooms and bedrooms
- ▶ Mains linked heat and smoke detection throughout
- ▶ CAT6 data wiring to all rooms wired back to central point for data distribution throughout the house
- ▶ Black plated switch and socket plates throughout
- ▶ External lighting to patios and driveways

BATHROOMS AND EN-SUITES

- ▶ Duravit Sanitaryware and Grohe Fittings
- ▶ Wall hung vanity units and basins with drawer storage elsewhere
- ▶ Walk in shower enclosures with high quality enclosures and rain shower heads
- ▶ Porcelain tiling
- ▶ Vanity mirror furniture with charging ports and demisters
- ▶ Chrome plated towel rails with thermostatic control and summer heating element

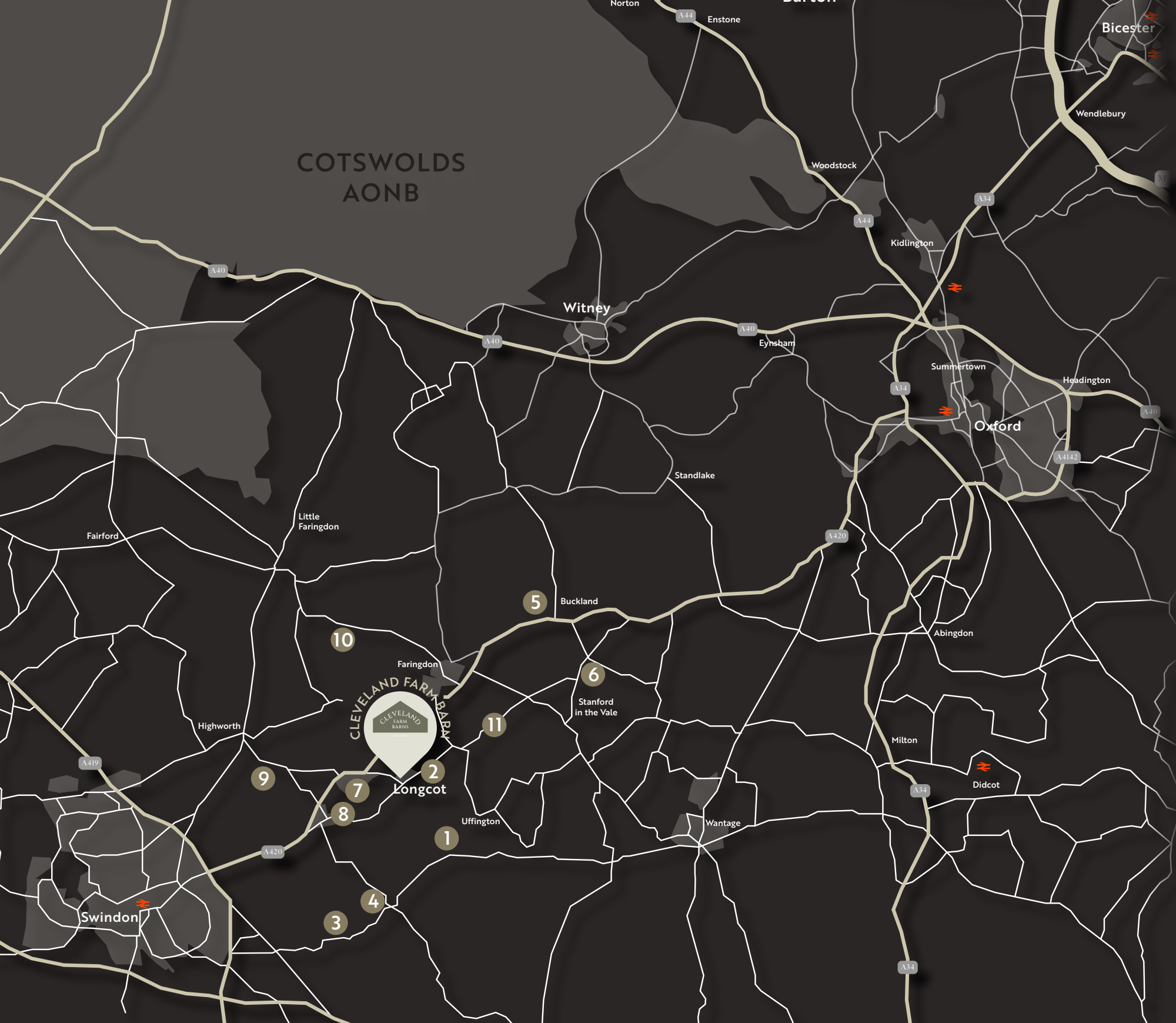
EXTERNAL FINISHES

- ▶ Double Glazed Aluminium Windows and Doors
- ▶ Handcrafted Zinc Roof and First Floor Covering
- ▶ Porcelain Patio Paving / paths
- ▶ Gravelled main driveway
- ▶ External power points and tap
- ▶ Car charging point to Car parking spaces

WARRANTY

- ▶ ICW 10 year Guarantee





Longcot is a close-knit community with a number of local amenities including a village hall, pub and primary school. The village has several historic buildings including the 13th century St Mary's Church and the 17th century Manor House & Longcot Chapel.

Walks

- 1 *Uffington Castle - White Horse & Dragon Hill 5 miles*

Education & Training

- 2 *Longcot & Fernham C of E Primary School*
- 3 *Bishopstone C of E Primary School*
- 4 *Ashbury with Compton Beauchamp C of E Primary School*
- 5 *St Hugh's Prep School*
- 6 *Shellingford C of E Primary School*
- 7 *Defence Academy of the United Kingdom*

Attractions

- 8 *Shrivenham Park Golf Club*
- 9 *Wrag Barn Golf Club*
- 10 *Buscot Park*
- 11 *Farmer Gow's*

🚆 Train Stations

- 12 *Swindon Station 10 miles*
- 13 *Didcot Station 19 miles*
- 14 *Oxford Station 25 miles*



VIEWINGS BY APPOINTMENT

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Summertown, Oxford
OX2 7ED

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SCAN QR CODE TO FIND OUT MORE



BRECKON.CO.UK/CLEVELANDFARMBARN

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