

TOP FARM BARN DRAFT PARTICULARS¹

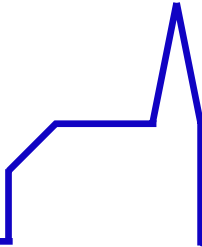


Top Farm Barn is a superb Grade II listed barn complex, converted from agricultural use to create a high-technology, contemporary five bedroom family home. The property, formerly part of the Highclere Estate, is in a plot of about an acre, close to the Hampshire / Berkshire border south of Newbury, just eight miles (ten minutes) from the M4. In an elevated position, and in a Conservation Area, it offers fabulous views over the surrounding countryside. This is a rare opportunity to acquire an original barn conversion in one of the most sought-after areas of the M4 corridor.

In total, the property affords approximately 490sq m of accommodation (GIA), including:

- five bedrooms, five bathrooms/shower rooms
- a fabulous open-plan kitchen/breakfast/family room 18m x 5m with gallery
- a 56 sq m lounge, also with gallery
- a formal dining room of 30 sq m

¹ Conversion and renovation is not yet complete. These draft particulars reflect both completed and planned works. Details may change slightly. In publishing these draft particulars, neither Bluechurch Ltd nor its Directors hereby make any warranty or representation in relation to the property. These draft particulars do not form part of any offer or contract, and must not be relied on as statements or representations of fact. All measurements are approximate. Revised 23 January 2007.



To the exterior, the property is faced with traditional timber cladding and brick, and roofed in handmade clay tiles and slates. Inside, the design philosophy is contemporary, high-specification modernism, but with sufficient exposed structural timber and brickwork to respect the original nature of the building.

The house is equipped with a comprehensive data and entertainment network, home automation system, specialist lighting design, etc. A separate 70 sq m barn provides ample garaging or storage space, and has permission for conversion to home office use

Top Farm Barn is approached through a private driveway off a quiet country lane. A landscaped courtyard planted with trees and shrubs leads to a fabulous full-height double-width glazed screen and entrance, opening into:

Entrance hall/family area: 5.2m x 4.0m. At the heart of the main barn, this area is full height with vaulted ceiling and exposed structural timbers. Two steps lead up to:

Breakfast area: 5.0m x 4.5m and

Kitchen: 5.7m x 5.0m. The kitchen is furnished with top-of-the-range Bulthaup units and equipped with Wolf Sub Zero American fridge-freezer and ice/water dispenser. Miele appliances include multi-function oven, steam oven, microwave combi oven and integrated coffee machine. A granite-surfaced island unit houses a Miele 5-zone ceramic induction hob and extractor unit. The kitchen has views to the north over the landscaped courtyard and to the east across the paddock towards Highclere Castle.

Leading from the entrance hall/family area is:

Study area: 4.0m x 3.6m with corridor to:

Utility/boot room: 3.3m x 3.3m housing oil fired boiler, electrical and heating control units etc and data hub unit.

From the study area, a steel and glass staircase leads up to:

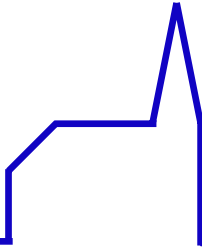
Gallery: 7.5m x 5.0m with rooflights above.

Two steps from the entrance hall/family area lead up to:

Dining hall: 9.2m x 3.3m, with views to the south over landscaped garden and to the west into the glazed link and courtyard garden. Double doors lead into:

Lounge: 9.4m x 6.0m, with exposed brickwork, structural timbers, vaulted ceiling and contemporary-style wood-burning stove by Rocal Chimeneas. Full-height glazed screens and French doors open onto the landscaped garden area. A steel and glass staircase leads up to:

Gallery: 6.0m x 3.2m, with original window opening to views of Highclere Castle.



The original barn structure is linked to a new bedroom wing by an oak-framed glazed walkway set round a private courtyard garden. The bedroom wing includes, all on the ground floor:

Bedroom 1: 5.8m x 5.5m and

Dressing room: 2.8m x 2.7m and

Bathroom 1 (ensuite): 2.7m x 2.4m fitted with Hansgrohe Pharo steam shower temple, Kaldwei studio bath, Antonio Lupi basin, Villeroy & Boch sanitaryware and Bisque towel radiator, tiled with V&B Ravera wall and floor tiles.

Bedroom 2: 4.7m x 4.0m and

Shower room 1 (ensuite): 1.9 m x 1.9m fitted with Bette shower, Duravit sanitaryware, Hansgrohe accessories and Kermi towel radiator, tiled with V&B Spectrum wall and floor tiles.

Bedroom 3: 4.2m x 3.9m and

Shower room 2 (ensuite): 1.9m x 1.9m fitted with V&B Futurion shower, Keramag Vivano sanitaryware, Hansgrohe accessories and Bisque towel radiator, tiled with V&B Kenzo Mosaic and Kimono wall and floor tiles

An archway from the glazed link returns into the original structure, including:

Cloakroom: 2.2m x 1.5m

Bedroom 4: 6.0 x 4.0m, with French doors to landscaped courtyard and

Dressing room: 2.3m x 1.9m and

Bathroom 3 (ensuite): 2.5m x 2.5m fitted with Duravit Starck freestanding oval bath, washbasin and sanitaryware, Huppe shower enclosure with Wedi wetroom base and Hansgrohe Raindance shower, tiled with V&B Rovic Esprit feature wall tiles and matt black floor tiles.

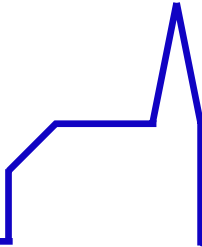
Stairs lead to:

Bedroom 5 (1st floor) 5.7m x 4.0m. Bedroom 5 is served by:

Bathroom 2 (ground floor) 3.6m x 2.3m fitted with Bette Cora niche bath, Kermi shower screen and V&B Sunberry sanitaryware, tiled with quartzstone mosaics and V&B Fontenay wall and floor tiles.

The property has the benefit of a specially-commissioned interior and exterior lighting scheme with Lutron control system. A comprehensive data and entertainment network serves every room with provision for audio, video and home cinema throughout.

There is under-floor heating throughout, with supplementary heating to all bathrooms and shower rooms.



Separate from the main structure is an additional

Barn: 11.4m x 7.8m available for garaging and storage, and with planning permission for conversion to home office use if desired.

To the southeast of the property, the bedroom wing, dining hall and lounge frame a paved, landscaped and planted garden area. Beyond is a paddock backing on to open grassland of the Highclere Estate. In all, the site extends to approximately 0.85 of an acre.

The property is served by a private sewage treatment plant with consent for direct discharge.

Local Authorities: Basingstoke & Deane Borough Council; Hampshire County Council.

School catchment areas:

Primary: St Thomas' CE Infant School. Latest Ofsted Inspection report: "This is an outstanding school."

Junior: Woolton Hill Junior School. Latest Ofsted Inspection report: "This is a very good school with some excellent features."

Secondary: The Clere School. Latest Ofsted Inspection report: "This is a good school. Pupils make good progress throughout the school and achieve well. Pupils' personal development is outstanding. The school has also obtained specialist status in technology."

The area is also well-served by a number of excellent independent schools.