

HASLAM'S



GRAZELEY COURT



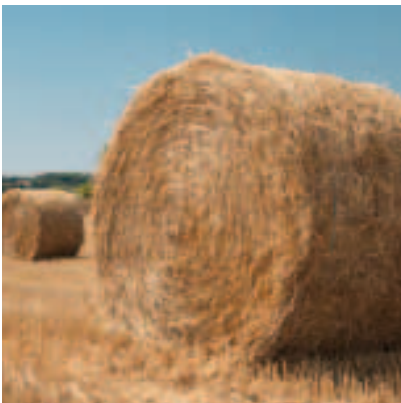
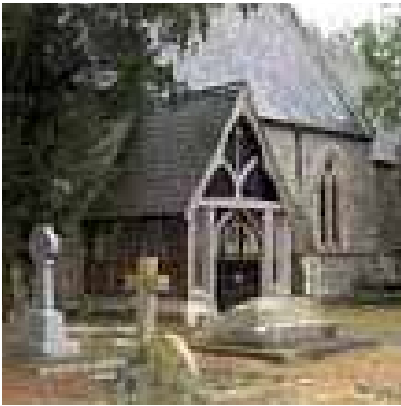
THE MEWS
GRAZELEY





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“GRAZELEY COURT” IS AN EXCLUSIVE DEVELOPMENT OF 3 RENOVATED BESPOKE BARNs LOCATED IN THE VILLAGE OF GRAZELEY IN STUNNING RURAL BERKSHIRE.

Hidden away just off Kybes Lane the 3 barns are steeped in character with flexible living and the best of modern convenience. Each barn is individually designed with contemporary finishes and exacting craftsmanship. The barns blend charm with modern day living in this unique unspoilt pocket in Berkshire.

Situated in an area of natural beauty Grazeley is surrounded by open countryside an ideal escape from the frantic modern world. Grazeley historically derived its name from the Anglo-Saxon “Griesley” meaning grazing land and you can see why. A stones throw away is a beautiful 14th Century style Church built in 1850 a gift from the Bishop of Oxford. Discover Grazeley Court, the local primary school and a network of footpaths, bridal ways and cycle tracks.

Grazeley boasts numerous pubs, and a range of excellent restaurants within a short drive. Cosmopolitan Reading a 15 minute drive away offers everything you would expect from a flourishing town.

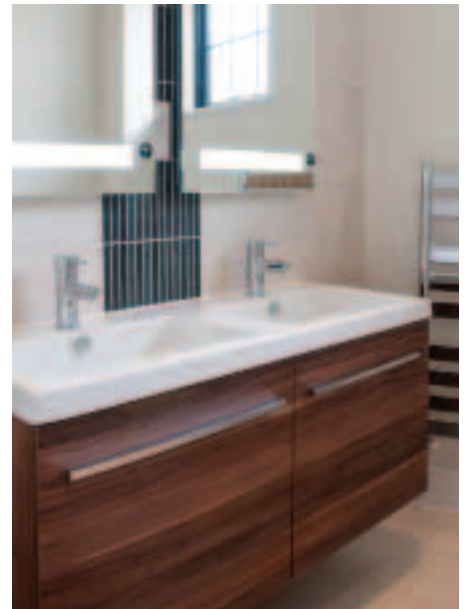
The barns have been built with open space in mind and all three sit on sizeable plots. This reflects the peaceful rural atmosphere of the area and this is further enhanced by the use of natural and traditional materials in their construction, all combined using the latest building techniques.

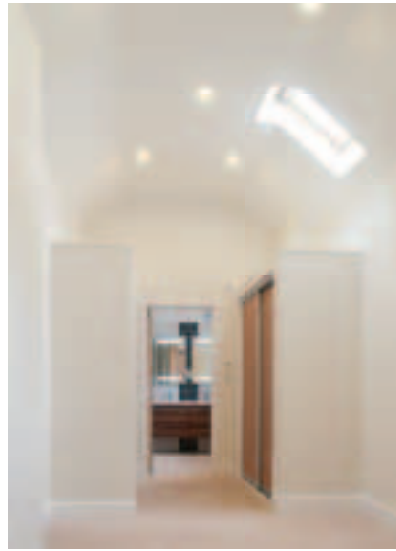
Contemporary open plan interiors, vaulted ceilings, double height entrances, state of the art kitchens with quality appliances, all contribute to a modern contemporary lifestyle.



CONSTRUCTION

This property benefits from a 10-year NHBC Warranty





GROUND FLOOR

THE MEWS

Sitting room	8.31m x 4.90m	27'3 x 15'1
Master bedroom (en suite)	5.74m x 2.51m	18'10 x 8'3
Bedroom 2	3.45m x 2.90m	11'4 x 9'6

KITCHEN

Integrated Bosch slimline dishwasher

Integrated Bosch fridge freezer

Integrated Bosch washer/dryer

Bosch oven

Bosch induction hob

BATHROOMS AND EN-SUITES

All units have modern Porcelanosa sanitaryware

A mixture of close coupled and concealed cisterns with soft close seats

All bathrooms have infra red sensitive heated illuminated mirrors

Modern icon extract fans

ELECTRICAL

All units have 75% L/E lights

Chrome and white downlights used throughout.

Square plaster finish up/down wall lights used in all 3 units

Unit 1 also has half round up/down lights fitted to oak A frames

HEATING AND WATER

Hot water storage tank and immersion heater

Underfloor heating to ground floors and radiators to first floor

WINDOWS AND DOORS

Hardwood double glazed painted windows with contemporary polished chrome ironmongery

Oak veneered doors throughout with contemporary polished chrome ironmongery

FLOOR FINISHES

Oak engineered flooring to hallways, kitchen and dining areas and some reception/living areas

Solid oak staircase with inset glass balustrading

Solid oak cottage staircase

DECORATIVE FINISHES

Walls, ceilings, skirting and architraves in "vinyl matt dulux trade 40YY74056" Complimentary style skirting and architrave throughout in a white satinwood finish

Feature vaulted ceilings with exposed timber frames to kitchen, landing areas and bedrooms

Attractive double height voides to the kitchen and living area

LANDSCAPING AND BOUNDARIES

All units have a degree of 1800mm cloce board fence for privacy. In order to maintain the farm feel we have also installed a very rustic 2 rail fence

All fences are planted with Laurel/beech hedges

All garden areas are turfed

Each unit has its own bin storage area

The driveway is to receive a topping of south cerney stone chippings (bath stone colour)

ENERGY EFFICIENCY RATING

