

**HASLAM'S**



# GRAZELEY COURT



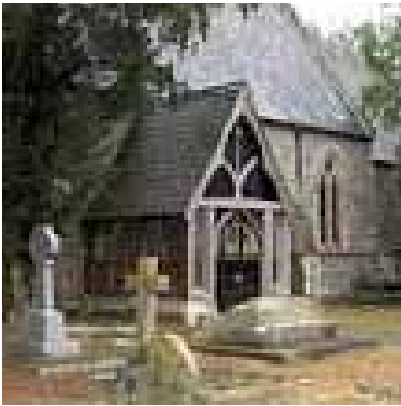
THE STABLES  
GRAZELEY





# GRAZELEY COURT

THE STABLES  
GRAZELEY



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

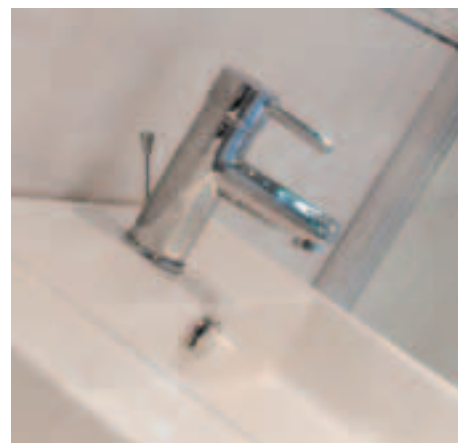
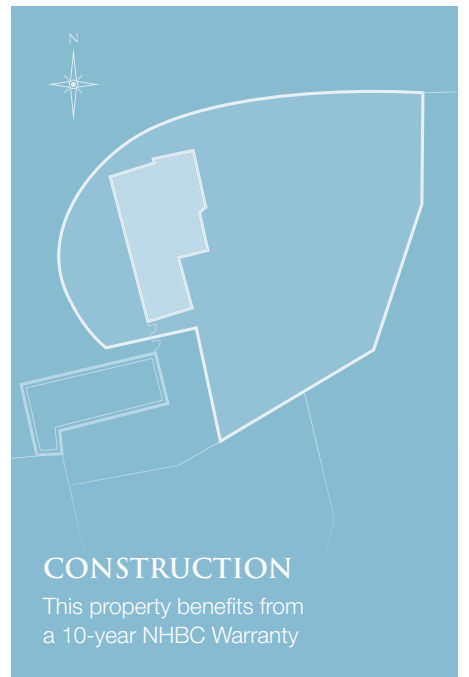
Hidden away just off Kybes Lane the 3 barns are steeped in character with flexible living and the best of modern convenience. Each barn is individually designed with contemporary finishes and exacting craftsmanship. The barns blend charm with modern day living in this unique unspoilt pocket in Berkshire.

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.





## GROUND FLOOR



## FIRST FLOOR



## THE STABLES

Entrance hall	5.64m x 4.62m	18'6" x 15'2"
Sitting room	5.46m x 4.75m	17'11" x 15'7"
Kitchen	4.87m x 4.60m	15'8" x 15'1"
Utility	2.34m x 1.78m	7'8" x 5'10"
Family/Dining room	7.04m x 4.22m	23'1" x 13'10"
Master bedroom (en-suite)	4.55m x 3.91m	14'11" x 12'10"
Bedroom 2	3.63m x 2.77m	11'11" x 9'1"
Bedroom 3	3.38m x 2.97m	11'1" x 9'9"
Bedroom 4	3.33m x 2.64m	10'11" x 8'8"
Bedroom 5 (en-suite)	2.79m x 2.64m	9'2" x 8'8"
Study	4.04m x 2.64m	13'3" x 8'8"

## KITCHEN

Integrated Neff fridge freezer  
 Integrated Neff dishwasher  
 Neff microwave oven  
 Rangemaster 5 ring induction electric double oven cooker  
 Franke instant hot water tap  
 Belfast sink  
 Integrated hotpoint washing machine and integrated Baumatic tumble dryer are fitted in the Utility room

## 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 voids 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/beece 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

