

# THE BARNs AT LOWER HAM YARD

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ASTON TIRROLD • OXFORDSHIRE



SWEETCROFT HOMES

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OXFORD





# NESTLED BETWEEN THE VALE AND THE DOWNS

CHARMING VILLAGES AND ROLLING LANDSCAPES

**THE PEACEFUL VILLAGES** of Aston Upthorpe and Aston Tirrold sit side by side on the northern edge of the North Wessex Downs, nestled under the escarpment below the Ridgeway.

**LOWER HAM YARD** is bounded by the chalk landscape of the Downs to the south and the quiet villages of the Vale of White Horse to the north. Close by are the many gallops of the racing stables of the Ridgeway, which itself is great for cycling and walking.

The charming Thames-side market towns of Wallingford and Abingdon-on-Thames are only a few miles away, and the many ancient footpaths, pubs and churches of the surrounding area are waiting to be explored.

The villages have a great community atmosphere, with many active local societies and clubs offering a wide range of activities. The Post Office in the village hall doubles as a popular community cafe.

Oxfordshire and Berkshire are thriving areas, economically and culturally – alive with heritage, academic life and cutting edge industries. The technological and industrial hubs at Culham, Harwell and Milton Park, the Universities in Oxford and Reading and the many research and science centres nearby make this one of the UK's most forward-looking areas for innovation.



# STYLISH NEWBUILDS IN A TRADITIONAL ENVIRONMENT

A CONTEMPORARY REIMAGINING OF A WORKING GEORGIAN FARM

**THE BARNS AT LOWER HAM YARD** is an exclusive collection of five luxury homes: two substantial five bedroom, barn-style properties and three cottages with a choice of two or three bedrooms.

These houses are designed to blend in with the local environment and is inspired by the Georgian farm that occupied the site. Along with the other new build cottages and barns on the site, the properties are arranged in a horseshoe shape to replicate the built form of a working farm from the period.

These beautiful homes are designed to be different: with well-proportioned entertaining and family spaces and good-sized gardens, they provide all the space and facilities you need, with top quality appliances and

features throughout, including the provision of super-fast fibre optic connectivity to aid effective home working. Cooking takes on a new level of enjoyment in the high quality, traditional kitchens and our contemporary bathrooms and ensembles add touches of luxury which make the start and finish of each day a pleasure, such as rainfall shower heads and full-height glazed panels.

The traditional materials we use – mellow red brick, natural slate roof tiles and charcoal weatherboarding – complement the contemporary detailing of the doors, windows and porch canopies.

**THE BARNS AT LOWER HAM YARD** are the ideal combination of the perfect location and the highest quality homes.







## THE BARNs AT LOWER HAM YARD

### SITE LAYOUT

1	ST MICHAEL'S COTTAGE	3 bedrooms
2	MANOR COTTAGE	2 bedrooms
3	ASHDOWN COTTAGE	3 bedrooms
4	BLEWBURTON BARN	5 bedrooms
5	CHALK HILL BARN	5 bedrooms





THE BARNs AT LOWER HAM YARD

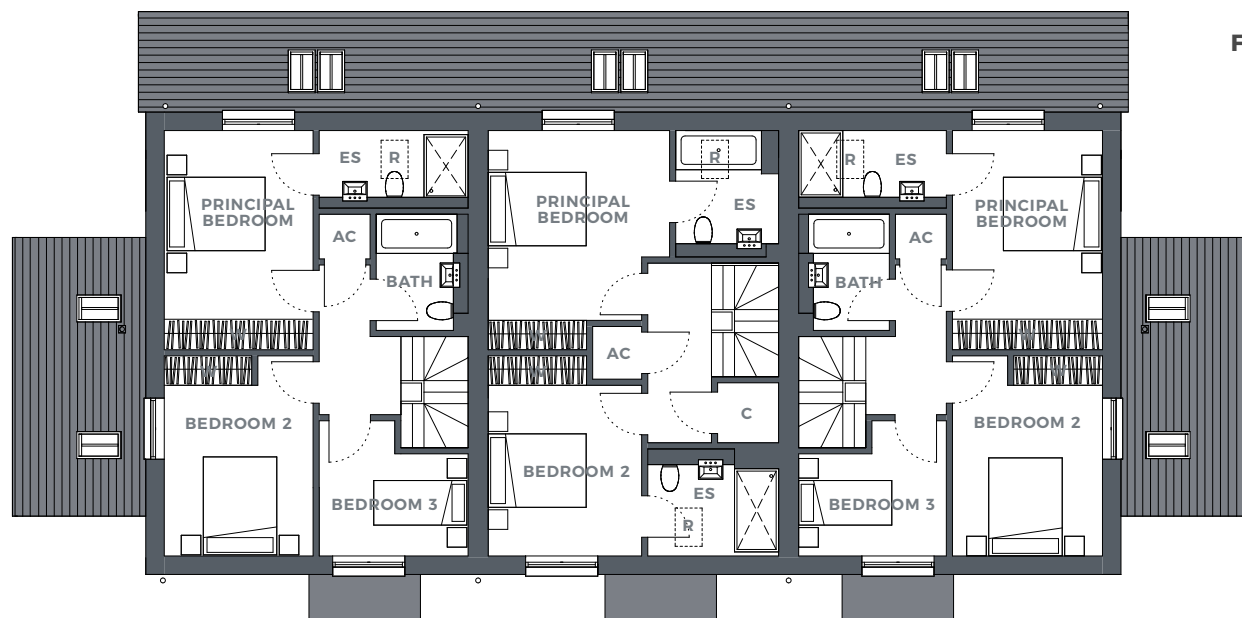
# ST MICHAEL'S, MANOR & ASHDOWN COTTAGES

TRADITIONALLY STYLED TWO AND THREE-BEDROOM COTTAGES IN MELLOW RED BRICK



Computer generated image

## FIRST FLOOR



# 1 3 ST MICHAEL'S COTTAGE ASHDOWN COTTAGE

## GROUND FLOOR

Living/Dining room	6200 x 5740	20' 4" x 18' 10"
Kitchen	5165 x 4630	16' 11" x 15' 2"
Utility	2525 x 1985	8' 3" x 6' 6"

## FIRST FLOOR

Principal bedroom	4525 x 3100	14' 0" x 10' 2"
Ensuite	3080 x 1635	10' 1" x 5' 4"
Bedroom 2	3145 x 3100	10' 4" x 10' 2"
Bedroom 3	2810 x 2840	9' 3" x 9' 4"
Bathroom	2425 x 2160	7' 11" x 7' 1"

## GROUND FLOOR

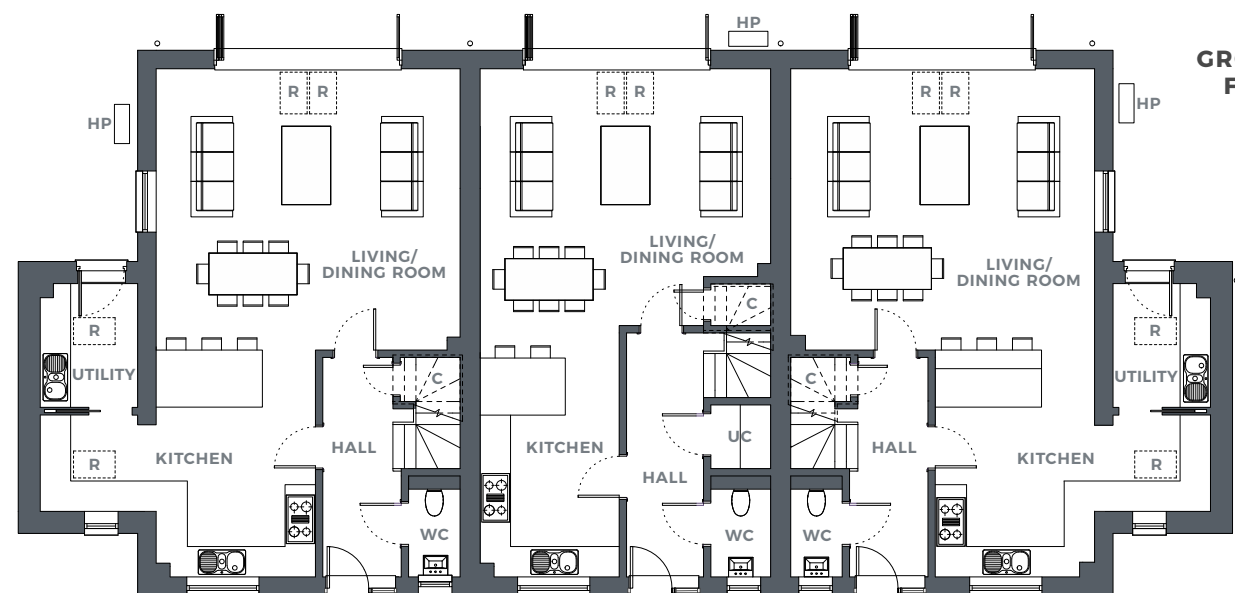
# 2 MANOR COTTAGE

## GROUND FLOOR

Kitchen/Living/ Dining room	9085 x 5975	29' 10" x 19' 7"
Kitchen	2890 wide	9' 6" wide

## FIRST FLOOR

Bedroom 1	4525 x 3750	14' 10" x 12' 4"
Ensuite bath	2630 x 2150	8' 7" x 7' 1"
Bedroom 2	4135 x 3180	13' 7" x 10' 5"
Ensuite shower	2720 x 2235	8' 11" x 7' 4"

ST MICHAEL'S  
COTTAGE

1

MANOR  
COTTAGE

2

ASHDOWN  
COTTAGE

3



THE BARNs AT LOWER HAM YARD

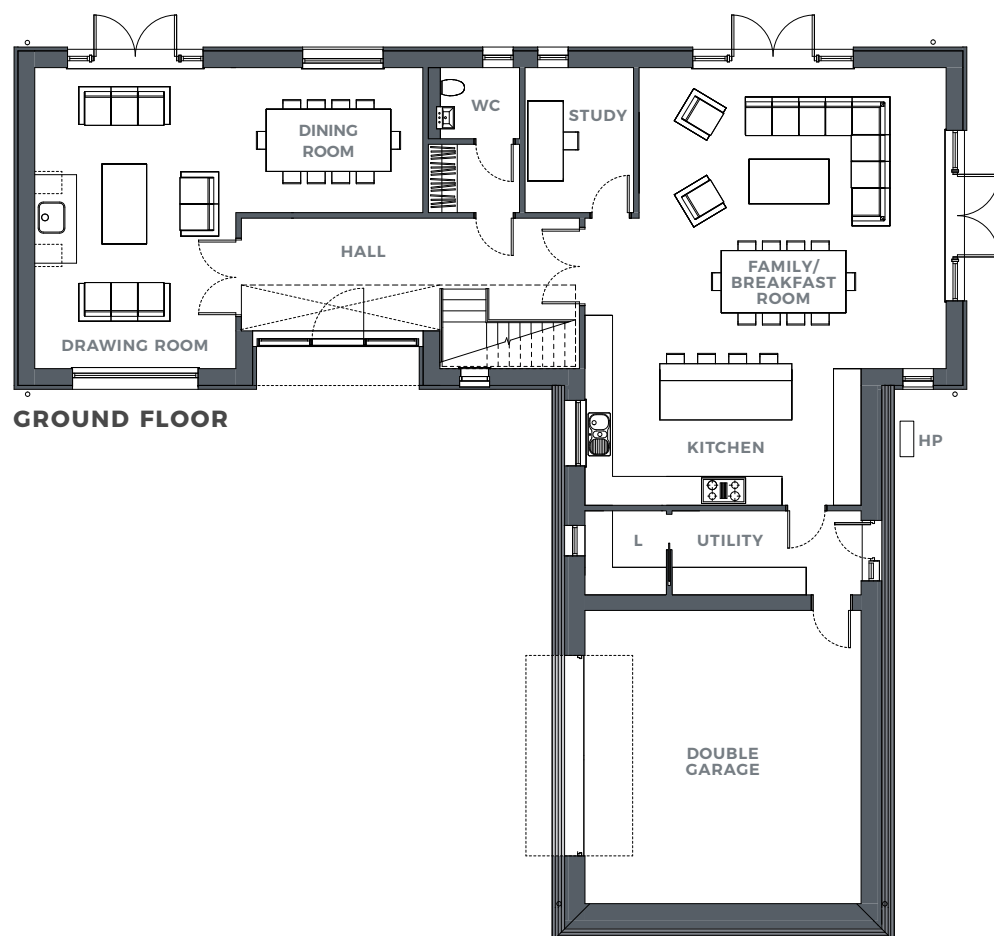
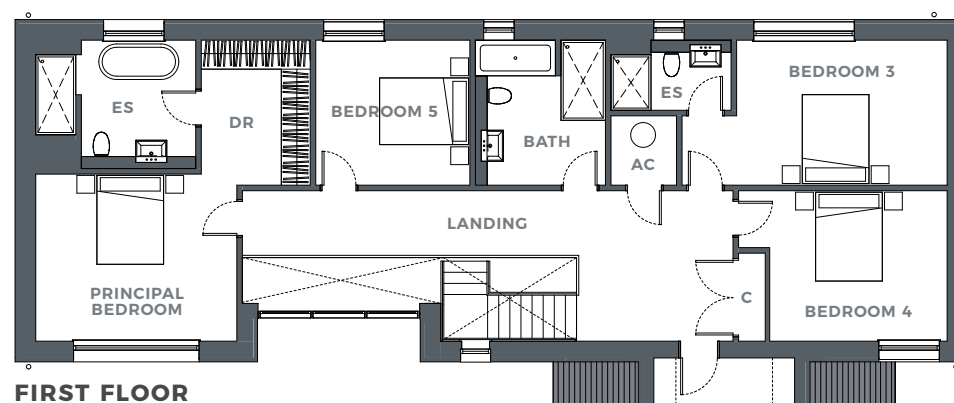
# BLEWBURTON BARN

A SUBSTANTIAL FIVE-BEDROOM BARN STYLE HOME WITH FLEXIBLE OPEN-PLAN LIVING SPACE



Computer generated image



**BLEWBURTON BARN****GROUND FLOOR**

Family/ Breakfast room	8170 x 6820	26' 10" x 22' 4"
Kitchen	6260 x 3075	20' 6" x 10' 1"
Drawing room	6820 x 4570	22' 4" x 15' 0"
Dining room	4130 x 3425	13' 6" x 11' 3"
Study	3425 x 2490	11' 3" x 8' 2"
Utility room	4300 x 1915	14' 1" x 6' 3"

**FIRST FLOOR**

Principal bedroom	4575 x 3810	15' 0" x 12' 6"
Principal ensuite	3650 x 2940	12' 0" x 9' 8"
Principal dressing	3315 x 2500	10' 10" x 8' 2"
Bedroom 2	5030 x 4505	16' 6" x 14' 9"
Bed 2 ensuite	3165 x 2710	10' 5" x 8' 11"
Bed 2 dressing	3165 x 2250	10' 5" x 7' 4"
Bedroom 3	6010 x 3315	19' 9" x 10' 10"
Bed 3 ensuite	2750 x 1630	9' 0" x 5' 4"
Bedroom 4	4740 x 3435	15' 7" x 11' 3"
Bedroom 5	3515 x 3315	11' 6" x 10' 10"
Bathroom	3315 x 2970	10' 10" x 9' 10"

THE BARNs AT LOWER HAM YARD

# CHALK HILL BARN

A CHARACTERFUL FIVE-BEDROOM WEATHERBOARDED PROPERTY WITH GENEROUS OPEN-PLAN LIVING SPACE



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## 5

## CHALK HILL BARN

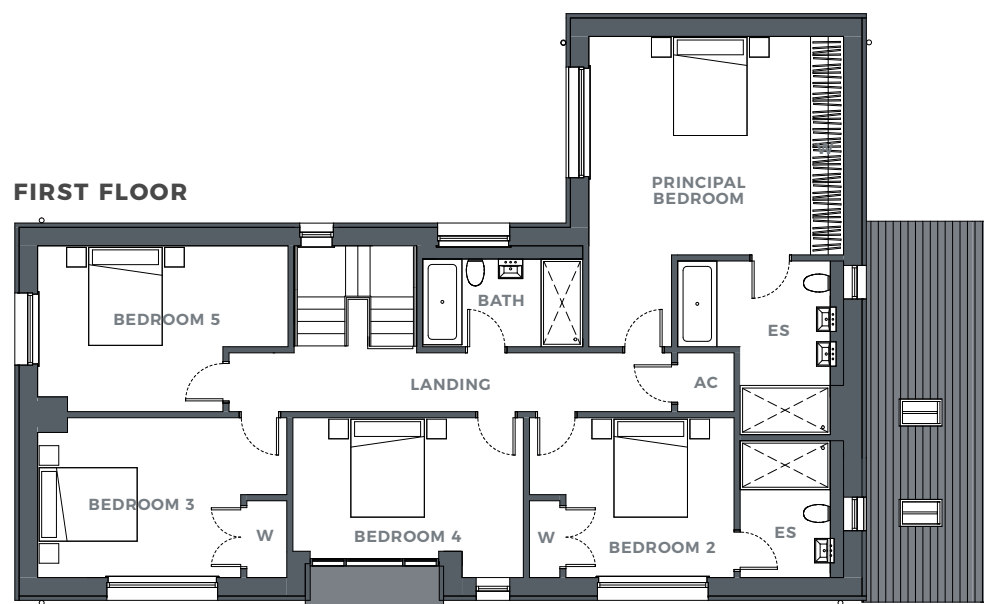
## GROUND FLOOR

Dining/Family/ Breakfast room	11100 x 5450	36' 5" x 17' 10"
Kitchen	5955 x 2905	19' 6" x 9' 6"
Drawing room	6825 x 5135	22' 5" x 16' 10"
Study	3015 x 2735	9' 11" x 9' 0"
Utility room	4795 x 1900	15' 9" x 6' 3"
Larder	1930 x 1900	6' 4" x 6' 3"

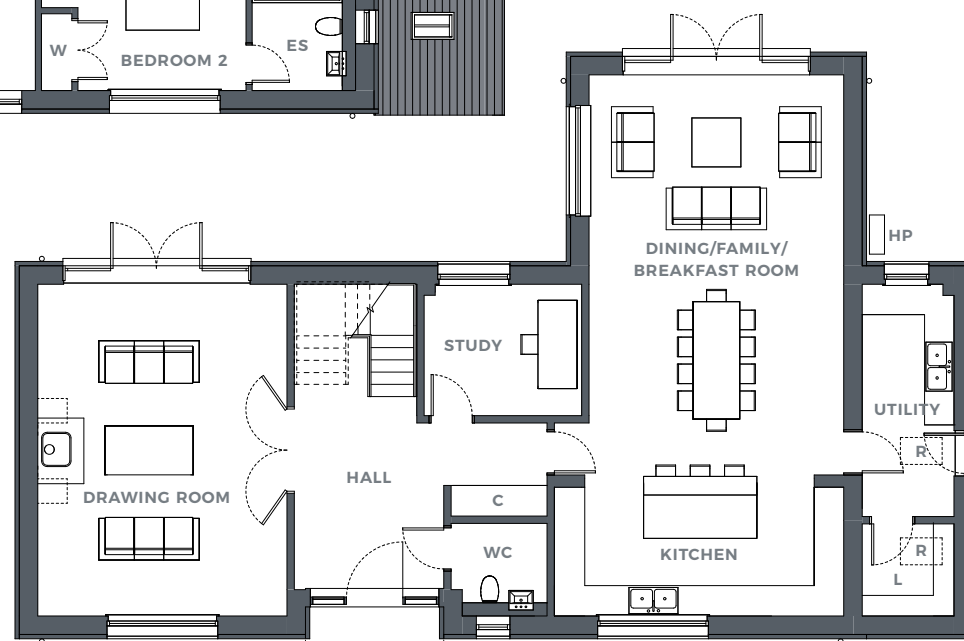
## FIRST FLOOR

Principal bedroom	6385 x 5250	20' 11" x 17' 3"
Principal ensuite	3435 x 2800	11' 3" x 9' 2"
Bedroom 2	4225 x 3315	13' 10" x 10' 10"
Bed 2 ensuite	3640 x 2160	11' 11" x 7' 1"
Bedroom 3	5160 x 3435	16' 11" x 11' 3"
Bedroom 4	4755 x 3315	15' 7" x 10' 10"
Bedroom 5	5160 x 3315	16' 11" x 10' 10"
Bathroom	3040 x 2110	10' 0" x 6' 11"

## FIRST FLOOR



## GROUND FLOOR



# SPECIFICATIONS

BEAUTIFULLY FITTED OUT WITH ALL THE DETAILS THAT MAKE LIFE EASIER

## KITCHEN & UTILITY ROOM

A choice of high quality, modern or period style kitchen with quartz or oak worktops and oak butcher's block in utility room.

Built-in Neff appliances including "slide and hide" oven†, induction hob, combination microwave and warming drawer. Integrated dishwasher, fridge, and freezer\*.

Insinkerator waste disposal and Quooker boiling water tap with choice of either china Belfast sink or underslung contemporary basin.

## BATHROOMS & ENSUITES

White sanitaryware by Vitra with chrome brassware by Roper Rhodes

Vanity unit to principal bedroom ensuite

Mains pressure showers with glass panels in all wet rooms

Underfloor heating, chrome ladder towel rails and wall mounted mirrors

Porcelain tiling by Minoli to floors and part-tiled walls



## INTERIOR FINISHES

High specification Danish windows and external doors

Oak staircase with square balustrading and carpet to the treads

Wool carpets in drawing room, study and bedrooms

Period style internal doors with stainless steel furniture

Ample wardrobes and cupboards with shelves, hanging rails and automatic lighting

Deep skirting and architraves to our own pattern throughout

Open slatted shelving in airing cupboards

Shelving in larder

## EXTERIOR FINISHES

Turfed and landscaped gardens with large sandstone patios

External lighting, tap and power points

Car ports and single or double garages with insulated, automated doors and storage above



PICTURES SHOW OTHER  
SWEETCROFT PROPERTIES

## ELECTRICAL & HEATING

Highly efficient and sustainable air source heat pumps, with underfloor heating to ground floor and first floor bathrooms; radiators to remaining rooms

Wood-burning stove by Firebelly with slate hearth  
Carefully designed LED lighting throughout

TV and satellite points in drawing room, office, kitchen/family room and bedrooms

Full satellite installation with wiring for Sky Q

Fibre optic connection direct to property ensuring secure, superfast connectivity

Cat 6 flood wiring with data points in all habitable rooms and to all TV points

Electric vehicle charging point

Photovoltaic panels and battery power wall for PV energy storage available as purchaser's extras

† single ovens in numbers 1, 2 and 3. \* full-height combination fridge/freezer in numbers 1, 2 and 3.





#### PEACE OF MIND

- Wiring for alarm system
- Hardwired smoke alarms with battery backup
- Plumbing for water softener
- 10-year building warranty



#### DISTANCES BY CAR

WALLINGFORD	8 minutes	4 miles
ABINGDON ON THAMES	28 minutes	13 miles
OXFORD CITY CENTRE	30 minutes	20 miles
READING TOWN CENTRE	34 minutes	15 miles
GORING STATION	12 minutes	6 miles
DIDCOT PARKWAY STATION	11 minutes	4 miles
WITTENHAM CLUMPS	12 minutes	5 miles
THE RIDGEWAY	20 minutes	4.5 miles
A34 (CHILTON)	11 minutes	6 miles
DIAMOND LIGHT SOURCE	15 minutes	7 miles
MILTON PARK	18 minutes	7 miles

Distances and times are approximate

THE BARNS AT LOWER HAM YARD

## VIEWINGS

LOWER HAM YARD  
MORETON ROAD, ASTON TIRROLD  
DIDCOT OX11 9EW

TO ARRANGE A SITE VISIT OR WITH  
GENERAL ENQUIRIES, PLEASE CONTACT  
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