



**BEANSHEAF**  
**GRANGE**  
CALCOT • BERKSHIRE

A PRESTIGE, GATED  
COMMUNITY COMPRISING  
27 LUXURY HOMES



THE RUSTIC  
SOLUTION TO  
MODERN LIVING

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INTRODUCTION



# A PRESTIGE, GATED COMMUNITY WITH HISTORIC CHARACTER

**Beansheaf Grange is an exclusive Grade II listed, gated development comprising 27 new homes ranging from 1 bed apartments to 3 bed houses.**

Situated in Calcot, Berkshire, this unique development is situated close to the River Kennet and moments away from local amenities, all while being within easy reach of the vibrant cosmopolitan centre of Reading and all it has to offer.

The development has been designed to utilise the vast surrounding open space. The majority of the residential units feature sizeable front and rear gardens.

This reflects the peaceful rural atmosphere of the area and is further enhanced by the use of natural and traditional materials in their construction to blend seamlessly with the historic character, all combined using the latest building techniques.

Luxurious interiors, vaulted ceilings, state of the art kitchens with quality appliances, all contribute to a modern contemporary lifestyle.

Benefiting from private gardens, allocated parking, endless landscaping and moments from Theale Train Station and the M4, this desirable community is the dream location for commuters, downsizers, first time buyers and young families alike.

## A DREAM LOCATION FOR COMMUTERS



THE ORACLE SHOPPING CENTRE, READING



CALCOT PARK GOLF COURSE



HOLY TRINITY CHURCH, THEALE

# TRANSPORT LINKS

Times – Approx – taken from google maps (times shown are for driving)



THEALE STATION



**THEALE STATION TO  
LONDON PADDINGTON**

**40 MINS**

(TRAINS EVERY 30 MINS)



SHEFFIELD LOCK

# LOCAL AREA



# LOCAL HISTORY

Despite the fact that the modern Reading suburb of Beansheaf Farm is further east in Calcot, the original manor house of Beansheaf stood just outside Theale, close to Junction 12 of the M4 motorway. It was named after the Beansheaf family who appear as jurors in Reading as early as 1241. It was later a very minor manor of the Stonors of Stonor Park (Oxfordshire) and the Vachells of Coley Park.



IMAGE CREDITS: The Oracle - Christopher J. Wood, Holy Trinity Church - BabelStone, Theale Station - Matt Buck, Sheffield Lock - Simon Mortimer, The Falcon - Christopher J. Wood.

# THE FARMHOUSE





THE OLD BARN





## THE GRANARY THE FARMHOUSE THE OLD BARN

### COMMUNAL AREAS

- Secure gated enclosure with vehicle & pedestrian access
- Dedicated parking space within secure enclosure
- Oak timber front doors
- Highly secured double-glazed windows, with toughened glass, and timber windowsills
- Secure individual mailboxes
- Large communal green space
- Landscaped areas
- External gardens to all units
- Bin & bike store

### KITCHEN

- Bespoke French handle less design kitchens with soft close grained cashmere grey drawer and doors
- Calcutta gold quartz stone worktop and splashback
- Under mounted stainless-steel sink
- Modern black mixer tap
- Feature LED lighting
- Integrated kitchen appliances: Electric ceramic hob – (black), Single Oven – (black), Integrated microwave – (black), Integrated dishwasher,

Integrated fridge/freezer 70/30, Concealed extractor fan.

### BATHROOMS & EN SUITES

- Large format or chequer board style floored fully tiled bathroom in Italian porcelain
- Vitra wall hung WC with soft close seat and dual flush mechanism
- Luxury medici full size bath
- Freestanding or wall hung vanity
- Fixed recessed or wall hung mirror
- Modern black wall mounted heated towel rail,
- Modern black taps bath fillers and shower valves
- Modern black quality thermostatic controlled concealed and handheld showers and mixers
- Frameless clear glass shower screen, Modern black fitting
- Feature LED lighting

### INTERNAL SPECIFICATION

- Contemporary style square edge skirting and architraves in brilliant white finish
- Walls finished in dulux Cameo silk vinyl matt
- Front and internal doors in brilliant white finish
- Belgian Country oak wood finish with an additional soundproof underlay to all rooms
- Large format Italian porcelain finish to all bathrooms
- Thick pile luxurious feel carpet finish to all bedroom and staircases

### LIGHTING

- Low energy LED lighting throughout
- Recessed LED down lights to: Living rooms, Kitchens, Hallways, Bathrooms, Bedrooms
- Low energy pendants and wall lights to some living areas
- Feature LED lights to bathrooms and kitchens

### ELECTRIC

- Wired for Home Office in Living/Dining or Study
- Modern black socket plates to all rooms
- Modern black telephone and TV points to Living Room and Bedrooms
- Full colour video entry phone systems
- Hard wired and integrated smoke and heat detection systems

### HOT WATER AND HEATING

- Electric Gledhill 120 litre stainless hot water cylinder or under-sink electric water heater
- Electric heating wall mounted units strategically placed throughout
- Whole house air exchange ventilation system

### GARDEN (WHERE APPLICABLE)

- Grey outdoor porcelain paving
- Full height British timber close board fencing
- Waist height British timber picket fencing bordering front gardens
- Real or artificial grass lawn



# THE NEW BARN





**BOURNE HOUSE**





## THE NEW BARN BOURNE HOUSE

### GENERAL MAIN ENTRANCE & COMMON AREA

- Secure gated enclosure with vehicle & pedestrian access
- Dedicated parking space within secure enclosure
- Aluminium and glass communal entrance doors
- Highly secured double-glazed windows, with toughened glass, and PVC window sills
- Interior designed communal lobby
- Secure individual mailboxes
- Carpet or grey oak wood finish to communal lobbies and walkways
- Large communal green space
- Landscaped areas
- External gardens to some flats
- Bin & bike store

### KITCHEN

- Bespoke handle less design kitchens with soft close pale grey drawer and doors
- Calcutta gold granite worktop and full height splashback
- Under mounted stainless-steel sink
- Brushed chrome mixer tap

- Under unit feature lighting
- Integrated kitchen appliances: Electric ceramic hob – (black), Single Oven – (black), Integrated microwave – (black), Integrated dishwasher, Integrated fridge/freezer 70/30, Concealed extractor fan. Washer Dryer in some flats

### BATHROOMS & EN SUITES

- Large format fully tiled bathroom in Italian porcelain
- Vitra wall hung WC with soft close seat and dual flush mechanism
- Luxury medici full size bath
- Brushed chrome taps bath fillers and shower valves
- Brushed chrome quality thermostatic controlled concealed handheld showers and mixers
- Freestanding or wall hung vanity
- Fixed recessed or wall hung mirror
- Brushed chrome wall mounted heated towel rail
- Frameless clear glass shower screen with brushed chrome fitting

### INTERNAL SPECIFICATION

- Contemporary style square edge skirting and architraves in brilliant white finish
- Walls finished in Dulux trade Cameo silk vinyl matt finish
- Front and internal doors in brilliant white finish
- Grey oak wood finish with an additional soundproof underlay to all rooms
- Large format Italian porcelain finish to all bathrooms

- Thick pile luxurious feel carpet finish to all bedroom and staircases

### LIGHTING

- Low energy LED lighting throughout
- Recessed LED down lights to: Living rooms, Kitchens, Hallways, Bathrooms and Bedrooms
- Feature LED lights to bathrooms and kitchens

### ELECTRIC

- Brushed chrome socket plates to all rooms
- Brushed chrome Telephone and TV points to Living Room and Bedrooms
- Full colour Video entry phone systems
- Hard wired and integrated smoke and heat detection systems

### HOT WATER AND HEATING

- Electric 88 or 120 litre stainless steel hot water cylinder
- Wall mounted electric heating units strategically placed throughout
- Whole house air exchange ventilation system

### GARDEN (WHERE APPLICABLE)

- Anthracite outdoor porcelain paving
- Full height British timber close board fencing
- Waist height British timber picket fencing bordering front gardens
- real or artificial lawn





# BEANSHEAF GRANGE SITE PLAN



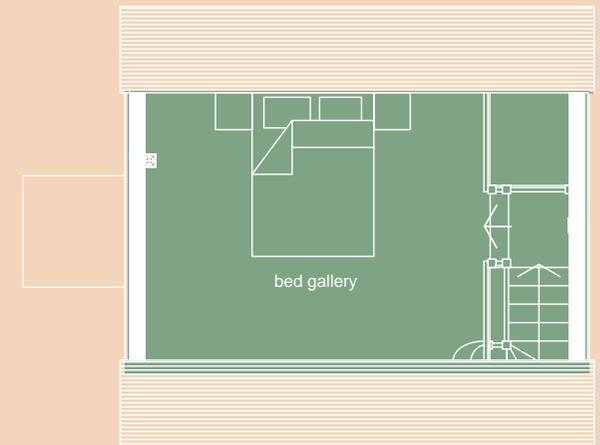
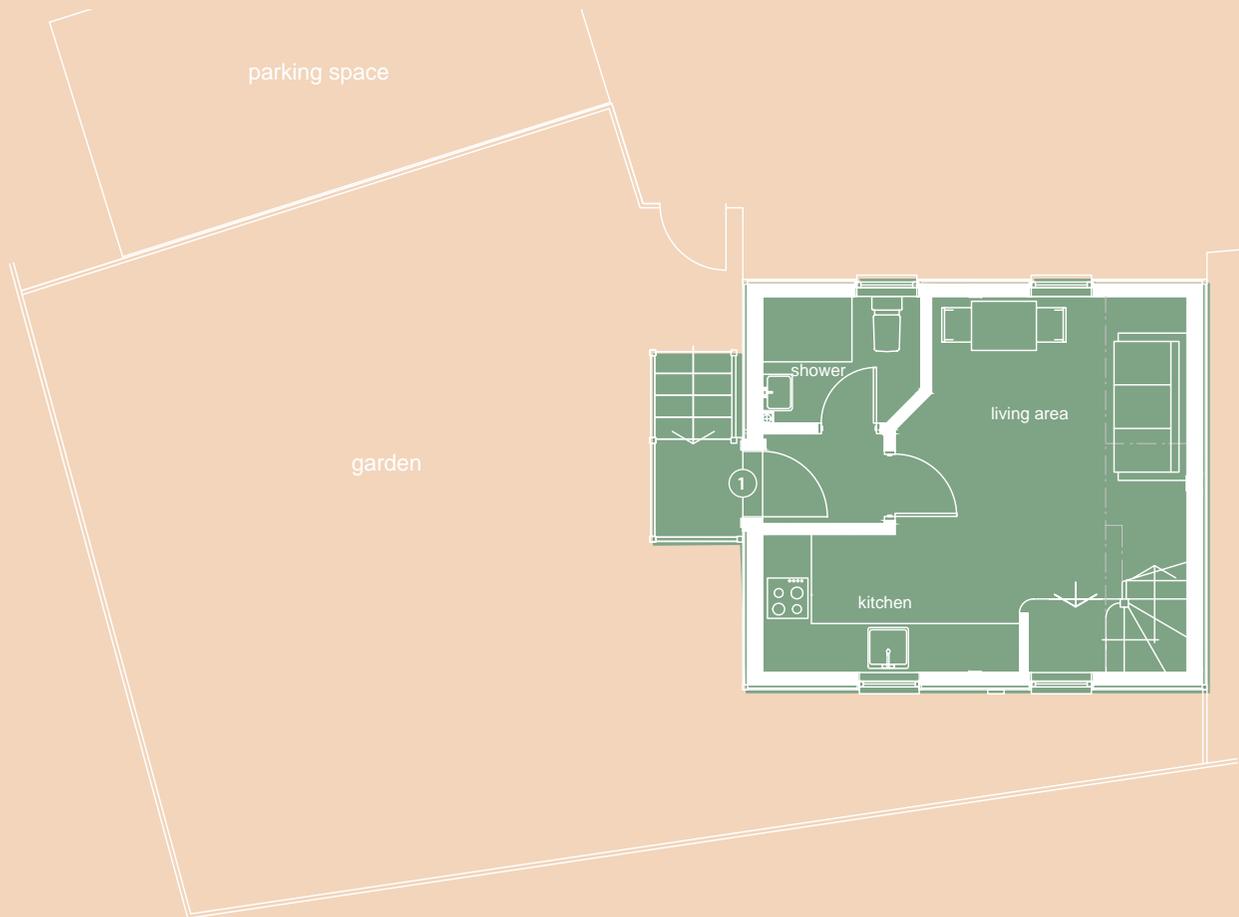
\* Site plan is indicative only. It is our intention to build in accordance with this plan. However there may be occasions where details change as the site develops.

# GRANARY UNITS

# GRANARY FLOORPLANS

\* Floorplans are indicative only. Location of windows, doors, bathroom fittings, Kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture.

**UNIT ONE**  
1 Bed Detached House – 35 Sqm / 377 Sqft



# FARMHOUSE FLOORPLANS

## GROUND FLOOR



# FARMHOUSE UNITS

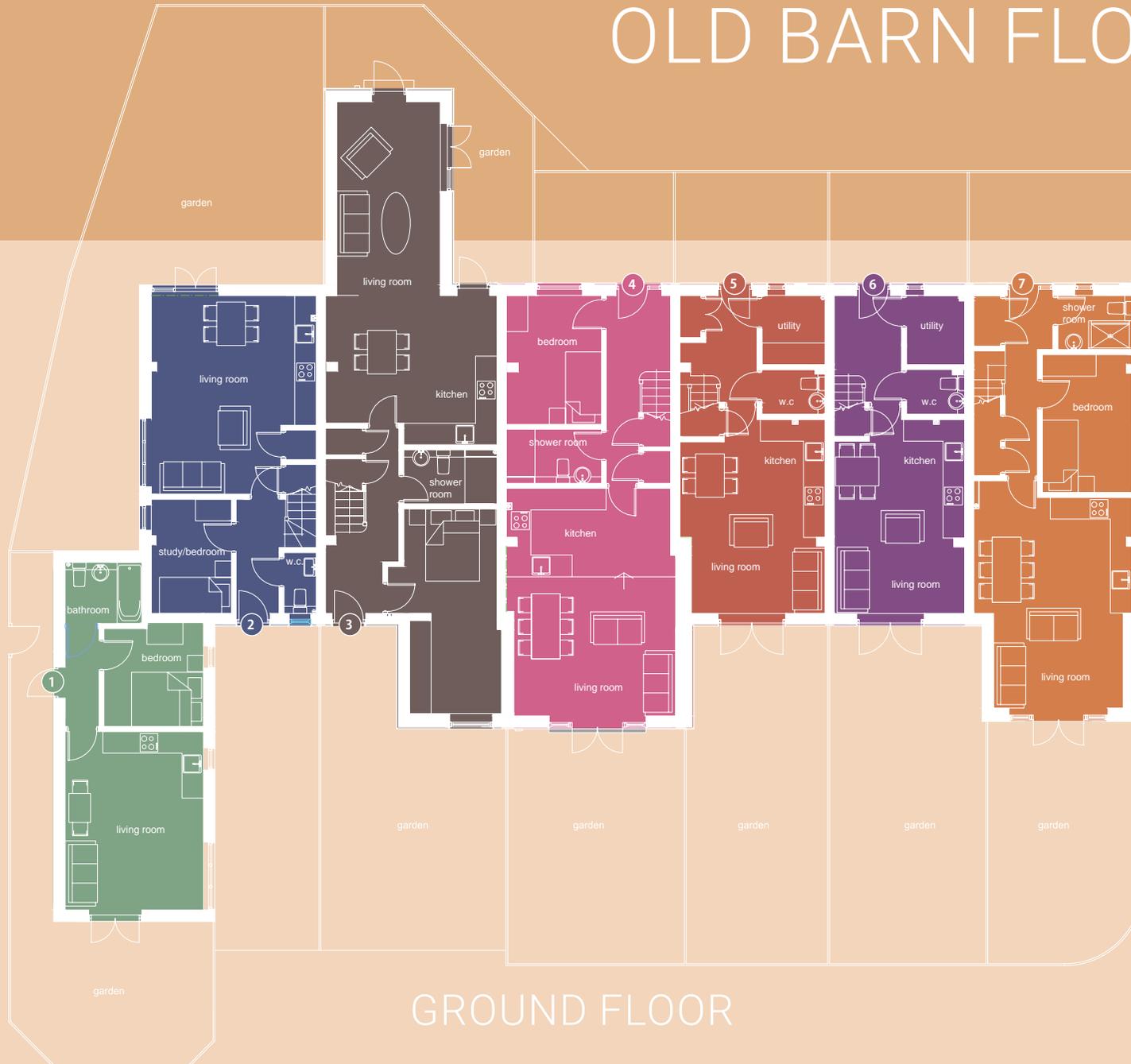
\* Floorplans are indicative only. Location of windows, doors, bathroom fittings, Kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture.



FIRST FLOOR

- UNIT ONE**  
3 Bed End Terrace – 121 Sqm / 1302 Sqft
- UNIT TWO**  
3 Bed Mid Terrace – 100 Sqm / 1081 Sqft
- UNIT THREE**  
3 Bed End Terrace – 112 Sqm / 1209 Sqft

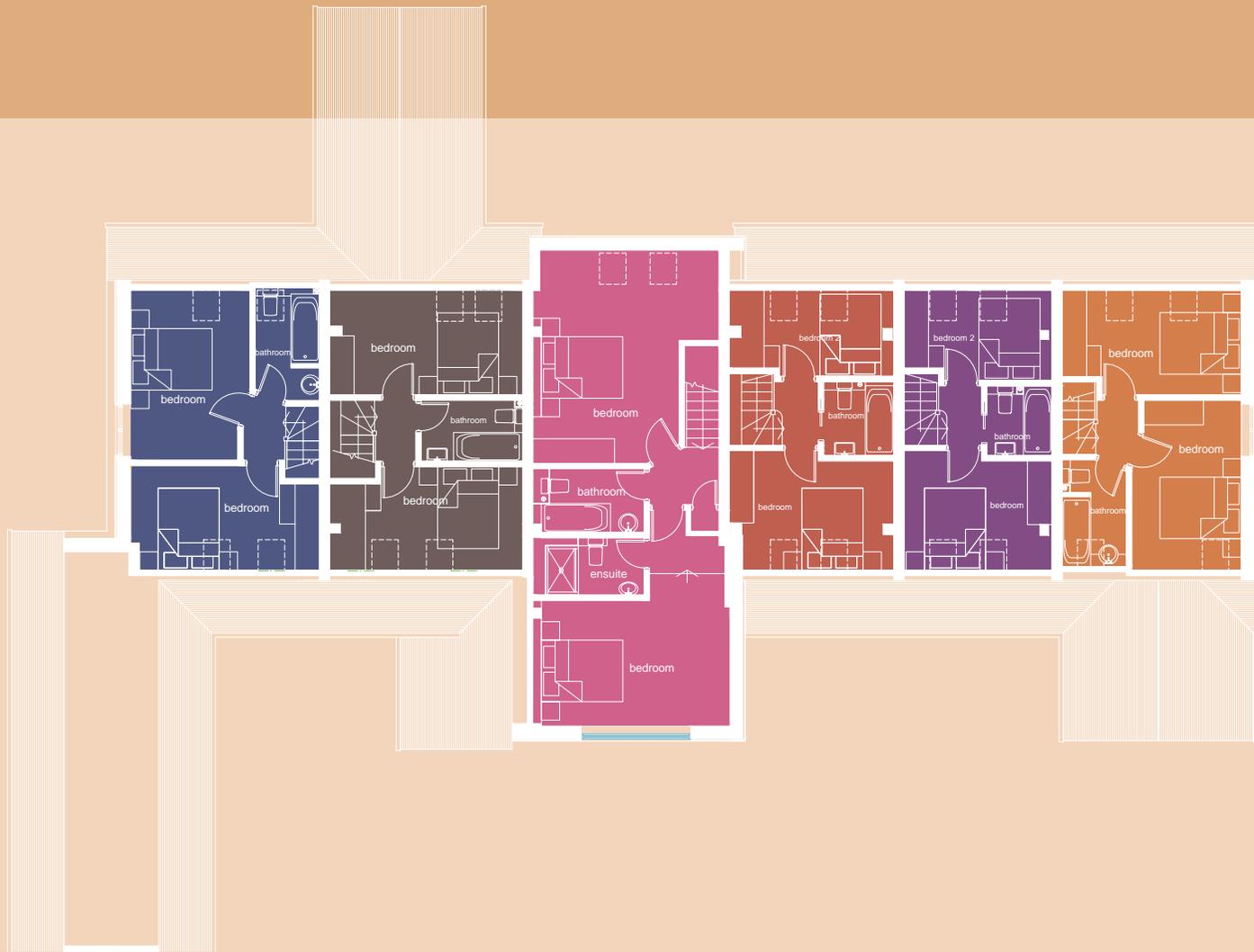
# OLD BARN FLOORPLANS



GROUND FLOOR

# OLD BARN UNITS

\* Floorplans are indicative only. Location of windows, doors, bathroom fittings, Kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture.



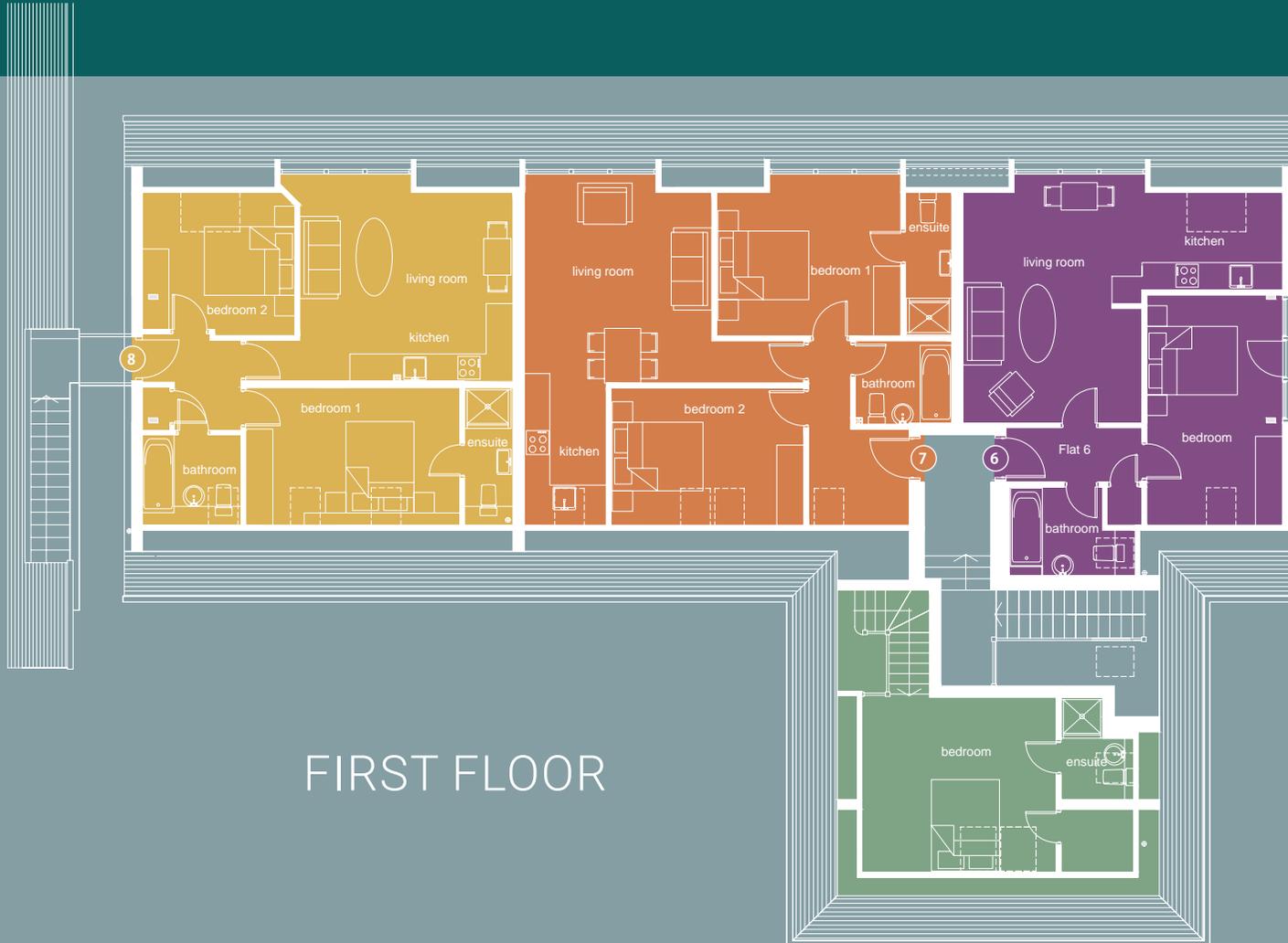
FIRST FLOOR

- UNIT ONE**  
1 Bed Bungalow – 34 Sqm / 366 Sqft
- UNIT TWO**  
3 Bed Mid Terrace – 72 Sqm / 771 Sqft
- UNIT THREE**  
3 Bed Mid Terrace – 96 Sqm / 1033 Sqft
- UNIT FOUR**  
3 Bed Mid Terrace – 106 Sqm / 1141 Sqft
- UNIT FIVE**  
3 Bed Mid Terrace – 62 Sqm / 667 Sqft
- UNIT SIX**  
3 Bed Mid Terrace – 57 Sqm / 608 Sqft
- UNIT SEVEN**  
3 Bed End Terrace – 78 Sqm / 840 Sqft



# NEW BARN UNITS

\* Floorplans are indicative only. Location of windows, doors, bathroom fittings, Kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture.



FIRST FLOOR

- UNIT ONE**  
1 Bed Maisonette – 68 Sqm / 729 Sqft
- UNIT TWO**  
1 Bed Apartment – 50 Sqm / 538 Sqft
- UNIT THREE**  
1 Bed Apartment – 50 Sqm / 538 Sqft
- UNIT FOUR**  
1 Bed Apartment – 51 Sqm / 545 Sqft
- UNIT FIVE**  
1 Bed Maisonette – 49 Sqm / 524 Sqft
- UNIT SIX**  
1 Bed Apartment – 54 Sqm / 579 Sqft
- UNIT SEVEN**  
2 Bed Apartment – 69 Sqm / 741 Sqft
- UNIT EIGHT**  
2 Bed Maisonette – 61 Sqm / 654 Sqft

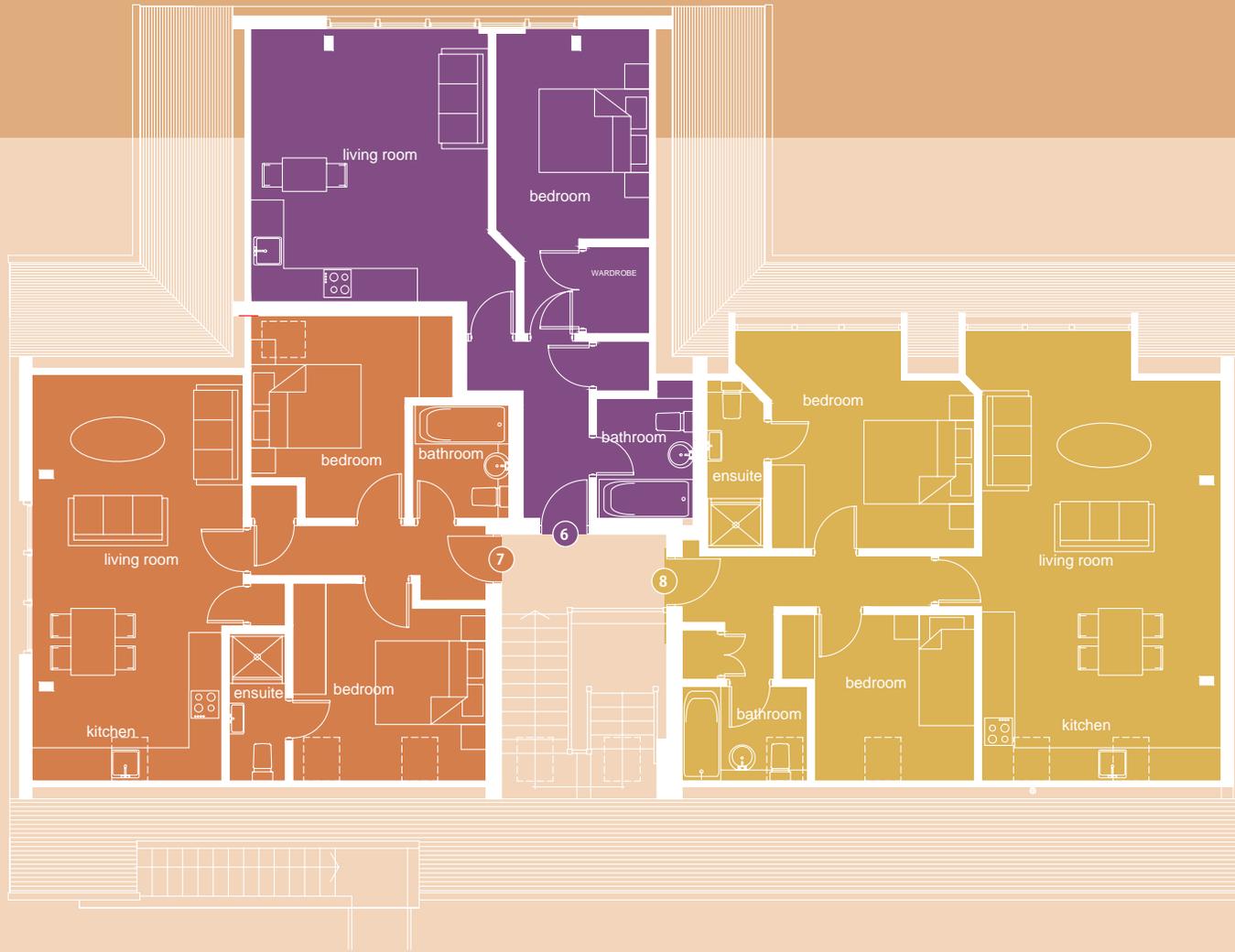
# BOURNE HOUSE FLOORPLANS



GROUND FLOOR

# BOURNE HOUSE UNITS

\* Floorplans are indicative only. Location of windows, doors, bathroom fittings, Kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture.



FIRST FLOOR

- UNIT ONE**  
1 Bedroom Apartment – 37 Sqm / 395 Sqft
- UNIT TWO**  
1 Bedroom Apartment – 47 Sqm / 506 Sqft
- UNIT THREE**  
Studio Apartment – 32 Sqm / 344 Sqft
- UNIT FOUR**  
1 Bedroom Apartment – 46 Sqm / 494 Sqft
- UNIT FIVE**  
1 Bedroom Apartment – 46 Sqm / 494 Sqft
- UNIT SIX**  
1 Bedroom Apartment – 48 Sqm / 516 Sqft
- UNIT SEVEN**  
2 Bedroom Apartment – 65 Sqm / 694 Sqft
- UNIT EIGHT**  
2 Bedroom Apartment – 75 Sqm / 802 Sqft



G L A S S  
P R O P E R T Y G R O U P



THE GOVERNMENT HELP TO  
BUY SCHEME IS AVAILABLE  
ON THESE PROPERTIES



10 YEAR STRUCTURAL  
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