



# BATTLES HALL

B A R N S



A development situated in stunning Hertfordshire countryside, comprising of FIVE fabulous barns converted from the historic courtyard buildings of Battles Hall farm.



# BATTLES HALL BARNs

The development, situated in stunning Hertfordshire countryside, comprises of FIVE fabulous barns converted from the historic courtyard buildings of Battles Hall farm.

Within the curtilage of Battles Hall, a Grade II Listed building, these FIVE beautiful barns are being converted for a Summer 2012 completion. These truly exceptional homes will be finished to the highest standard with quality natural materials.

The original features will be retained and their character enhanced by combining them with modern touches in a balanced contrast of old and new. Careful consideration has been given to the external finishes, the blending of traditional brickwork and ovolo-edged weatherboarding with a mixture of natural slate and clay tiles producing a sympathetic and aesthetically pleasing finish.

## LOCATION

Battles Hall Barns are located within the Manuden village boundary. This is significant for buyers interested in their children attending Manuden Primary School, ranked 1st in the National League tables (as published in the Telegraph on 15th December 2010).

Bishop's Stortford, the closest major town, sits only 4 miles away. The town's mainline station boasts a train service to London Liverpool Street that is both fast (40-45mins) and frequent (every 10-15 during peak times). The Stansted Express is a dedicated train service connecting London Liverpool Street and Stansted airport, via Bishop's Stortford, with 4 fast trains running per hour.

Junction 8 of the M11 is also only 5.8 miles away while Stansted Airport lies 9 miles distant. The Battles Hall Barns site sits side on to the runways such that the site does not lie under any flight paths resulting in convenient access to the airport without the noise pollution.

## SPECIFICATION

Buyers who wish to purchase off plan will be given the opportunity to influence specification. While each property has been designed, input from buyers is very much welcomed.

## SPECIFICATION

### Windows and Doors

All windows and doors are new, purpose made, bespoke units. Traditional flush side hung casements are combined with tilt & turn modular systems to provide excellent dual purpose functionality. The engineered timber is spray-painted black in the factory then fitted with high energy performance double-glazed window panes. All units are fitted with integrated multipoint locking systems for added security.

### Internal Doors

French oak, ledge and braced with handmade iron hinges and fittings. Moulded architrave and skirting to match.

### Floor Coverings

There is a generous allowance to mix wide-board French oak floorboards, natural stone tiling/slabs and carpeting.

### Bespoke Luxury Kitchens

Handmade, high quality fitted units and a full range of appliances finished with deep black granite worktops.

### Bathrooms and En Suites

These are fitted with high quality sanitary ware, heated towel rails, thermostatic showers and extensive natural stone tiling.

### Electricals and Lighting

Recessed spotlights in kitchen, bathrooms, en suites and other specified areas. Smoke detectors and external security lighting fitted to all properties. Audio-visual wiring and telephone points in specific rooms with additional AV and security systems all available as options.

### Plumbing and Heating

High pressure hot water and multi-thermostatically controlled heating with underfloor heat mats under all tiled areas.

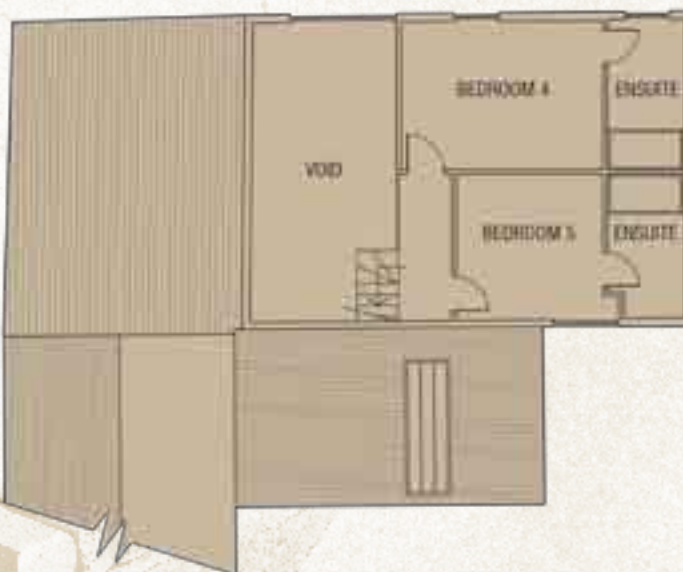
### Outside

Each private, landscaped garden provides large sandstone paved patios and pathways with extensive lawns. Post and rail fencing with indigenous hedge and tree planting defines property boundaries and breaks up the landscape respectively.



# THE HAYLOFT

“... five fabulous barns converted from Battles Hall Farm historic courtyard...”



## GROUND FLOOR

	METRES	FEET/INCHES
Kitchen	4.80 x 5.30	15.7 x 17.4
Living Room	4.80 x 6.20	15.7 x 20.3
Entrance Hall/Breakfast Room	6.70 x 3.90	22.0 x 12.8
Dining Hall	3.30 x 6.80	10.8 x 22.3
Utility Room	3.00 x 1.80	9.8 x 5.9
Boot Room	1.90 x 1.80	6.2 x 5.9
WC	1.00 x 1.60	3.3 x 5.2
Bed 1	4.30 x 3.70	14.1 x 12.1
Bed 2	4.10 x 3.00	13.5 x 9.8
Bed 3	4.80 x 3.10	15.7 x 10.2

## FIRST FLOOR

	METRES	FEET/INCHES
Bed 4	4.50 x 3.40	14.8 x 11.2
Bed 5	3.30 x 3.30	10.8 x 10.8

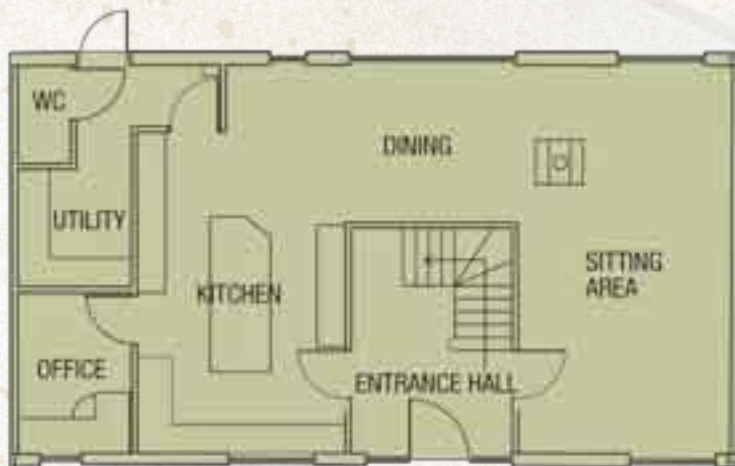
## TOTAL FLOOR AREA

SQ. FEET	SQ. METRES
2434	231



# THE OLD FORGE

“... truly exceptional homes, finished to the highest standard...”



## GROUND FLOOR

	METRES	FEET/INCHES
Kitchen	3.60 x 5.50	11.8 x 18.0
Dining Hall	4.00 x 2.80	13.1 x 9.2
Living Room	3.70 x 6.80	12.1 x 22.3
Entrance Hall	2.80 x 3.90	9.2 x 12.8
Office	2.00 x 2.80	6.6 x 9.2
Utility	2.80 x 2.00	9.2 x 6.6
WC	1.00 x 2.00	3.3 x 6.6

## FIRST FLOOR

	METRES	FEET/INCHES
Bed 1	4.30 x 2.90	14.1 x 9.5
Bed 2	3.70 x 3.30	12.1 x 10.8
Bed 3	3.10 x 3.40	10.2 x 11.2
Bed 4	3.30 x 3.80	10.8 x 12.5
Family Bath	2.20 x 2.80	7.2 x 9.2

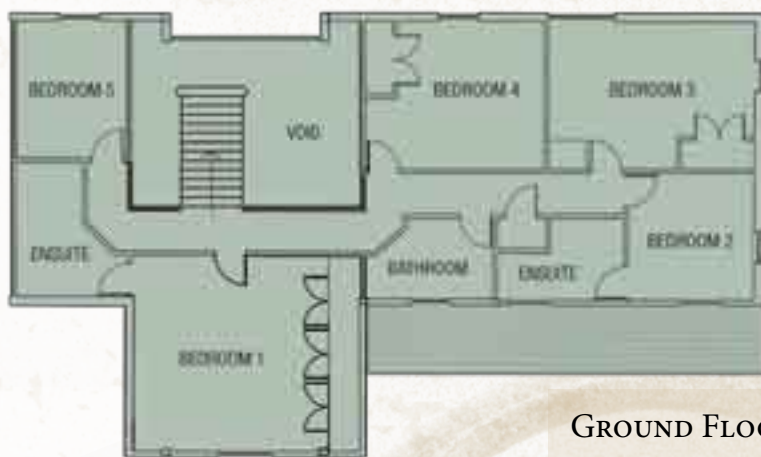
## TOTAL FLOOR AREA

SQ. FEET	SQ. METRES
1613	150



# THE GRANARY

“... original character features retained and enhanced...”



## GROUND FLOOR

	METRES	FEET/INCHES
Kitchen	6.50 x 4.50	21.3 x 14.8
Dining Room	4.80 x 4.20	15.7 x 13.8
Sitting Area	5.30 x 4.90	17.4 x 16.1
Hall	5.60 x 4.70	18.4 x 15.4
Living Room	5.60 x 5.70	18.4 x 18.7
Study	2.70 x 3.80	8.9 x 12.5
WC	2.70 x 1.50	8.9 x 4.9
Utility Room	2.70 x 1.70	8.9 x 5.6
Entrance Hall	2.70 x 2.30	8.9 x 7.5
Larder	3.10 x 1.90	10.2 x 6.2

## FIRST FLOOR

	METRES	FEET/INCHES
Bed 1	5.50 x 4.80	18.0 x 15.7
Bed 2	3.10 x 3.10	10.2 x 10.2
Bed 3	5.00 x 3.70	16.4 x 12.1
Bed 4	4.40 x 3.70	14.4 x 12.1
Bed 5	2.70 x 3.40	8.9 x 11.2
Family Bathroom	3.10 x 1.60	10.2 x 5.2

## TOTAL FLOOR AREA

SQ. FEET	SQ. METRES
3031	282



# THE LONG HOUSE

“... quality natural materials,  
balanced contrast of old and new...”

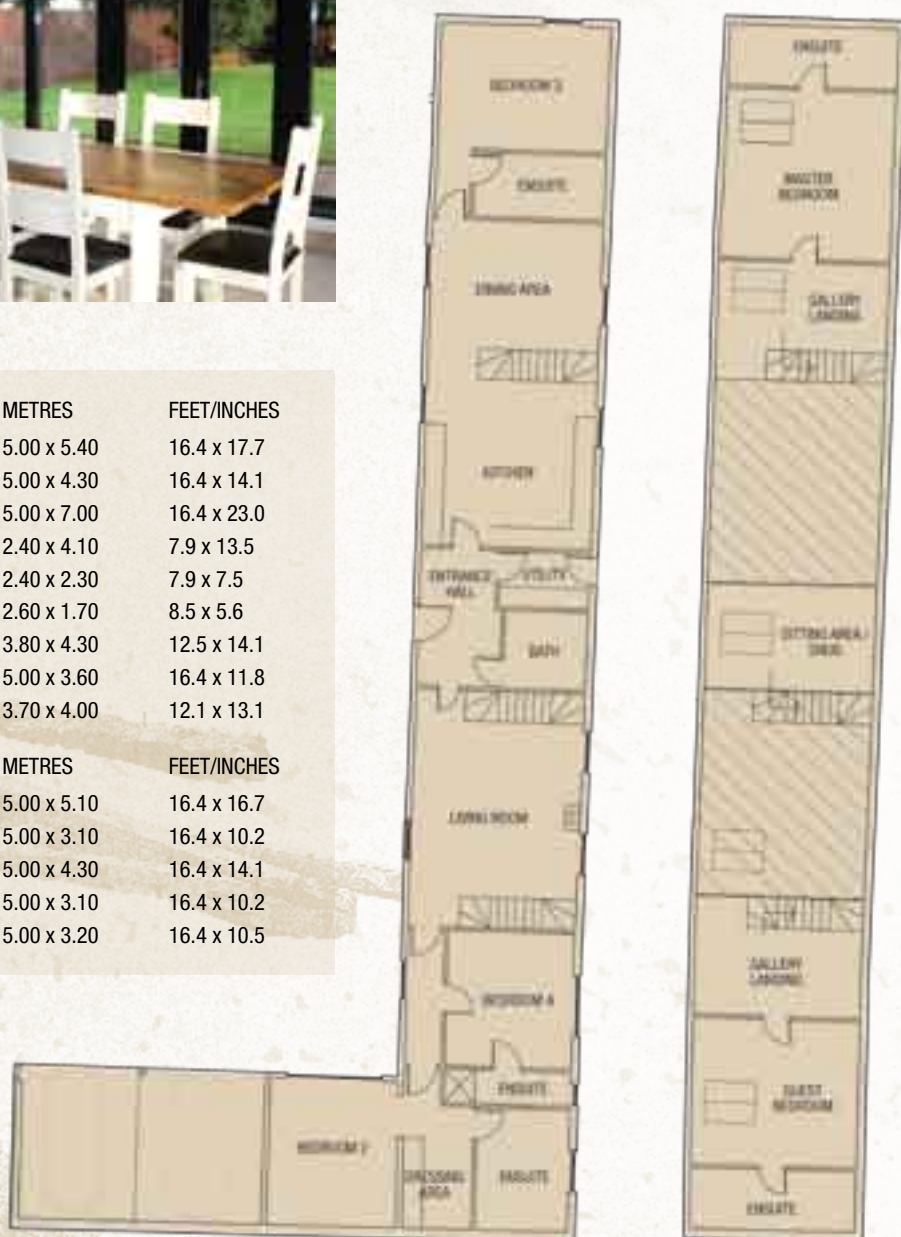


## GROUND FLOOR

	METRES	FEET/INCHES
Kitchen	5.00 x 5.40	16.4 x 17.7
Living Room	5.00 x 4.30	16.4 x 14.1
Dining Room	5.00 x 7.00	16.4 x 23.0
Entrance Hall	2.40 x 4.10	7.9 x 13.5
WC/Bathroom	2.40 x 2.30	7.9 x 7.5
Utility	2.60 x 1.70	8.5 x 5.6
Bed 2	3.80 x 4.30	12.5 x 14.1
Bed 3	5.00 x 3.60	16.4 x 11.8
Bed 4	3.70 x 4.00	12.1 x 13.1

## FIRST FLOOR

	METRES	FEET/INCHES
Master Bed	5.00 x 5.10	16.4 x 16.7
Master Gallery	5.00 x 3.10	16.4 x 10.2
Guest Bed	5.00 x 4.30	16.4 x 14.1
Guest Gallery	5.00 x 3.10	16.4 x 10.2
Sitting Room/Snug	5.00 x 3.20	16.4 x 10.5



## TOTAL FLOOR AREA

SQ. FEET	SQ. METRES
3233	300



# THE OLD STABLES

“... excellent access to  
Bishop’s Stortford, London  
and Stansted...”



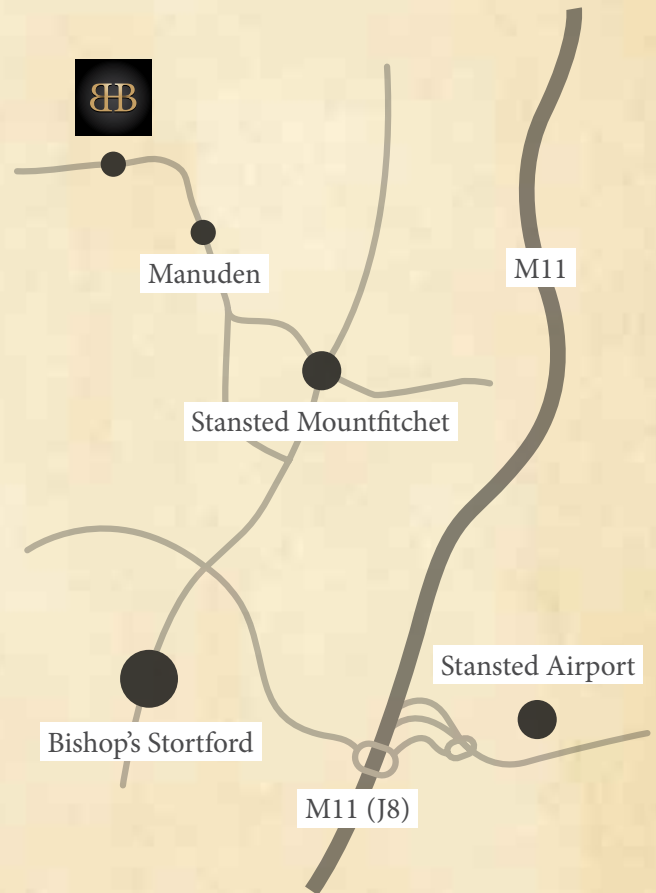
## GROUND FLOOR

	METRES	FEET/INCHES
Kitchen	4.00 x 4.40	13.1 x 14.4
Dining Room	4.00 x 4.40	13.1 x 14.4
Living Room	4.00 x 5.40	13.1 x 17.7
Boot Room	1.90 x 3.10	6.2 x 10.2
Utility	3.30 x 2.10	10.8 x 6.9
Bed 1	4.00 x 5.00	13.1 x 16.4
Bed 2	4.00 x 4.20	13.1 x 13.8
Bed 3	3.00 x 3.00	9.8 x 9.8
Bed 4	3.00 x 2.70	9.8 x 8.9
Family Bathroom	3.00 x 1.70	9.8 x 5.6
Log/cycle Store	6.00 x 5.40	19.7 x 17.7

## TOTAL FLOOR AREA

SQ. FEET	SQ. METRES
1978	184

## SITE PLAN & LOCATION



## SALES & ENQUIRIES

Charles Worthington on 07891 800151 or email [crworthington@live.co.uk](mailto:crworthington@live.co.uk)

Previous projects can be seen at [www.lowdendconstruction.com](http://www.lowdendconstruction.com)



### Disclaimers:

- I. If there are any factors which are of particular importance to prospective purchasers concerning the properties they should discuss these priorities with the agents prior to a visit, thus avoiding a wasted journey.
- II. It is also advisable to check the availability of the properties with the agents prior to the visit. The developers reserve the right to make changes to the specification during construction.

### Particulars & Plans:

The selling agents themselves and for the vendors of the property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of any offer or contract.
2. All descriptions, dimensions and references to conditions and necessary permissions for the use of the property and other details are given in good faith and are believed to be correct, but no warranty is given nor must any intended purchasers rely on them as statements or representation of fact.
3. Any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendors do not make or give, and neither the selling agents nor any person in their employment, has the authority to make or give any warranty or make any representations whatsoever in relation to this property.
5. The selling agents do not hold themselves responsible for any expense incurred by prospective purchasers or their agents in viewing the property or any liabilities in respect of abortive journeys.
6. The plans and site illustration produced in these particulars are included for identification purposes only; they do not form part of any contract.