

THE MODERN HOUSE



*Berkshire
Sold*

Chieveley

Designed by Gresford Architects and only recently completed, this is a house of rare architectural quality in a village setting in Berkshire. It is four-bedroom property that's one of only a small number in the UK whose impressive energy performance has merited a certification by the renowned Passivhaus organisation.

It can be found overlooking open farmland in a residential area in the village of Downend, just north of Chieveley and about five miles from the larger town of Newbury (from where trains runs to London in 55 minutes).

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*South-West England
Sold*

Chieveley

The house is approached along a partially-shared driveway belonging to the house that provides parking for two cars (there is also an electric car charging point). A gate leads into the landscaped gardens that surround the house, with a short garden path that leads to the front door. Beyond the front door is an entrance hall with a kitchen / dining room to the right and living room to the left. The living room has full-height sliding glass doors, with in-built blinds, a feature also seen in the dining area. The bespoke kitchen, created using smoked ash faced plywood doors by the renowned joinery firm TinTab, incorporates beautiful porcelain surfaces and smoked oak units. Ash flooring runs throughout this floor.

Also on the ground floor is a study area, with built-in desk, a WC and utility room. Stairs lead up to a landing on the first floor which has spectacular countryside views. On this floor there is a family bathroom and four bedrooms, one of which is the master bathroom with an en suite shower room with a 'hidden' entrance via bespoke wardrobes.

The gardens surrounding the house are largely lawn, with areas of terrace to the side and rear. They are level and have been designed for easy maintenance.

Gresford Architects are a young, upcoming architectural practice with offices in London and Oxford that are gathering widespread acclaim for their work on sustainable residential schemes. This house, based on the forms of a traditional barn, uses black-stained douglas fir cladding and a zinc roof (which has been wired for solar panels) with concealed gutters.

Passivhaus is an energy performance standard, established in Germany but now used internationally, that has become the most respected measure of sustainable building across the world. In order to certify as a Passivhaus, the building needs to have excellent thermal performance, exceptional airtightness and be designed to maximise solar gain. The Chieveley house, which has MVHR (Mechanical Ventilation and Heat Recovery) unit, is expected to have very low energy bills as a result of Gresford's work on energy efficiency. The building will come with a 10 year warranty via BLP.

Chieveley is a thriving Berkshire village with a shop / post office, church, primary school, pub and restaurant (The Crab). It is just five miles for the larger town of Newbury which provides a broader range of facilities including a train station that runs services to London Paddington in 55 minutes. There are a number of good schools in the area as well the school in Chieveley, including Cheam, Elstree, Downe House, Brockhurst and Marlston House.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.