



# CASTLEBROOK

A conservation project creating a  
range of 2, 3 & 4 bedroom traditional homes

North Warnborough, Hampshire, RG29 1ET

# A century of experience, you can count on

Our history as a family business goes back to 1895, while our track record in building reaches back for nearly a century. All the experience and expertise we've gained goes into every project.

**From new build residential property and regeneration to commercial development and investment through to serviced apartments and apart hotels.**

Our success and reputation have been built on a number of key factors. These include our unrivalled market knowledge (*particularly in the Thames Valley*), a commitment to quality, good business ethics and adaptability.

**We don't just build in bricks and mortar.**

We build communities, places where people live and work happily together. We build long-lasting relationships that have stood the toughest test of all-time. Most importantly, we build confidence and peace of mind in our customers and earn their trust because of it.

Today T A Fisher is a modern, progressive, adaptable, privately-owned, fully independent development company that develops a range of residential properties, from fashionable apartments to luxury detached houses.

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1895 - 1944  
Founded by: Thomas Alfred Fisher



The original signwriting and gilding business was founded in 1895 and based in Reading.

1945 - 1959  
Victor Fisher  
Property Maintenance



The company later moved into renovations and maintenance specialising in houses that were occupied by workers yet owned by large local firms such as Huntley & Palmer and Huntley Bourne & Stevens.

1960  
Keith Fisher  
Pathfinding in the field of oil fired central heating



Under the stewardship of Keith Fisher the company expanded into the specialist area of installing and maintaining oil fired central heating which was becoming popular and seen as the future.

1965  
New House building commences



The company began the journey into private housebuilding. Early projects included sites in Southcote Road Reading, Manor Road Wokingham, Nashgrove Road Wokingham and Oakley Basingstoke plus high end apartments in Highgate, Esher.

1967  
Housebuilding on South Coast



Housing projects in Bridport, Dorset were acquired and developed.

1984  
Fourth generation joins  
John Fisher



With its long history, the company is fortunate in having an excellent platform to propel the business forward. The core focus will always be on maintaining our excellent reputation as a local housebuilder yet with an eye to wider commercial opportunities in the broader property sector.

1986  
The Group's foray into Commercial Development



1987  
Relocation  
In early 1987 T A Fisher relocated to Mortimer near Reading



1990  
Commercial Investment  
In early 1990 TAF introduced property investment into its portfolio



1997  
House of Fisher serviced apartments founded



1999 - Present day  
Numerous residential, commercial and mixed use developments



2000  
Dellwood Park - T A Fisher completed a prestigious residential development in Caversham featuring Reading's first £1 million property



2002  
Opening of City Wall House  
An apart-hotel



house. fisher  
serviced apartments for city living

# Building the future on the firm foundations of our past

There's no doubt that all we've learned in the past will continue to impact all we do in the future. And while some things will change, many of our guiding principles will remain constant including our commitment to quality and high standards.

**We've always been a flexible, versatile and responsive team that's open to new ideas and fresh thinking.**

So while pride of place will always go to our expert and experienced trade's people with traditional and time-honoured skills, we'll continue to embrace the innovations that are already beginning to have such a positive impact on the homes we build.

These range from the new digital technologies, which help better manage our homes, to new construction materials and methodologies, which help us to build better homes.

**Protecting our precious environment.**

Environmental innovations are sure to continue apace, which will help our customers to save energy and money while helping them to play their part in saving the planet.

They say style never goes out of fashion. So whatever the future brings, you can be sure we'll continue to build homes that combine the very best of classic design with the most sought after contemporary features.

2007  
**Purley Magna**  
A conversion of a Grade 2\* listed building



2015  
**Relocation to Theale**  
In early 2015 TAF/HOF relocated to the present offices, located in Theale, Berkshire



2019  
**Tower House**  
Continuation of high quality projects in the Thames Valley



Odiham High Street



Basingstoke Canal



King Johns Castle, North Warnborough - (10 minute walk from Castlebrook)

Photographs of King Johns Castle, Odiham High Street and Basingstoke Canal, kindly donated by John Joe Photography

# Welcome to Castlebrook

## Our latest project

Castlebrook is a highly desirable development of just eleven homes in a peaceful, semi-rural location within a Conservation Area in the Hampshire village of North Warnborough, one mile north of the pretty village of Odiham and a couple of miles south of the vibrant Hook.

The centrepiece of our new Castlebrook development is the Edwardian Jolly Miller pub which has been converted into four beautiful and very different homes with all the passion and care we're renowned for. Elsewhere within this intimate mews development, there are stylish terraced and semi-detached properties.

## A county of castles and kings

Held by King Harold since before the Norman invasion of 1066, North Warnborough and Odiham had already become a royal burgh by 1086. Perfectly positioned between Winchester and Windsor, the village's location convinced those early royals to maintain a palace and lodgings in the locale.

By 1207, work began on King John's castle (located within walking distance of Castlebrook) in 20 acres of grounds of meadowland at North Warnborough. The ruins still stand by what's now the Basingstoke Canal and are surrounded by a Site of Special Scientific

Interest (SSSI). History and heritage still ebb and flow through North Warnborough. Most of the village centre is a Conservation area containing over forty listed buildings. The village retains two warm and welcoming pubs, The Lord Derby and The Anchor, while the Grade II listed Mill House Restaurant goes back to medieval times. This extraordinary building is constructed from a virtual forest of warped and tilted beams and floors, with gardens and a millpond to match.

For easy day to day living, North Warnborough village contains a handful of useful local facilities including a convenience store within a fuel station, a restaurant, a pub and Newlyn's Farm Shop and Cafe.

Located around a mile away from the village centre is the village of Odiham which also comprises of pubs, cafes, convenient stores, restaurants and a smattering of independents. Odiham also boasts two schools for youngsters of all ages. For juniors there's Mayhill and for seniors, Robert May's. Both offer you over 300 years of heritage and a 'Good' Ofsted rating.

The town of Hook provides more of the same, including a community centre, a great selection of places to shop and a wide range of places to eat, drink and relax.

With the Basingstoke Canal running through the village, the pretty River Whitewater flowing just to the

north and being surrounded by gorgeous North Hampshire countryside, it's easy to find peace and quiet living at Castlebrook.

But when you're after shopping, leisure and sporting facilities on a grand scale, you have the choice of bustling towns and cities such as Basingstoke, Reading, Winchester and Guildford.

Little wonder then, that the local authority - Hart District Council - carried off the title 'Best Place to Live in the UK' in Halifax's Quality of Life Survey for four years in a row.

## Convenient for everywhere you want to be

The M3 and the A33 are both easily reached from Castlebrook, giving you simple access to London, the Midlands and south to the coast.

A short drive to Hook Station gives you access to regular, direct services to London Waterloo, which can have you in the capital in just over an hour\*. While Basingstoke Station, for example, is just 10 minutes away from Hook Station.

If your travels take you further afield, the nearest international airports are Heathrow (30 miles\*), Southampton (35 miles\*) and Gatwick (55 miles\*).

\*Source: All distances and train times are approximate. Train times are from National Rail Enquiries, and distances are from Google Maps.

# Site Plan

-  Trees
-  Turf
-  Parking Spaces
-  Paving / Patio
-  Boundary Fencing
-  Walls



Whilst the particulars and all information in this brochure have been prepared with due care for the convenience of intending purchasers, they are intended as a guide only and do not form part of any contract or warranty. The developer expressly reserves the right to amend or vary to complete the works.

T.A. Fisher reserves the right to alter or change specification at our discretion. Computer generated images are not to scale. Trees and landscaping are indicative only and may alter during construction. Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are a maximum and are within a tolerance of plus or minus 200mm. Overall dimensions are for reference only and should not be used for ordering carpets, furniture or similar.

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# Plots - One, two, three & four

**A beautiful building carefully bought back to life.**

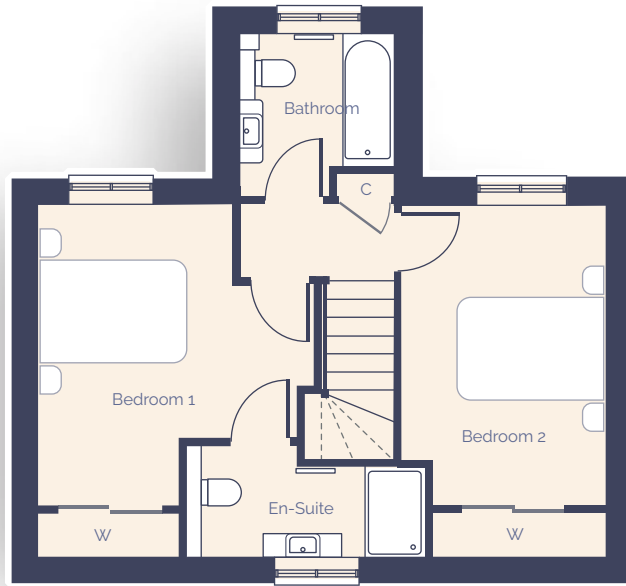


This lovely building has a wonderful heritage. It was designed by architect Arthur J Steadman, who was commissioned by Alton-based brewery Crowley's in 1908. So successful was his distinctive design it was replicated in a number of hostelrys across north Hampshire. Sadly, although many survive none are today used as pubs.

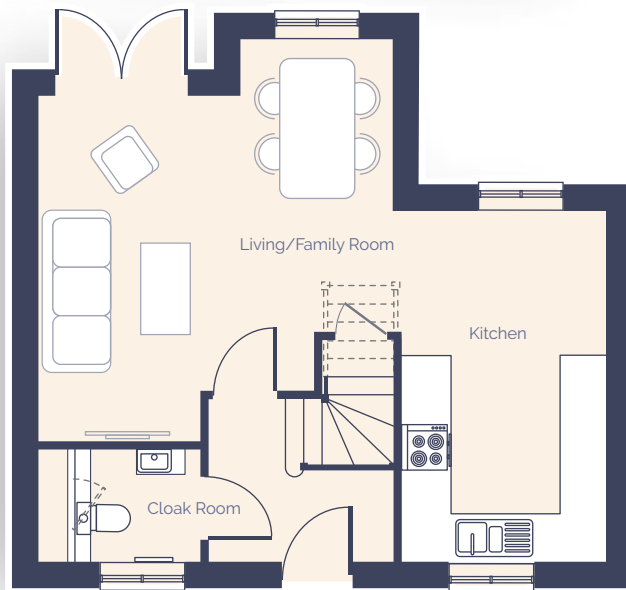
However, every improvement we've made has been in keeping with Arthur's original vision, the character of this spacious and unique building and its colourful history.

So behind the carefully restored and characterful facade, you'll discover every conceivable contemporary convenience and the high-quality specification you expect to make the very most of today's busy lifestyles.





First Floor



Ground Floor

## Plot - One

### When you deserve something special

If you're seeking a different two-double bed roomed home with en-suite, integrated wardrobes and so much more, look no further than this unique property which is in effect the new build part of the project. From its own entrance hall, open plan living/dining room and fully integrated kitchen to the family bathroom and ever-handy downstairs cloakroom, this property has it all.

The living space is greatly enhanced by the french doors from the living room to the rear garden, which really help to bring the great outdoors in.

We think it's perfect for the downsizers or professional couple who like to entertain and would love a home that's just that little more special.

**Kitchen**  
4.67m x 2.74m (15'3" x 8'11")

**Living Room/Family**  
4.58m x 4.71m (15'10" x 15'5")

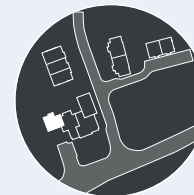
**Cloak Room**  
2.16m x 1.25m (7'1" x 4'1")

**Bedroom 1**  
4.70m x 3.67m (15'5" x 11'8")  
\*Including wardrobe

**En-Suite 1**  
3.15m x 1.48m (10'4" x 4'10")

**Bedroom 2**  
4.70m x 2.74m (15'5" x 8'11")  
\*Including wardrobe

**Bathroom**  
2.16m x 2.03m (7'1" x 6'7")



**Total Plot 1 : 81.2m<sup>2</sup> : 874ft<sup>2</sup>**

Floor plan sizes are approximate and are for illustrative purposes only.

# Plot - Two

## Live an open plan life

With three bedrooms - including two doubles with integrated wardrobes and master with en-suite - this beautiful conversion offers the flexibility every growing family needs.

The open plan family room/kitchen/study area is just perfect for entertaining, a feature the double French doors to the rear garden enhances beautifully. The separate living room, with a feature fireplace, is the ideal place to relax after a busy day, while the downstairs cloakroom provides an always-welcome touch of convenience.

**Kitchen**  
4.46m x 2.27m (14'7" x 7'5")

**Family Room**  
5.51m x 3.19m (18'0" x 10'5")

**Study Area**  
2.67m x 1.98m (8'9" x 6'5")

**Living Room**  
5.06m x 3.73m (16'7" x 12'2")

**Cloak Room**  
2.70m x 1.11m (8'10" x 3'7")

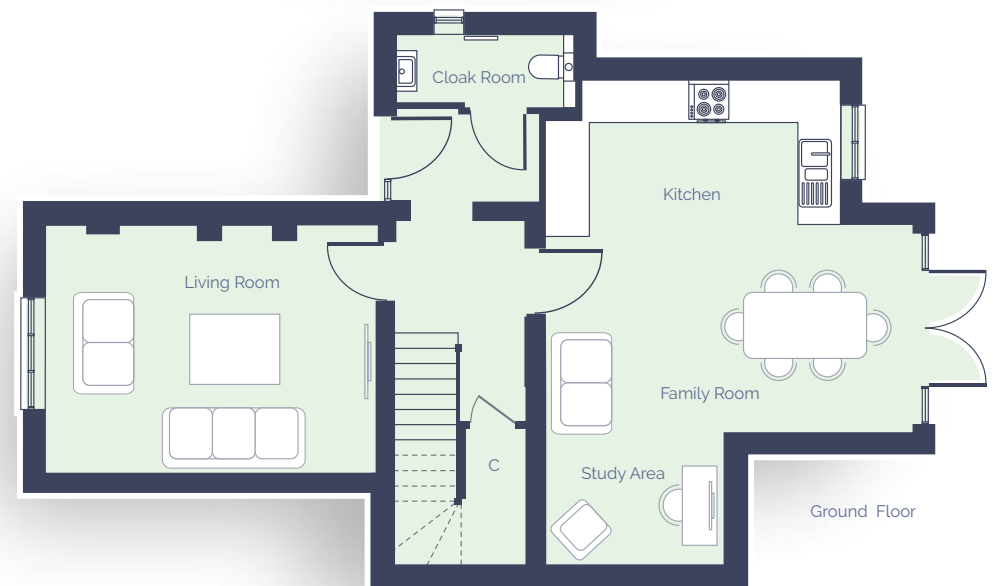
**Bedroom 1**  
5.49m x 3.24m (18'0" x 10'7")

**En-Suite 1**  
2.50m x 2.00m (8'2" x 6'6")

**Bedroom 2**  
4.02m x 3.98m (13'2" x 13'0")  
\*Including wardrobe

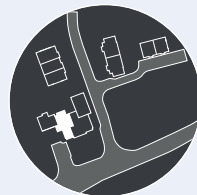
**Bedroom 3**  
4.07m x 2.44m\* (13'4" x 8'0")

**Bathroom**  
2.88m x 1.73m\* (9'5" x 8'1")  
\*Including wardrobe



**Total Plot 2 : 131.8m<sup>2</sup> : 1419ft<sup>2</sup>**

Floor plan sizes are approximate and are for illustrative purposes only.





## Plot - Three

### A home for all seasons

Right at the heart of our conversion, this spectacular and stunning three double bedroom home - master with en-suite and all with practical integrated wardrobes - offers an impressive amount of space, as befits a property of its age. This light, airy and spacious feeling continues on the ground floor, where the open plan family room dovetails perfectly into a luxurious, fully integrated kitchen. The separate utility room and cloak room provide all the convenience and flexibility the busy family needs. The separate living room not only also has a feature fireplace but also double french doors to the rear garden making this property the perfect hideaway, whatever the season, whether it be staying snug and warm or letting the spring and summer flood in.

**Kitchen**  
4.19m x 3.47m (13'8" x 11'4")

**Family Room**  
5.45m x 3.89m (17'8" x 12'9")

**Living Room**  
4.61m x 3.68m (15'1" x 12'0")

**Utility**  
2.28m x 1.75m (7'5" x 8'8")

**Cloak Room**  
1.59m x 1.25m (5'2" x 4'2")

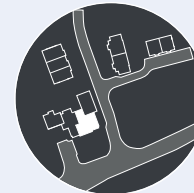
**Bedroom 1**  
5.13m x 5.04m (16'9" x 16'6")  
\*Including wardrobe

**En-Suite 1**  
3.32m x 1.45m (10'10" x 4'9")

**Bedroom 2**  
4.00m x 4.25m (13'1" x 13'11")  
\*Including wardrobe

**Bedroom 3**  
4.00m x 3.26m (13'1" x 13'6")  
\*Including wardrobe

**Bathroom**  
3.44m x 1.74m (11'3" x 5'8")



**Total Plot 3 : 144.4m<sup>2</sup> : 1554ft<sup>2</sup>**

Floor plan sizes are approximate and are for illustrative purposes only.

# Plot - Four

## Classic style, contemporary features

A classic mews home with generous room sizes and symmetrical layout. The spacious entrance hall has the welcoming and separate living room off to the left and an impressive open-plan kitchen/family room to the right. With three bedrooms on the first floor - including two doubles, the master with en-suite - there's something here for every kind of discerning buyer to love.

In fact, this home is as practical and flexible as it is handsome. Two of the bedrooms have integrated wardrobes while there's also a downstairs cloakroom, a handy under stairs storage cupboard and double french doors to the rear to enable you to extend your living space into the garden.

**Kitchen/Family**  
5.79m x 3.68m (18'11" x 12'0")

**Living Room**  
5.76m x 3.7m (18'10" x 12'1")

**Cloak Room**  
1.81m x 1.32m (5'11" x 4'3")

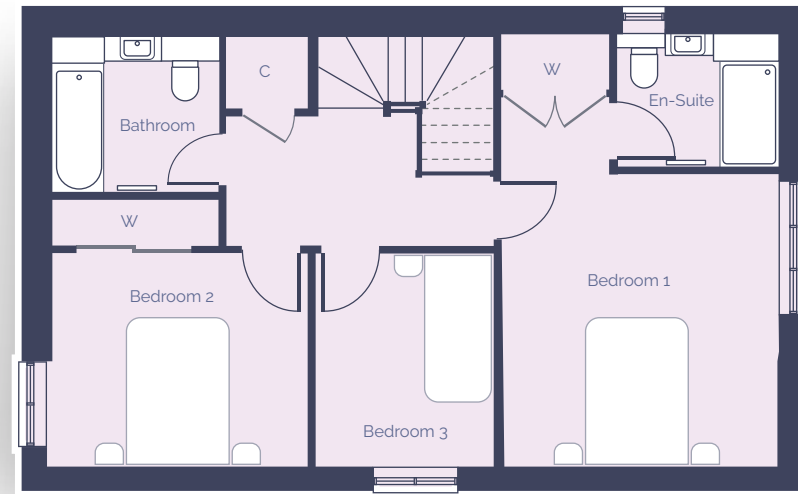
**Bedroom 1**  
5.64m x 3.58m (18'6" x 11'8")  
\*Including wardrobe

**En-Suite 1**  
2.11m x 1.70m (6'11" x 5'6")

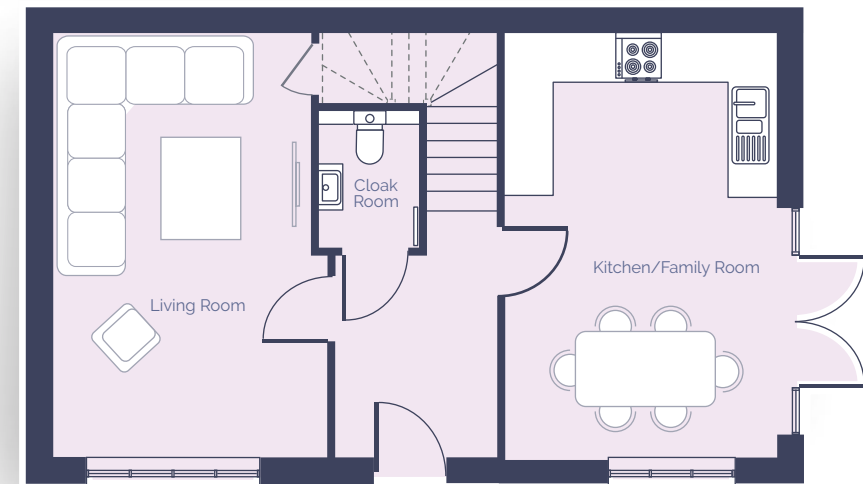
**Bedroom 2**  
3.47m x 3.37m (11'4" x 11'0")  
\*Including wardrobe

**Bedroom 3**  
2.73m x 2.35m (8'11" x 7'8")

**Bathroom**  
2.20m x 2.05m (7'2" x 8'7")



First Floor



Ground Floor

**Total Plot 4 : 106m<sup>2</sup> : 1140ft<sup>2</sup>**

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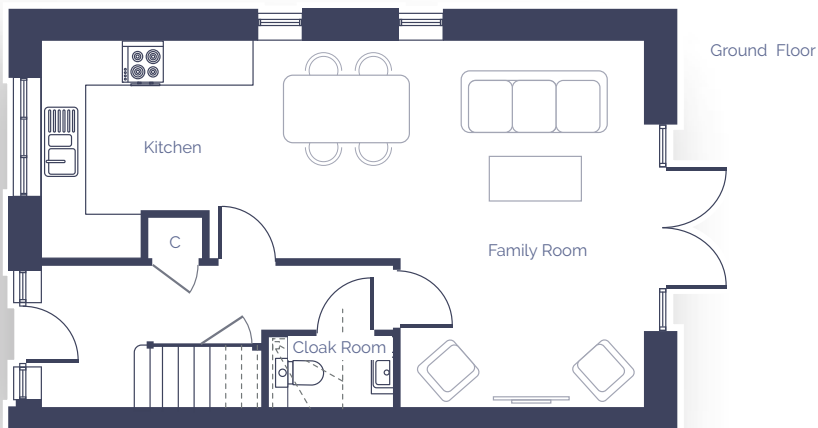
# Plots - Five, Six & Seven

## Spacious, flexible and practical

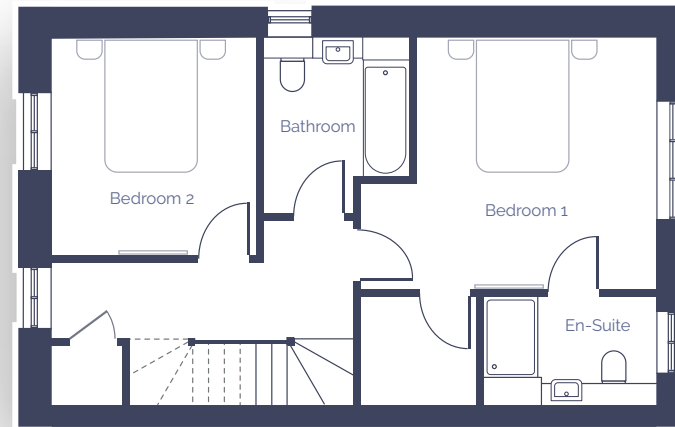
A terrace of three stylish homes carefully designed to blend into the Conservation Area and to fit sensitively into this tranquil setting. Arranged over three storeys each offers some surprising lifestyle enhancements.

On the ground floor, you'll find a spacious, bright and airy open plan living room, dining room and fully integrated kitchen with double French doors to the rear garden to make the most of the natural light. There's also a convenient downstairs cloakroom and storage cupboard off the entrance hall. Upstairs the surprises really begin. There are two double bedrooms on the first floor where the master has an en-suite and a walk-in dressing area. On the top floor, you'll discover an attic room. This could easily be a lovely third bedroom, nursery, a den and office to work from home or a games room for youngsters. These beautiful homes give you space, flexibility and practicality. How you make the most of it all is up to you.

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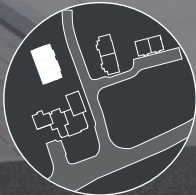
Plot 5 handed



<b>Kitchen</b> 4.45m x 3.20m (14'7" x 10'5")	<b>Bedroom 1</b> 4.34m x 3.70m (14'2" x 12'1")	<b>Bedroom 2</b> 3.20m x 3.03m (10'5" x 9'2")
<b>Family Room</b> 4.40m x 5.40m (14'5" x 16'6")	<b>Dressing Room</b> 1.71m x 1.60m (5'7" x 5'2")	<b>Bathroom</b> 2.58m x 2.15m (8'6" x 7'1")
<b>Cloak Room</b> 1.83m x 1.05m (6'0" x 3'5")	<b>En-Suite</b> 2.53m x 1.60m (8'3" x 5'2")	<b>Bedroom 3</b> 5.40m x 4.34m (17'8" x 14'2")

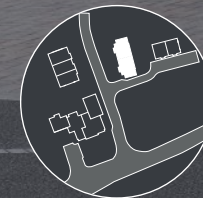
Floor plan sizes are approximate and are for illustrative purposes only.

\*Restricted head space



**Total Plot 5 & 7 : 113.2m<sup>2</sup> : 1219ft<sup>2</sup>**  
**Total Plot 6 : 113.6m<sup>2</sup> : 1223ft<sup>2</sup>**

Floor plan sizes are approximate and are for illustrative purposes only.



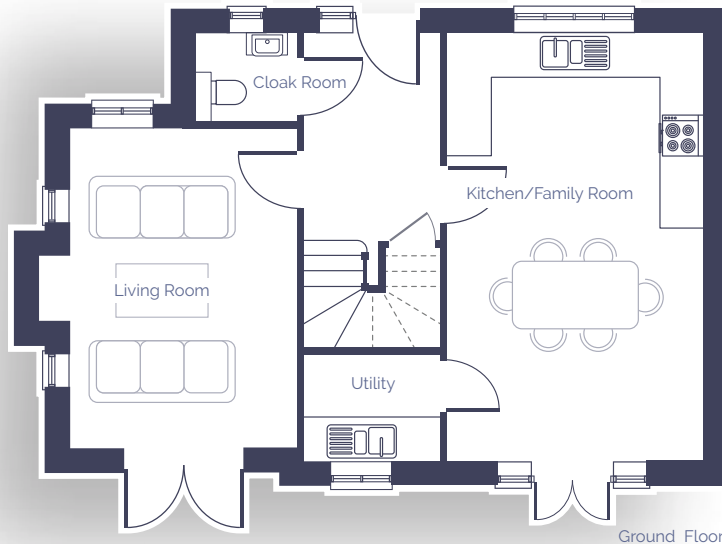
**Total Plot 8 & 9 : 125.3m<sup>2</sup> : 1349ft<sup>2</sup>**

Floor plan sizes are approximate and are for illustrative purposes only.

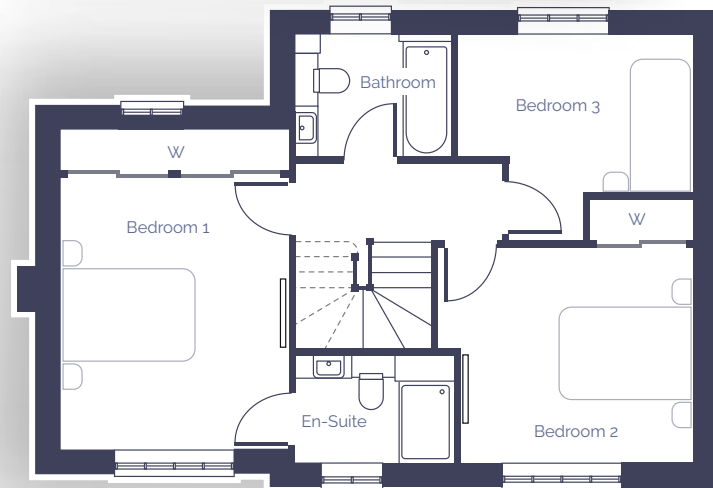
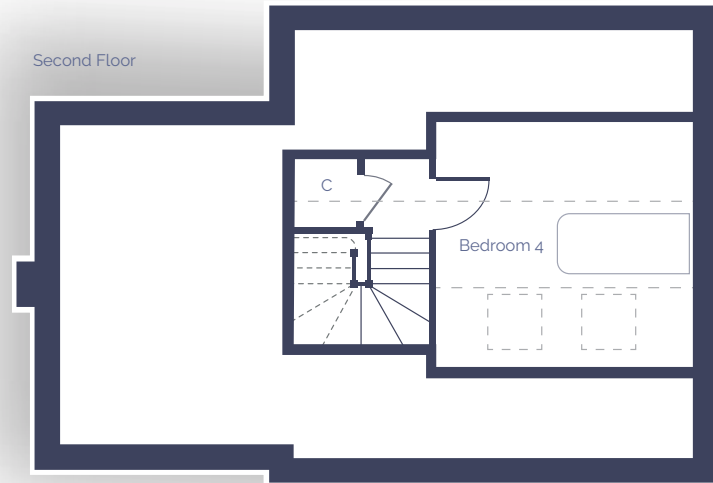
# Plots - Eight & Nine

## Beautiful, inside and out

For a classic Edwardian-style, double-fronted, semi-detached home, which is every bit as impressive inside as it appears from the outside, look no further. From the open plan integrated kitchen/diner with utility room to the separate living room with feature fireplace, this is a modern home that simply oozes style. These spaces have dual aspect windows and doors that open onto the rear garden, so both have a welcoming light, bright and airy feel. On the first floor, there are three bedrooms. These include two doubles with integrated wardrobes and a master with an en-suite. There's also a family bathroom and a ground floor cloakroom, making both homes as family-friendly as they are aesthetically pleasing.



Ground Floor



First Floor

**Kitchen/Family Room**  
6.29m x 3.76m (20'7" x 12'4")

**Living Room**  
4.70m x 3.35m (15'5" x 10'11")

**Utility**  
2.00m x 1.57m (6'6" x 5'1")

**Cloak Room**  
1.50m x 1.30m (4'9" x 4'3")

**Bedroom 1**  
4.70m x 3.35m (15'5" x 10'11")  
\*Including wardrobe

**En-Suite 1**  
2.32m x 1.57m (7'6" x 5'1")

**Bedroom 2**  
3.88m x 3.44m (12'8" x 11'3")  
\*Including wardrobe

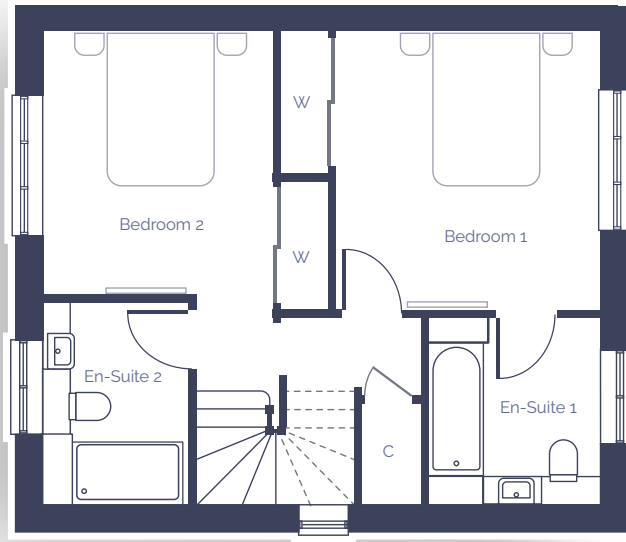
**Bedroom 3**  
3.47m x 3.05m (11'4" x 10'0")  
\*Including wardrobe

**Bedroom 4**  
3.74m x 3.60m (12'3" x 11'8")  
\*Restricted head space

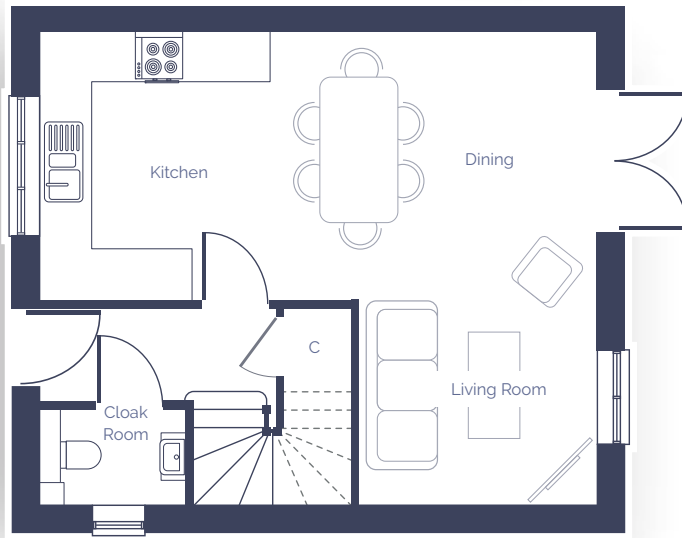
**Bathroom**  
2.29m x 1.80m (7'6" x 5'10")



Floor plan sizes are approximate and are for illustrative purposes only.



First Floor



Ground Floor

## Plots - Ten & Eleven

### Designed to deliver the perfect lifestyle

Adopting the same considered design approach reflecting the local vernacular. The spacious open-plan lounge/dining room and fully integrated kitchen provide a truly impressive and contemporary heart to these traditionally-styled semi-detached homes.

With dual aspect windows and double french doors to the rear garden mean this living space is brimming with natural light. Here, then, is your perfect place to entertain family and friends. With three bedrooms on the first floor. With two double bedrooms, both with en-suites plus downstairs cloak room, these beautiful homes have been designed to deliver every convenience for you.

#### **Kitchen/Dining/Living Room**

7.04m x 6.01m (23'1" x 19'8")

#### **Cloak Room**

1.83m x 1.20m (6'0" x 3'11")

#### **Bedroom 1**

4.07m x 3.55m (13'4" x 11'7")

\*Including wardrobe

#### **En-Suite 1**

2.36m x 2.17m (7'8" x 7'1")

#### **Bedroom 2**

4.55m x 3.62m (14'11" x 11'10")

\*Including wardrobe

#### **En-Suite 2**

2.55m x 1.83m (8'4" x 6'0")

Floor plan sizes are approximate and are for illustrative purposes only.





**Total Plot 10 & 11 : 81.9m<sup>2</sup> : 882ft<sup>2</sup>**

Floor plan sizes are approximate and are for illustrative purposes only.

# Specification... The finishing touch

As with all T A Fisher homes the Castlebrook development features high quality internal and external finishes.



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## Construction

To help you save money & do your bit to save the planet, these homes have high performance softwood exterior doors and windows.

Thermostatically controlled gas fired central heating and meet all the latest thermal regulations. All these features will help to reduce your carbon footprint, your bills and the time and money you spend on maintenance.

## Bathrooms and Cloakrooms

- Roca contemporary classic white fitted bathroom furniture
- Grohe taps and showers
- Fully tiled walls to showers, half tiled walls above sanitary ware.
- Chrome ladder style heated towel rails.
- Fitted mirrors
- Fully fitted vanity units

## Kitchens and Utility Rooms

- Individually designed
- Inset single bowl and a half sink and drainer with matching mixer taps.
- 'Silestone' worktops to all kitchens. Duropol worktops to utilities.
- Under wall unit lighting

## Appliances included;

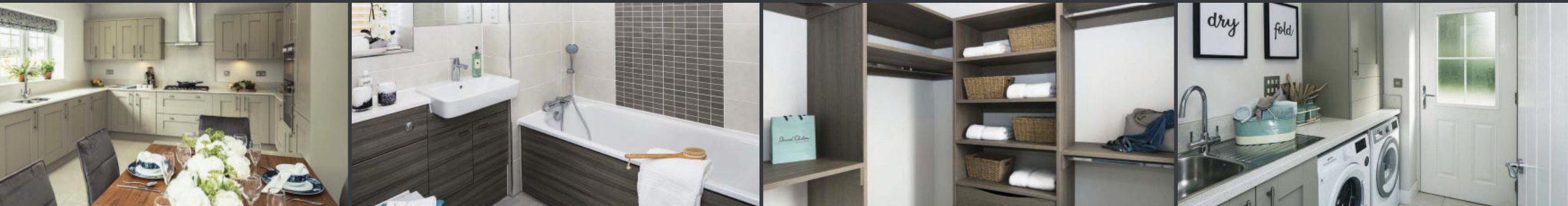
- Bosch double ovens to all plots
- Zanussi induction hob and chimney hood fitted to all plots.
- Zanussi Integrated fridge/freezer to all plots
- Zanussi integrated washer/dryer. Separate Bosch washing machine and drier freestanding to utility.

## Decorative finishes

- Moulded architraves and skirtings painted white.
- Interior walls will be decorated with Dulux emulsion
- Vertical white paneled/glazed internal doors.
- Fitted wardrobes, where indicated on the floor plans.
- Ceramic wall tiles fitted to all cloakrooms, bathrooms and en-suites.
- Tiling to all wet areas. For further tiling extents please check with your sales advisor.

## Flooring

- Porcelain floor tiles



#### Televisions and telephone

- TV/Full Fibre Optic/SAT points are fitted to the living room and to all bedrooms. CAT 5E data outlets (RJ45s) to all TV points.
- Master telephone points are fitted under the stairs where applicable or to living rooms.

#### Electrical and heating

- Log burner fitted (plots 2, 3, 8 and 9 only).
- Generous amount of power/USB sockets (chrome to ground floor).
- Light fittings include downlighters in the kitchen, bathrooms and en-suite.
- Economical heating and hot water is provided by fully programmable 'Vaillant' boilers.
- Stelrad compact white radiators with 2 zone heating systems.

#### Safety and Security

- For peace of mind, mains electricity powered smoke alarm systems have been fitted to all floors, which have a battery back up in case of a power failure.
- First fixed security alarm

#### External

In keeping with a company renowned for its quality and design, a variety of elevation treatments have been used. These include an attractive selection of stock bricks, tile hanging, stone detailing and rendered finishes ensuring 'Castlebrook' complements the surrounding environs.

#### Gardens

- Fencing
- Patios & turf as per landscaping plan, please check with your sales advisor.
- External rear garden tap fitted

#### Communal areas

- Communal areas will be landscaped in accordance with plans approved by the local authority.

#### Car parking

- Each of the properties has a minimum of two allocated parking spaces. Please consult your sales representative for further details.

#### Tenure

- Each house is sold freehold

#### Warranty NHBC

- 10 Year ICW Refurbishment (Plots 1-4)
- 10 Year NHBC New Build (Plots 5-11)



# How to find - Castlebrook

To find out more:

Castlebrook, Hook Road, North Warnborough, RG29 1ET

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