

# K N I G H T S

Knightsbridge. Just the name conjures up images of Camelot and its armor-clad knights, castles and beautiful countryside. A countryside resplendent with rolling hills, lush greenery and shady woodlands. A countryside whose vistas are enjoyed from every turret and well-placed window in the castle. Well, with the possible exception of steel-clad knights, Knightsbridge is here.

Nestled on a magnificent site in the hills of Olivenhain, Knightsbridge Country Estates is taking shape. Knightsbridge is a limited enclave of inspired semi-custom estate homes. Located atop a coastal promontory on two-acre-plus sites, some with ocean views, Knightsbridge is in a class by itself. "These will be among the finest and most luxurious homes built by Barratt American since we began operations in Southern California in 1980," said Michael ("Mick") D. Pattinson, president of Barratt American.

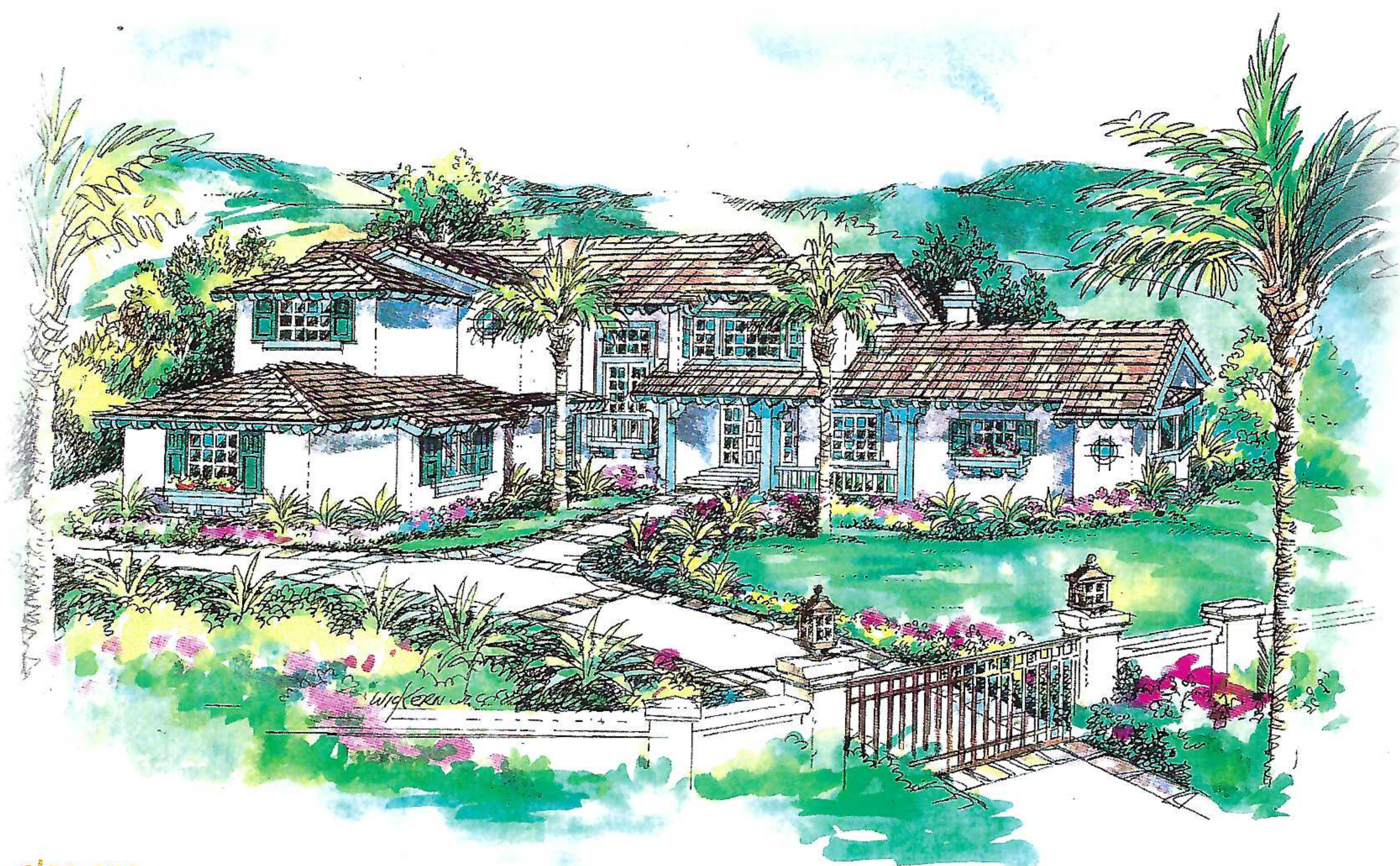
A visitor to Knightsbridge will in fact cross a bridge to enter the gated community. Dappled sunshine splashes the ground as it finds its way through the thickly wooded hillsides. At night, it is pitch black except for the stars which blanket the sky in heretofore unappreciated numbers. The quiet can almost be felt even though the busy city of Encinitas is only a few miles distant. There is no traffic, no disruptions, only the natural privacy of a rural atmosphere and

fantastic views that get better as you wend to the top of the summit.

Peeking through the trees and turns are the Knightsbridge estates. These homes have custom exterior looks representing five different styles. The unique architecture of Spanish Colonial, American Country, Monterrey, American Traditional and Normandy grace the glens of this idyllic retreat. Each home may be highly customized based on one of five distinct floor plans

that offers one or two stories, or a combination of both.

Room allocations will range for three to six bedrooms and up to five and a half baths. Formal dining rooms, family/home theater rooms, morning rooms, music rooms, offices, wine cellars, sprawling kitchens, a butler's pantry and interior laundry rooms are only the beginning. Vaulted ceilings, gallery walkways, gated courtyards and the best in interior



plan one



# B R I D G E

BY HOLLY M.  
LIVINGSTON

design materials, fixtures and appliances combine to create a richly elegant ambiance.

Square footage ranges from 4,489 to 5,513 feet.

Attached, room-finished garages will hold three or four vehicles behind sectional roll up doors with designer windows. Built-in features such as security and central vac systems are standard in each home and may be upgraded as desired.

While these estate homes

may not look like castles in the strictest sense of the word, Barratt goes out of its way to let you make it your castle. Options exist at every turn and nearly anything may be customized. The lots can also accommodate stables. This horse country community is in the midst of an extended network of equestrian trails and many square miles of open space. Rick Fletcher, director of marketing at Barratt, states that "the interior design and amenities at Knightsbridge will reflect

Tour d'Elegance standards and flair in a spacious, wildly beautiful, rural atmosphere. It has it all."

In addition to its reputation for design excellence and leading-edge features, Barratt puts equal emphasis on construction craftsmanship and top-grade building materials. This is underscored by independent, third party inspections at key stages of construction. Each Barratt home must pass a rigorous 68-point Quality Assurance

## Directions to Knightsbridge

Take 5 north to Encinitas Blvd exit, go east.

Turn left on Rancho Santa Fe Road and right on Lone Jack Road.

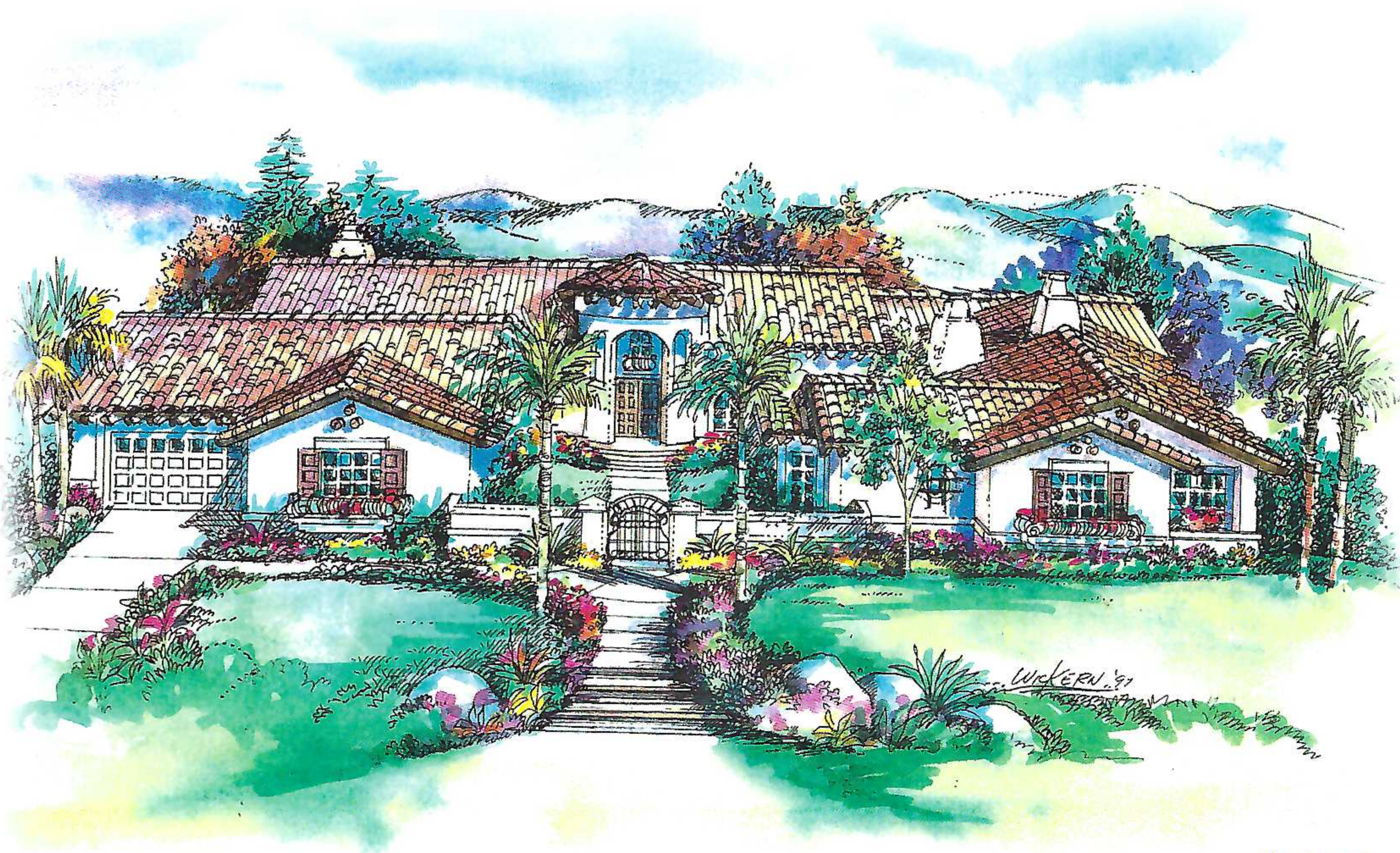
The sales office is located at the corner of Lone Jack and Lone Hill Lane.

Hours are 10:00am to 6:00pm Saturday through Wednesday. Phone is (760) 759-9932.

Checklist before delivery to its new owner. As Mick Pattinson says, "The quality of the homes is as important as the unique locations and designs we offer."

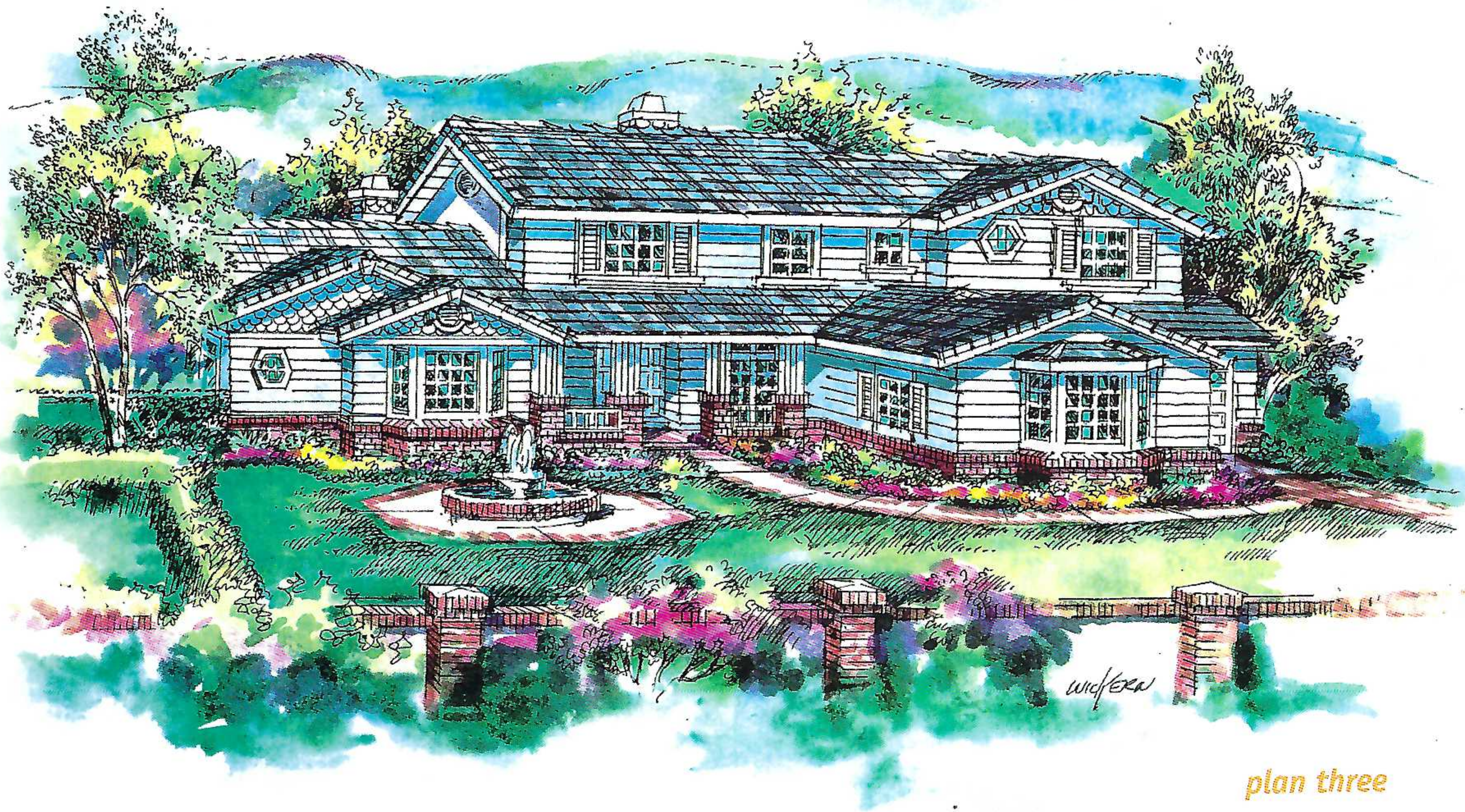
Quality is the hallmark of The Barratt Group which has provided more than 200,000 homes in the United States and the United Kingdom since 1958. Approximately 14,000 of these homes have been built and sold here in Southern California. Under Pattinson's leadership, Barratt American offers a

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*plan two*





plan three

*continued from page 51*

range of homes which all have two things in common: top notch quality and excellent service.

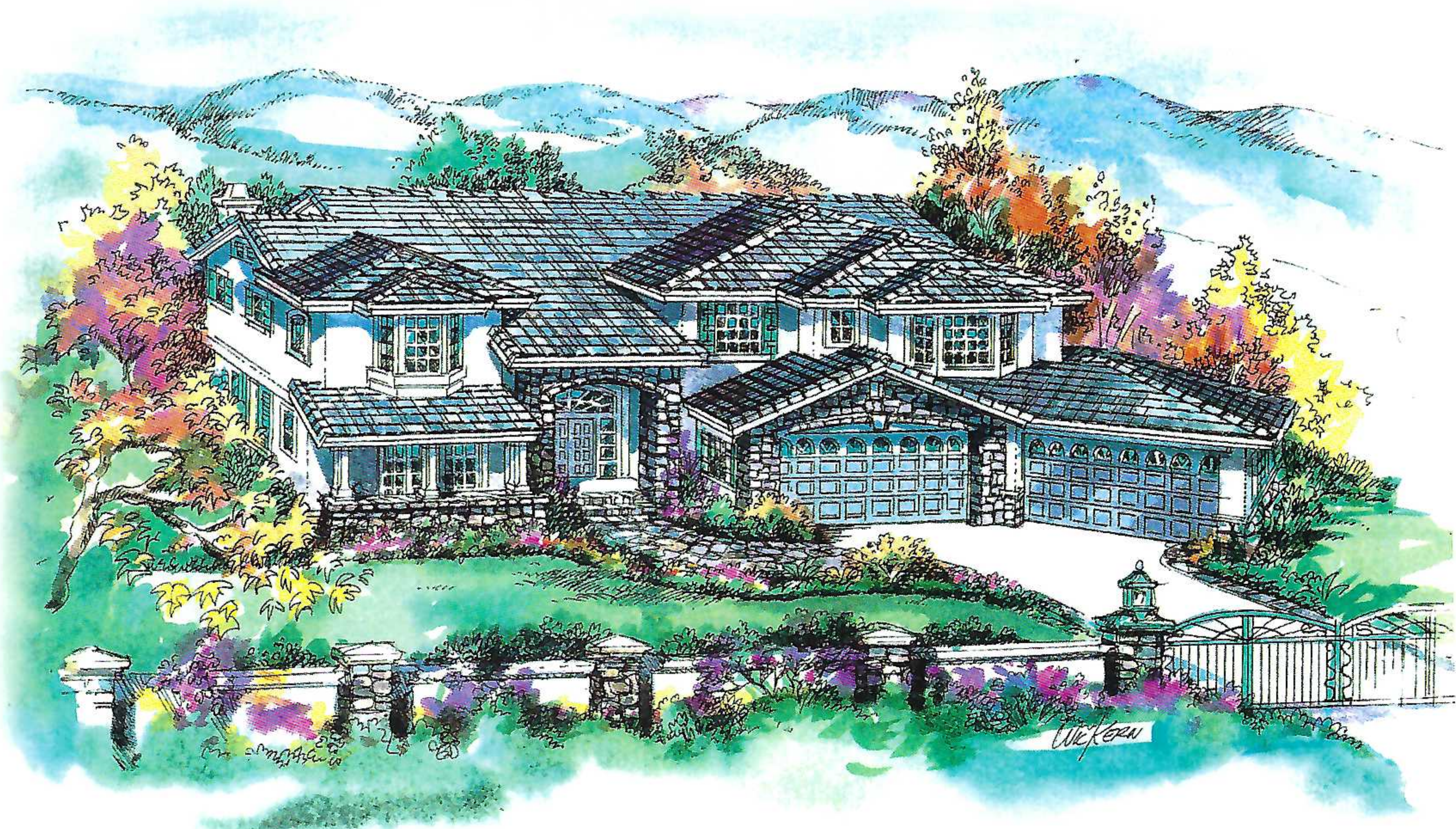
demonstrate that commitment through responsible home building and standing behind the products we offer."

Knightsbridge, a long-anticipated community, represents the quintessence of that dedication to quality, excellence and

service. Only 59 families will have the opportunity to experience the magic, and perhaps a bit of the mystery of owning their own castle right here in San Diego.

The homes have already started to sell and the models aren't yet completed. Homes are offered on a first-come, first-serve basis and a waiting list has already been started for the single story homes which are in high demand. Virtual marketing will be available onsite to demonstrate those homes that are not modeled. Barratt's web site is being upgraded to make it

Pattinson, although hailing from the United Kingdom, lives and works here in San Diego. He believes that Barratt American is among the finest of the California builders. He describes his philosophy as "old-fashioned." Of his company and his employees, Pattinson states, "We just get up every morning, come to work and do what it takes to get the job done. We are solid citizens committed to San Diego and her welfare. We



plan five

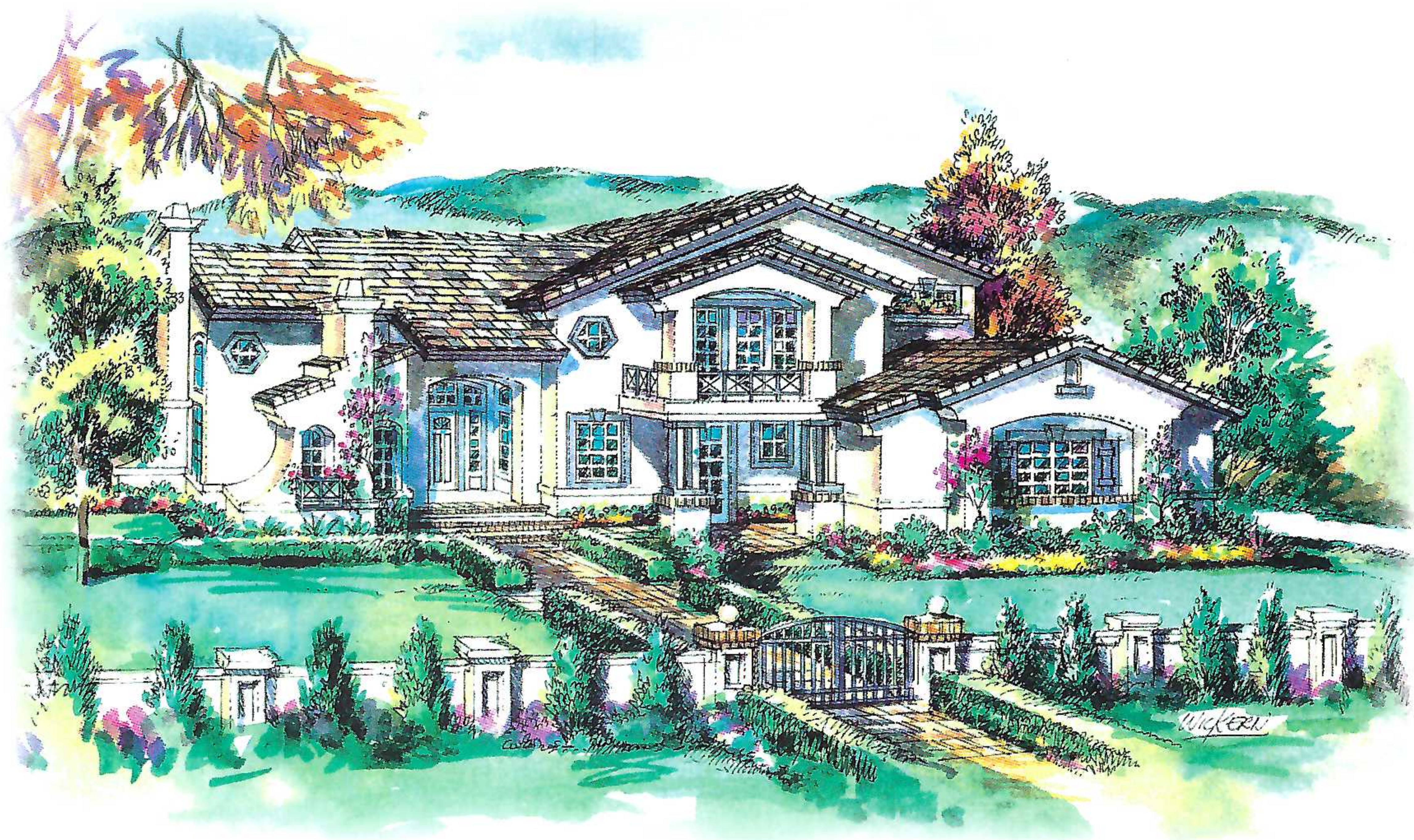




possible for people to view floor plans and elevations in the comfort of their home. This latter marketing technique is scheduled to be in place soon after the grand opening.

The Knightsbridge sales staff will offer a unique array of options and upgrade items for home buyers. Barratt staff will also partner with buyers from the early stages of construction to provide them with the home of their dreams. “Remember, the job of the quality home builder is to provide not what a client wants, but what he or she never dreamed he wanted,” said Pattinson.

The grand opening is scheduled for Sunday, November 9th. Barratt plans to welcome visitors with a Renaissance Faire complete with horse drawn carriage rides, strolling minstrels, Celtic dancers, a magician, juggler, fortune teller, caricature artist, games for children, face painting and refreshments. All they need is a jousting tournament! Who knows, perhaps you will indeed see those steel-clad knights. 🏰



plan four

## MAJOR PLAYERS AT KNIGHTSBRIDGE

TWR Framing

Nuwalco Drywall

RCR Plumbing

Pekarek Crandell Architects

Ford Plastering

Design Line Interiors

Mayer Roofing

The Kemp Co's  
(grounds design)

Foshay Electric