Flourishing
A beautiful collection of high quality homes in the heart of the English countryside.
Explore the possibilities at Cholsey Meadows, a beautiful collection of high quality homes set in 100 acres of traditional English parkland.
Timeless elegance of life

Contemporary, individually designed homes maximise the spectacular open views across the Grade II historic park and garden.

The landscape beyond leads you down to a protected nature reserve and water meadow, and on to an enviable position along the banks of the River Thames.

Cholsey Meadows is a very rare opportunity. You’ll experience the timeless elegance of life within an area of outstanding natural beauty that is home to mature trees and many rare species of birds and wildlife.

At the same time, you’ll be part of a sustainable and vibrant community where all your modern conveniences are within easy reach.

A good selection of schools, shops, leisure facilities and amenities are all on hand, as well as easy rail links to London, Oxford and Reading.
Blossoming Lifestyles
South Oxfordshire is home to the market towns of Henley-on-Thames, Wallingford and Didcot as well as picturesque stretches of the River Thames and the rolling Chiltern Hills. The many enchanting villages and chocolate box cottages are a magnet for film and television producers.

The district is a historic treasure trove with plenty to discover including the ruins of William the Conqueror’s castle, Dorchester Abbey and St Mary’s Church in Cholsey (the resting place for queen of crime writers Agatha Christie) – Looking to the future, the area is rich with schools, colleges and universities as well as science, innovation and business parks.

The nearby towns also offer a full range of shops, galleries, entertainment, delis and restaurants and a bustling calendar of family activities, regattas and festivals.

Respectful regeneration

Linden Homes in partnership with the Homes and Communities Agency (HCA) and Thomas Homes are transforming the Fair Mile Hospital site into Cholsey Meadows, a flagship development of over 350 new homes.

Over four phases, Linden Homes will be creating 224 new one, two, three, four and five bedroom homes in the surrounding park and garden. The Grade II listed hospital buildings will be converted by Thomas Homes into a further 130 homes.

Dating back to 1868, Fair Mile Hospital was designed in Tudor/Gothic style by Charles H Howell, the principal architect of many hospitals during the Victorian era. The main buildings, lodge house and chapel are Grade II listed, and the regeneration plans ensure that their long-term future is secured.

Through sensitive restoration, this flagship project will retain the important heritage of the former hospital architecture while breathing new life into its beautiful surroundings.
**Enhancing the community**

Cholsey Meadows has been integrated into Cholsey village as part of one community. The new development provides improved pedestrian, cycle and public transport links, a mix of public spaces and amenities.

**Homes**
From country homes to terraced town houses, properties are individually designed to complement and celebrate their different locations within the grounds.

**Community**
A Community Trust will be set up to create and maintain the thriving and sustainable community facilities for the homeowners of Cholsey Meadows and the wider Cholsey area.

**Cricket pitch**
Forming the central open space in the park, the cricket pitch and pavilion are being refurbished to accommodate the fastest of bowlers.

**Chapel**
The chapel was designed by Charles H Howell as part of the initial hospital development, and will be retained and restored for use by the Community Trust and residents.

**Great Hall**
The Great Hall will be restored to its former glory, including the stage area for community activities and events.
Bountiful Choices


**Housing and heritage**

The homes at Cholsey Meadows have been sympathetically designed to complement the existing architecture and beautiful surroundings.

The development is spoilt for views, and properties respond to their outlook over the woodland, the central green, the elegant silhouette of the main building and the open fields beyond.

The homes are built to a high quality specification, providing an exceptional standard of living. They have also been designed with the best orientation in mind to benefit from maximum energy efficiency and minimum consumption.

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**About the architects**

John Thompson & Partners has established an excellent reputation for large-scale, residential and mixed-use development in both the public and private sectors.

The architects, urban designers and community specialists have substantial experience in creating sustainable, safe and attractive environments with a human scale and strong sense of place.

They are the only practice in the UK to have won eight Building for Life Awards, the national standard for well designed homes and neighbourhoods.

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John Thompson, Architect.
Why choose Linden Homes
At Linden Homes we only build homes that we’d actually like to live in. This means we pay particular attention to sensitive building, imaginative design, sound construction and helpful service.

Service quality and excellence
Firstly, we are a sensitive housebuilder. We understand the need to create developments that not only enhance the quality of life for our homeowners, but also thoroughly and responsibly satisfy the demands of their environment. Our brownfield developments, which account for 95% of all homes that we build, are typically well located within established neighbourhoods, close to local amenities and transport links.

We’ve built up a reputation for our sustainable developments (and won a few awards for them too). Next, we employ signature architecture that enhances a development’s prime location.

It’s design with imagination. We use contemporary features that give space and light some oomph to increase energy efficiency and reduce running costs.

During the construction phase we pay close attention to detail in our materials, craftsmen, equipment, operations and practices (you can put the word ‘best’ in front of any of them).

Finally, we recognise building great houses is never just about bricks and mortar. It’s about people. From your first enquiry right through to viewings, questions, deliberating over the big decisions, remembering the small details, paperwork, exchange, completion and – finally – getting your keys, we get to know you, listen to you and help to make the process as smooth as possible.

Our customer charter
We use our Customer Charter to guide us when it comes to providing you with a first class service in every respect. It includes the procedures and information we follow at each stage of your purchase.

We don’t just want to do an ok job.

That’s why you can measure our performance through an external research company, please visit www.consumercodeforhomebuilders.com. To download a printed copy of our Customer Charter, or for more information, please visit lindenhomes.co.uk. You will be provided with a printed copy when you reserve a property.

New homes mortgage helpline
With more than 30 years experience, New Homes Mortgage Helpline has developed strong relationships within the housebuilding industry and with lenders, and is now the leading new homes mortgage specialist in the UK.

You can contact our helpline 7 days a week on 01206 264800.
Thriving Lifestyles
Take it easy at Cholsey Meadows

Take the dog for a riverside walk; take five and go fishing; set sail from the boathouse; grow your own at the allotments; get up close to the local wildlife; explore the parkland...

Take it easy at Cholsey Meadows

Get up and go at Cholsey Meadows

Drop the kids off at school, walk to the station and hop on the train for a day out in London or take the direct bus to Wallingford; get together in the great hall; have a work out; meet up in the play area; get out your cricket whites; have a picnic in the grounds; meet up for a coffee...

What's on near Cholsey Meadows

• Cineworld Didcot
• Wallingford Corn Exchange Theatre and Cinema
• Oxford Playhouse
• Science Oxford Live
• Hadden Hill Golf Club
• Goring & Streatley Golf Club
• SOLL Leisure centres
• Hadden Hill Golf Club
• Wallingford Portcullis Tennis Club
• Reading Oracle Centre
• Henley-on-Thames and the world famous Regatta

Cholsey Bridge at Henley-on-Thames.
**Finding your way around**

**From the South/A4**
From the A4/Bath Road take the exit towards Pangbourne (A34). At the roundabout take the first exit onto the A340. At mini-roundabout bear left onto the A329/Reading Road, signposted Wallingford, Wantage. At “The Bull”, traffic signals continue forward onto the A329, signposted Wallingford, Oxford, Wantage. Continue along the Reading Road for approximately 4.5 miles, through Moulsford and enter Cholsey, turn right onto Ferry Lane where you will find Cholsey Meadows.

**From the East/M40**
Leave the M40 at junction 6 and turn left onto the B4009, signposted Watlington. Continue along the B4009 for approximately 8.5 miles. Pass through Benson and turn left onto Church Road, signposted Wallingford. Turn left onto A407. At Crowmarsh roundabout, take the 3rd exit signposted Reading, Didcot. At the Mongewell roundabout, take 2nd exit onto A4130/ Nosworthy Way. At roundabout, take 1st exit onto A329 / Reading Road. Continue for approximately 1.5 miles then turn left onto Ferry Lane where you will find Cholsey Meadows.

**From the North/Oxford**
From Oxford City Centre follow the A4144/Abingdon Road. At the roundabout, take 1st exit onto A423 / Southern By Pass Road. At the roundabout, take 3rd exit onto A4074 and continue to pass through 5 roundabouts, remaining on A407 4 for approximately 8 miles. At the Mongewell roundabout, take 2nd exit onto A41 30 / Nosworthy Way. At roundabout, take 1st exit onto A329 / Reading Road. Continue for approximately 1.5 miles then turn left onto Ferry Lane where you will find Cholsey Meadows.

**From the West**
Follow the A417/Reading Road. Pass through Rowstock and at roundabout, take 2nd exit and continue along the A417/Blowbury Hill for approximately 7 miles. Bear left onto Halfpenny Lane and then bear left onto the A329 / Reading Road. Continue for approximately 0.6 miles and turn right onto Ferry Lane where you will find Cholsey Meadows.

**Cholsey Meadows**
Reading Road, Cholsey, Wallingford, Oxfordshire OX10 9HH
Please note that finishes, materials and measurements may alter slightly and are subject to change. Please speak to your sales advisor for more information.

Linden Homes in partnership with:
Thomas Homes and the Homes & Communities Agency

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