







# FARNEHURST

HARPSDEN WAY HENLEY-ON-THAMES

Set in the vibrant riverside town of Henley-on-Thames, these exceptional five bedroom detached homes are a rare find in this highly sought after location.

Built in the traditional style, to Millgate's exacting standards, our striking new properties at Farnehurst offer all the modern comforts and style you could want from a luxury family home.



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HENLEY-ON-THAMES

## The country lifestyle in reach of the city

Sizeable new homes such as these appear all too rarely in this location, and this select luxury development, tucked quietly away in a leafy Henley street, is a hidden gem.

Farnehurst is close enough to stroll to the river and the centre of town, yet still within easy reach of the wonderful Oxfordshire countryside. A short drive from quintessentially English villages, with flint and brick cottages and welcoming gastro pubs, you'll never be far from an invigorating walk and a delicious lunch.

London and larger towns like Maidenhead, Marlow and Reading are in close proximity. Henley has its own station, with London Paddington commutable in around an hour, while the M4 is a short drive away and provides a direct route to Heathrow Airport in approximately 30-45 minutes.

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## An attainable dream

Our three, exceptionally well appointed and finished homes in a dream location make Farnehurst a one-of-a-kind development. With Henley and the River Thames just a 20 minute stroll away, and a spectacular choice of schools, restaurants and activities in the near vicinity, this is a genuine countryside idyll.





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## HENLEY-ON-THAMES

# A location that is simply sublime

When it comes to leisure, you are spoilt for choice; whether it is golf at the renowned Henley or Badgemore Park golf courses, rugby or rowing at one of the local clubs, horse riding, polo or simply enjoying a walk in the riverside park, you can be sure to find something for everyone. An indoor sports centre is also close by.

If shopping is more your thing, Henley is renowned for its many small and independent shops. Ranging from home and garden, antique, boutique and hand crafted chocolate shops; Henley is a delight to explore in search of a quirky gift.

For the ultimate retail therapy, visit the vibrant town of Reading, and its Oracle shopping centre. The Oracle, situated on the River Kennet, boasts over 80 stores for you to explore including Apple, House of Fraser, Zara and Debenhams. The Riverside is also the location for a 10-screen Vue cinema and a choice of stylish restaurants, bars and cafés. Serving everything from Italian feasts, authentic Oriental dishes and French cuisine – The Oracle is a treat for the whole family.

For younger members of the family the area has an excellent selection of schools. These include the well-regarded independent schools like Reading Blue Coat in Sonning and Queen Anne's in Caversham, the preparatory schools Rupert House and St. Mary's in Henley, as well as Gillots secondary school and Henley College.







Clockwise from top: The Oracle shopping centre, Reading; Leander Club, Henley-on-Thames; Hotel du Vin & Bistro; Leisure activities; Reading Blue Coat School, Sonning.





# FARNEHURST

HARPSDEN WAY HENLEY-ON-THAMES



PEPPARD LANE

HARPSDEN WAY

GOSWICK HOUSE

BAMBURGH HOUSE

BELFORD HOUSE

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## Space to reflect or entertain

The development is entered via a gated road, with Goswick House having its own individual gated access. The landscaped gardens are all south facing; perfect if you have green fingers and for entertaining on a summer's evening. Designed by a Chelsea gold medal winner, they have been carefully planned to frame the house and provide a beautifully secluded and private space.







## GOSWICK HOUSE

Accessed via a gated private drive, this exceptional three storey, five bedroom Arts & Crafts inspired country home achieves a rare feat of timeless appeal.

In both its exemplary design and specification, Goswick House bears all the hallmarks of a truly outstanding modern family home.







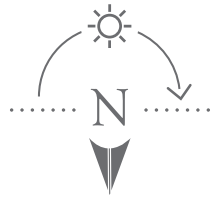


FARNEHURST

## GOSWICK HOUSE

### GROUND FLOOR

|                            |               |                  |
|----------------------------|---------------|------------------|
| Kitchen                    | 7.22m x 4.80m | 23' 8" x 15' 9"  |
| Family Room/Breakfast Area | 5.53m x 7.10m | 18' 2" x 23' 4"  |
| Dining Room                | 4.50m x 5.34m | 14' 9" x 17' 7"  |
| Drawing Room               | 5.15m x 6.71m | 16' 11" x 22' 0" |
| Study                      | 3.03m x 2.80m | 9' 11" x 9' 2"   |
| Utility                    | 3.27m x 1.97m | 10' 9" x 6' 6"   |



GROUND FLOOR

GOSWICK HOUSE

FIRST FLOOR

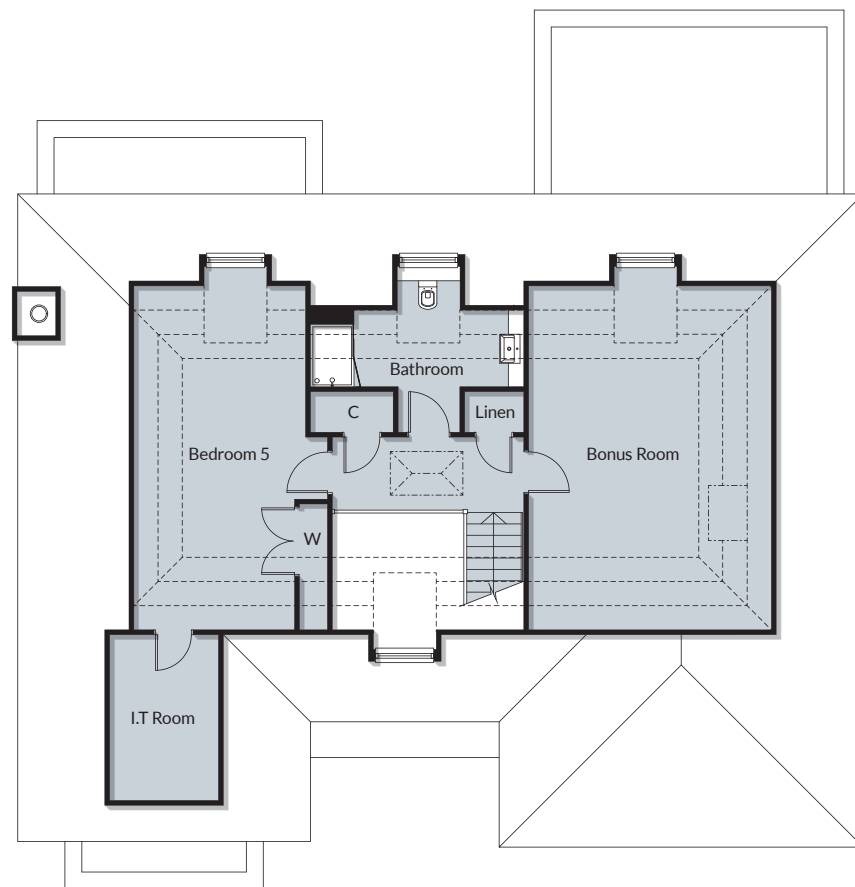
|                      |               |                  |
|----------------------|---------------|------------------|
| Master Bedroom       | 4.87m x 5.00m | 15' 12" x 16' 5" |
| Master Dressing Room | 3.05m x 3.75m | 10' 0" x 12' 4"  |
| Bedroom 2            | 6.11m x 6.00m | 20' 1" x 19' 8"  |
| Bedroom 3            | 5.15m x 5.95m | 16' 11" x 19' 6" |
| Bedroom 4            | 4.50m x 4.63m | 14' 9" x 15' 2"  |

SECOND FLOOR

|            |               |                 |
|------------|---------------|-----------------|
| Bedroom 5  | 3.97m x 7.48m | 13' 0" x 24' 6" |
| Bonus Room | 4.96m x 7.48m | 16' 4" x 24' 6" |



FIRST FLOOR



SECOND FLOOR





## BAMBURGH HOUSE

Bamburgh House is a superb classically designed detached five bedroom family home, that offers the ultimate in space, comfort and style.

The imposing brick and Portland stone facade, strikes a fine balance of standing out within its environment without looking out of place.







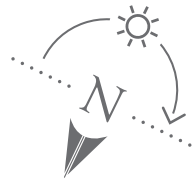


FARNEHURST

## BAMBURGH HOUSE

### GROUND FLOOR

|                        |               |                  |
|------------------------|---------------|------------------|
| Kitchen/Breakfast Area | 9.77m x 4.87m | 32' 1" x 16' 0"  |
| Family Room            | 4.95m x 4.19m | 16' 3" x 13' 9"  |
| Dining Room            | 5.05m x 4.70m | 16' 7" x 15' 5"  |
| Drawing Room           | 4.93m x 6.68m | 16' 2" x 21' 11" |
| Study                  | 4.93m x 2.75m | 16' 2" x 9' 0"   |
| Utility                | 2.10m x 3.35m | 6' 11" x 11' 0"  |



GROUND FLOOR



## BAMBURGH HOUSE

### FIRST FLOOR

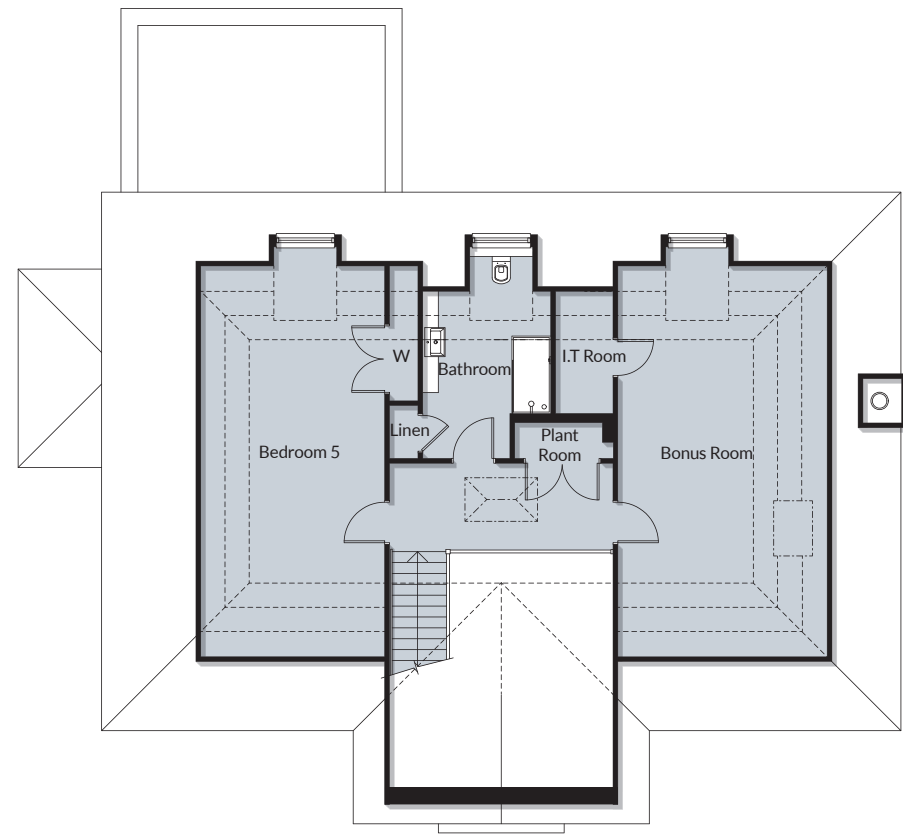
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|----------------------|---------------|-----------------|
| Master Bedroom       | 5.20m x 3.98m | 17' 1" x 13' 1" |
| Master Dressing Room | 1.93m x 2.35m | 6' 4" x 7' 9"   |
| Bedroom 2            | 5.05m x 5.95m | 16' 7" x 19' 6" |
| Bedroom 3            | 5.05m x 3.47m | 16' 7" x 11' 5" |
| Bedroom 4            | 5.05m x 2.95m | 16' 7" x 9' 8"  |

### SECOND FLOOR

|            |               |                 |
|------------|---------------|-----------------|
| Bedroom 5  | 3.77m x 8.44m | 12' 4" x 27' 8" |
| Bonus Room | 4.29m x 8.44m | 14' 1" x 27' 8" |



FIRST FLOOR



SECOND FLOOR





## BELFORD HOUSE

This Georgian inspired detached five bedroom family home, with its grand pillared Portland stone portico and fine detailing, provides versatile living accommodation over three spacious floors.

Belford House affords the luxurious country home ambience so much sought-after today.









FARNEHURST

## BELFORD HOUSE

### GROUND FLOOR

|                         |               |                  |
|-------------------------|---------------|------------------|
| Kitchen/ Breakfast Area | 9.67m x 4.55m | 31' 9" x 14' 11" |
| Family Room             | 4.85m x 3.75m | 15' 11" x 12' 4" |
| Dining Room             | 4.74m x 7.05m | 15' 7" x 23' 2"  |
| Utility                 | 2.10m x 3.05m | 6' 11" x 10' 0"  |
| Drawing Room            | 4.92m x 7.11m | 16' 2" x 23' 4"  |
| Study                   | 4.92m x 4.60m | 16' 2" x 15' 1"  |



GROUND FLOOR



## BELFORD HOUSE

### FIRST FLOOR

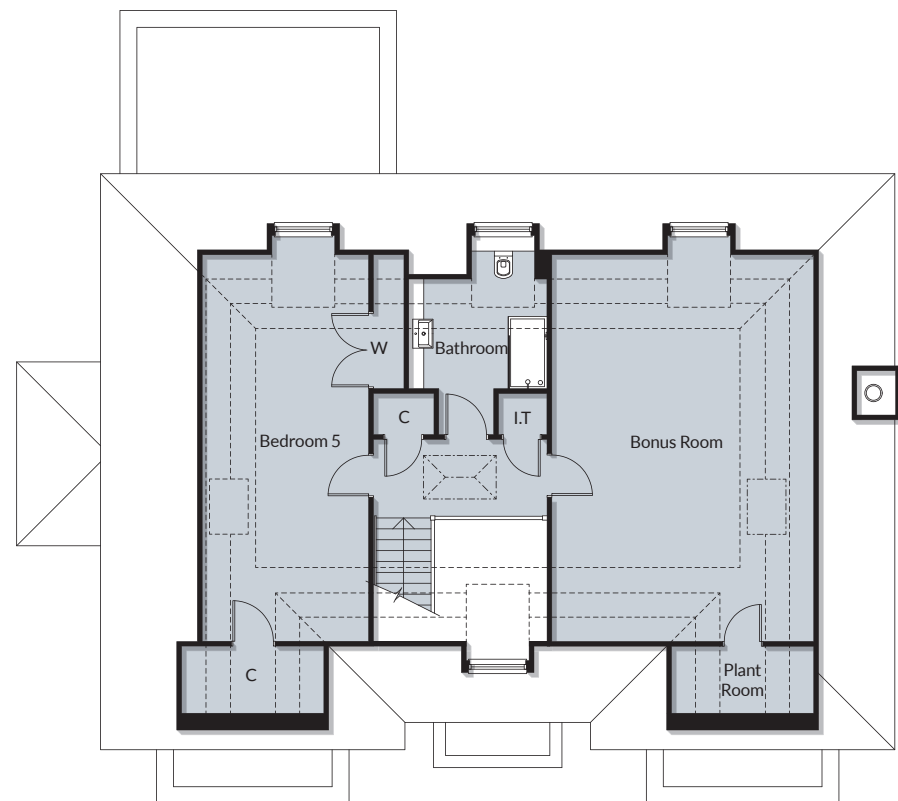
|                |               |                   |
|----------------|---------------|-------------------|
| Master Bedroom | 5.14m x 4.55m | 16' 10" x 14' 11" |
| Dressing Room  | 1.84m x 2.49m | 6' 0" x 8' 2"     |
| Bedroom 2      | 5.04m x 6.41m | 16' 6" x 21' 1"   |
| Bedroom 3      | 5.04m x 3.78m | 16' 6" x 12' 5"   |
| Bedroom 4      | 4.74m x 3.58m | 15' 7" x 11' 9"   |

### SECOND FLOOR

|            |               |                 |
|------------|---------------|-----------------|
| Bedroom 5  | 4.14m x 8.35m | 13' 7" x 27' 5" |
| Bonus Room | 5.38m x 8.35m | 17' 8" x 27' 5" |



FIRST FLOOR



SECOND FLOOR







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FARNEHURST

## Taking care of every detail

From the fluid internal layout, to the pointing of each and every brick, these homes are an exceptional example of the developer's art. This is also reflected in the specification that provides the perfect finishing touch, yet allows enough flexibility for you to make your home your own.





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## SPECIFICATION

### Kitchen

Bespoke fully fitted kitchen with hand-painted in-frame soft close cabinets complimented with stone worktops

Clear glazed wall units either side of range cooker to include internal lighting and glass shelves

Falcon stainless steel range cooker with five-zone burner hob

Built-in stainless steel extractor fan

Miele integrated microwave

American-style fridge/freezer with ice and water

Miele fully integrated dishwasher with stainless steel interior

Caple under-counter wine cooler

Villeroy & Boch Normandy double bowl farmhouse sink with Champagne flow tap

Under-unit lights and sockets

Waste disposal

Pull-out waste bin

### Utility

Hand-painted shaker style soft-close cabinets complimented with stone worktops

Siemens free-standing washing machine

Siemens free-standing tumble dryer

Franke stainless steel sink

Hague water softener

### Bathroom, en suites and WC

White Villeroy & Boch sanitaryware with contemporary chrome furnishings

Built-in vanity units with stone worktops

Ceramic and porcelain wall and floor tiles (excludes WC)

Chrome square towel radiators with TRV Pegler & Lockshield chrome finish

Bespoke full height and width fitted mirrors

### Decoration and finish

Victorian style cornice to all rooms (excludes bathroom, en suites, utility, dressing room, cupboards and garage)

Emulsion paint to all internal walls

Hand-painted satinwood skirting, architrave and internal doors to complement the interior paint finishes

Hand-painted TV Wall to include niche lighting

Chrome door furniture, light switches and sockets

### Security

Internal sounders and external sounder box to side of property

Video entry to main front door

Alarm system provided



Please note, this specification was correct at the time of print, however it is subject to change. Photography is of a previous Millgate home and is for illustrative purposes only.











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## SPECIFICATION



### Heating, electrical and lighting

Shaver sockets to master en suite, en suite two and bathroom in white, positioned within vanity units

Dimmer switches to drawing room, master bedroom, dining room, family room and kitchen / breakfast area

Pendants over kitchen island

LED downlighters fitted throughout

Fire detection and fire alarm system installed

A mains operated smoke detector with battery back-up fitted to the landings and a heat detector to kitchen

Wet underfloor heating is provided to ground and first floors including cloakroom, bathroom and en suites

Traditional radiator systems are fitted with an individual thermostatic control to second floors

Electric under floor heat mat provided in en suite / bathroom to second floor

TV points to include pre-wiring to enable purchasers connection and subscription to Sky, HD distribution and Ethernet

Telephone points are located next to alarm in the understairs cupboard, study, master bedroom, drawing room, bonus room, dining room (Goswick House and Bamburgh House only), family room, kitchen / breakfast area

Pre-wire for AV to kitchen, bonus room, master bedroom, bedroom 2, drawing room, family room, dining room and study

### Decoration

Engineered wood flooring to entrance hall

Porcelain floor tiles to kitchen (super room)

Carpet to all bedrooms, bonus room, dining room, drawing room, study, stairs and landing

### Staircase

The staircase features an American white oak handrail, hand-painted newel posts and spindles in complementary colours

### Fireplace

Gas fireplace with limestone surround and matching hearth to drawing rooms

### External finishes

Wall mounted exterior lantern with smoked glass

External power socket provided outside to the rear and side of the property

Individual automated entrance gates to Goswick House only

Development entrance gates for Bamburgh House and Belford House

### Garage

Each garage has electrically operated doors and incorporates lighting and power

### Warranty

During the course of construction, The National House Building Council independently survey the property and, upon satisfactory structural completion, issue their 10 year Buildmark Warranty

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## AN ETHOS OF EXCELLENCE



Englemere, Ascot



Lockeswood, Eversley

A belief in 'Building Excellence' lies at the heart of every Millgate home. From the first time you visit us to the moment we hand you your keys, every care is taken to ensure that the homes we build and the service we provide are of the highest standard.

We provide a comprehensive information pack with the working instructions of your new Millgate home. For peace of mind, independent surveyors oversee the course of construction and issue a NHBC 10 year Buildmark Warranty upon satisfactory structural completion.

Every property we build is individual, but our level of care and attention always remains the same. Large or small, we construct our homes using the finest materials and the latest specifications. Our philosophy is to make sure every home is the best it can be, which means continually pushing the boundaries. We combine the exceptional skill of our master craftsmen with quality traditional materials, and we build each and every aspect of our homes using time-honoured techniques.

This commitment to excellence is an integral part of every process we undertake: from the vision we have for the development, to the design and level of craftsmanship within every one of our beautifully finished homes.

[millgatehomes.co.uk](http://millgatehomes.co.uk)





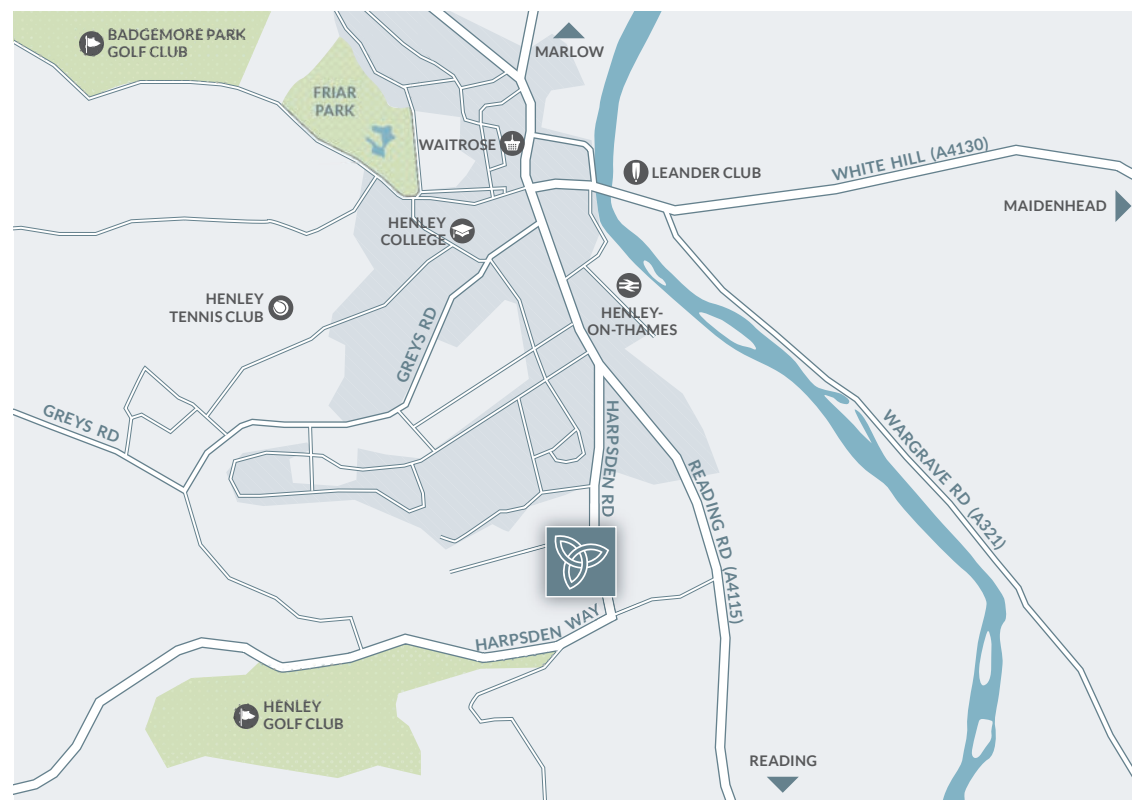






# FARNEHURST

HARPSDEN WAY • HENLEY-ON-THAMES • OXFORDSHIRE • RG9 1NL



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