



LAUREATE  
*Gardens*

HENLEY-ON-THAMES









An oasis of unparalleled elegance  
– 34 unique homes with a focus  
on quality and individuality.

Homes supporting an independent,  
luxurious lifestyle.





Computer generated site plan is for illustrative purposes only.







## A rare opportunity – a sought-after town centre location enjoying an air of tranquillity

Nestling within the Victorian heart of the historic riverside community of Henley-on-Thames, Laureate Gardens is an exquisite collection of 34 highly desirable, two and three bedroom homes.

Hidden from the outside world, a few minutes' walk from Henley's vibrant town centre and excellent amenities, these new homes are highly individual in design and benefit from beautifully landscaped courtyard gardens and balconies. Laureate Gardens offers an inspirational life of luxury that endorses an effortless and balanced lifestyle, exclusively for the over 55s.









STYLE, GRACE AND HERITAGE

## A new beginning, inspired by the past

The historical foundations of Laureate Gardens can date its origins back as far as 1790, when one of our refurbished buildings was set up to accommodate local people. In 1794 the poet Samuel Taylor Coleridge visited a fellow soldier staying on the site and his time there is cited as influencing a number of his noteworthy poems, including *The Ancient Mariner*.

The original buildings were later extended in 1835, as the local population increased, with more improvements and further additions being built from 1847 to 1895. With the introduction of the NHS in 1946, the original buildings were absorbed into the new Townlands Memorial Hospital.

The restoration of these historic buildings, steeped in history, is a privilege not taken lightly. Great care has been taken to retain their unique character and charming original features, using these as a catalyst for creating inspirational new homes in a highly desirable residential locale.



# An enviable lifestyle

Internationally renowned for its annual regatta, the delightful market town of Henley-on-Thames is a sublime setting for relaxed living.

Poised on one of the River Thames' most beautiful reaches, with a bustling market square and picturesque 18th century Grade I listed bridge, the streets are lined with an eclectic range of bijou boutiques and independent, specialist shops, while the nearby Waitrose (within 300 metres of Laureate Gardens) offers all your daily necessities and more.







## HENLEY-ON-THAMES



There are innumerable opportunities to while away an afternoon: art galleries, antiques emporia, the award-winning River and Rowing Museum to name but a few. Stroll along the Thames Path, cruise the river, play a round of golf at one of the area's many excellent courses, or simply enjoy the ambience of this affluent and relaxed setting. Laureate Gardens offers a lifestyle of abundant choice and opportunity.



## THE LOCAL SCENE

# Indulge your senses

Cafés spill out onto the street; traditional pubs open onto the river. Eating out in and around Henley offers an astonishing array of temptations, with chic bistros, Michelin-rated restaurants, family-run eateries and up-market chains, most within easy walking distance. For a great night out, the Kenton Theatre hosts musicals, comedy, drama and concerts in an auditorium that dates back to 1805 (the fourth oldest theatre in the country), while the Regal cinema offers a choice of films on its three screens.

Henley really comes alive in early July; Henley Royal Regatta takes place in the first week, when the elite of the international rowing world converge for the renowned five-day regatta, first held in 1839. The following week the marquees of the Regatta transform into the chic and cosmopolitan Henley Festival, which has starred musicians such as Elton John, Shirley Bassey and Elvis Costello. The Fringe, the Literary Festival and the Brakspear Jazz and Blues Festival are just a few of the other regular events that take place throughout the year.

Slightly further afield, the bright lights of Reading beckon, for both big brands, high street shopping and a wider choice of cultural attractions. Oxford, Marlow, Windsor and London are also easily accessible, while the surrounding area is endowed with idyllic English villages, rolling countryside, lush woodlands and exquisite stately homes.











With its own private entrance, complete with automated gates, Laureate Gardens is an exclusive residential development in the centre of Henley-on-Thames. Ideal for those who would like greater independence than that offered by their existing home (or those who want to lock-up-and-leave), it offers generously proportioned living spaces for discerning purchasers who refuse to compromise on their luxury lifestyle.



Created within the original Grade II listed building and its associated historical buildings – and augmented by brand new, purpose built apartments – these painstakingly crafted homes present a wide range of lifestyle possibilities. Choose a dramatic double-height space or a cosy ground floor cottage; opt for authentic, traditional detailing or sleek, modern layouts. Whatever your preference, each home has been individually conceived for flexibility and convenience, to optimise quality of life.

One, two or three storeys, the majority with private gardens, courtyards or private balconies, every home has been designed to champion independent living for much longer than most typical properties, with easy options to adapt the accommodation to suit future needs.

All homes come with allocated parking (underground for the majority of homes), with access to, and use of, beautifully landscaped gardens that complete the development's unique setting.





### MASEFIELD HOUSE

PLOTS 27-34  
NEW BUILD

### TENNYSON HOUSE

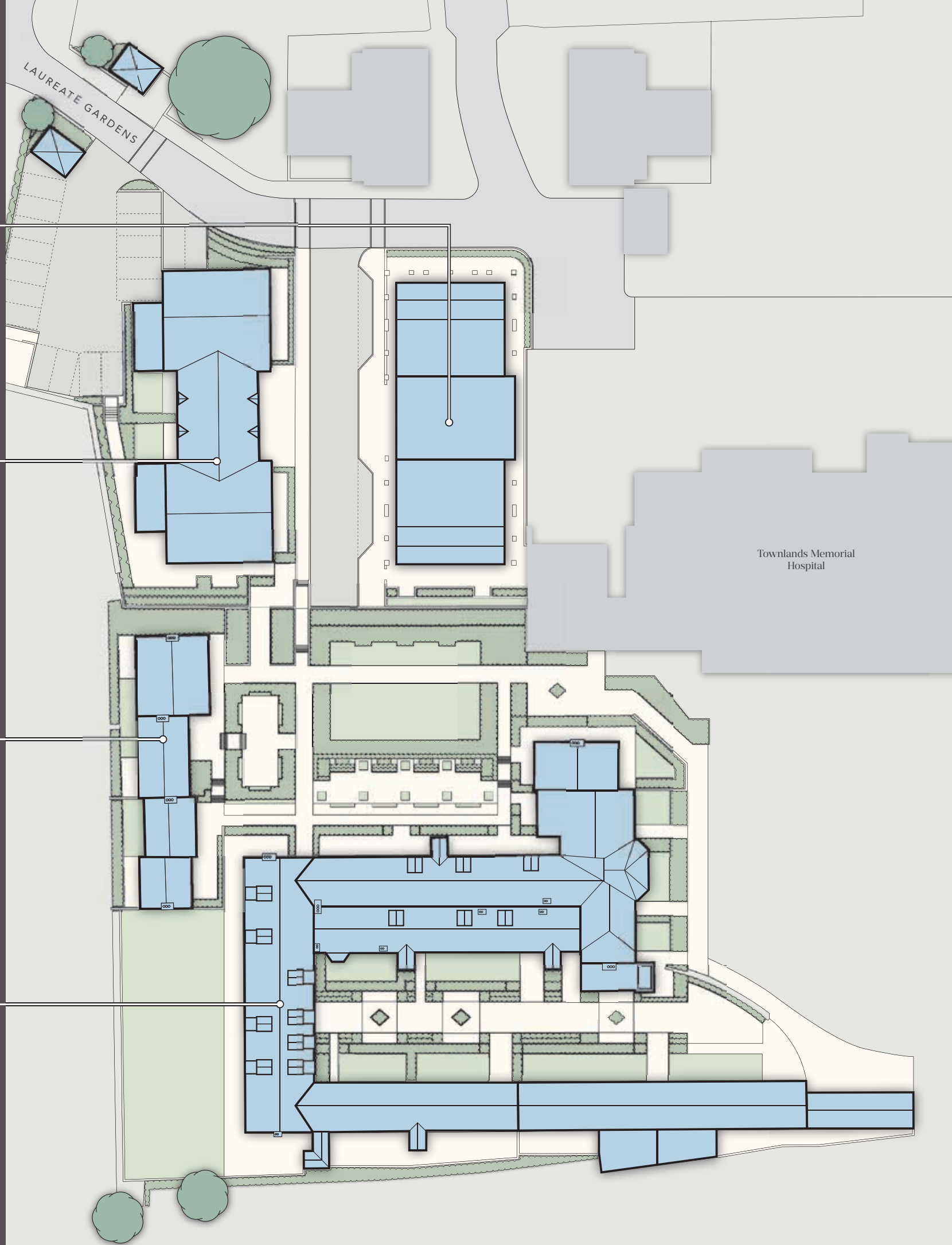
PLOTS 19-26  
REFURBISHED

### AUSTIN MEWS

PLOTS 16-18  
REFURBISHED

### WORDSWORTH COURT

PLOTS 1-15  
REFURBISHED











## *Wordsworth* COURT

### A serene sanctuary for modern living

Centred around an exquisite 18th century south-facing courtyard, and with an elegant arcaded main façade, Wordsworth Court now offers a choice of 15 spacious two and three bedroom homes within the lovingly restored Grade II listed buildings.

Each different from its neighbour, these new homes have been designed to follow the 'grain' and unique features of the original structure, with some offering French doors that open onto privately-owned gardens and others with charming views down to the Thames Valley.

The centrepiece is The Master's Office, with its stunning semi-octagonal bay window, overlooking a mature southerly facing terraced garden, with a large lawn area framed by trees.



*Wordsworth*  
COURT

## Plot 1

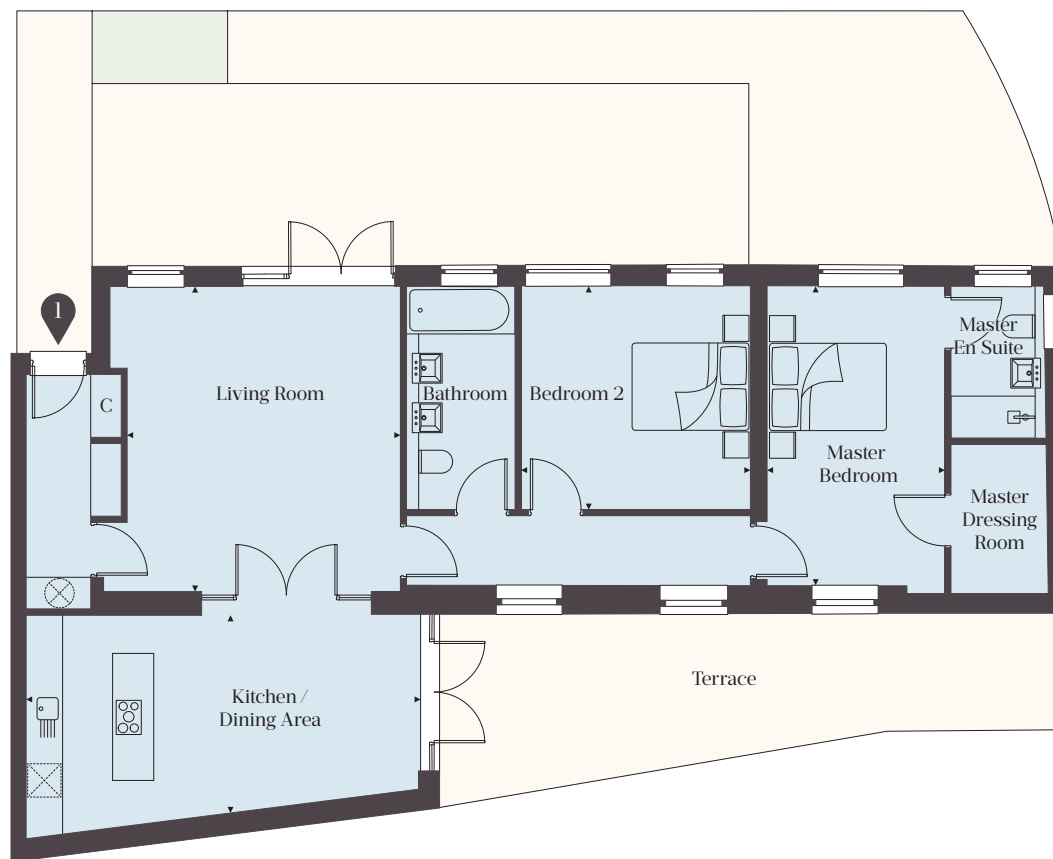
Two Bedroom Bungalow  
No. 9

### GROUND FLOOR

Living Room	5.09m x 4.49m	16' 8" x 14' 9"
Kitchen/Dining Area	6.41m x 3.40m	21' 0" x 11' 2"
Master Bedroom	5.06m x 2.89m	16' 7" x 9' 6"
Bedroom 2	3.74m x 3.74m	12' 3" x 12' 3"

### OVERALL DIMENSIONS

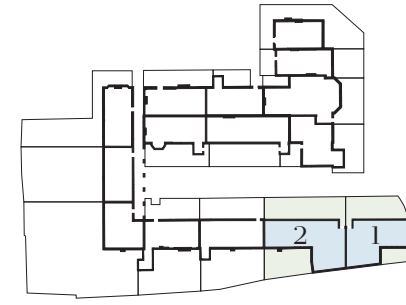
Total Area	108 sq m	1163 sq ft
Front Garden	71 sq m	770 sq ft
Rear Garden	39 sq m	421 sq ft







All dimensions and total area figures are approximate and subject to change.



## Plot 2

Two Bedroom Bungalow  
No. 10

### GROUND FLOOR

Living Room	5.14m x 4.92m	16' 10" x 16' 1"
Kitchen/Dining Area	6.37m x 4.20m	20' 10" x 13' 9"
Master Bedroom	3.88m x 3.74m	12' 8" x 12' 3"
Bedroom 2	3.74m x 2.85m	12' 3" x 9' 4"

### OVERALL DIMENSIONS

Total Area	107 sq m	1152 sq ft
Front Garden	70 sq m	762 sq ft
Rear Garden	60 sq m	653 sq ft



- W Wardrobe
- C Cupboard
- Plot entrance
- Soft landscaping
- Hard landscaping
- Hot water storage
- Washing machine/tumble dryer/combined
- Room dimension arrows



*Wordsworth*  
COURT

## Plot 3

Two Bedroom Home  
No. 11

### GROUND FLOOR

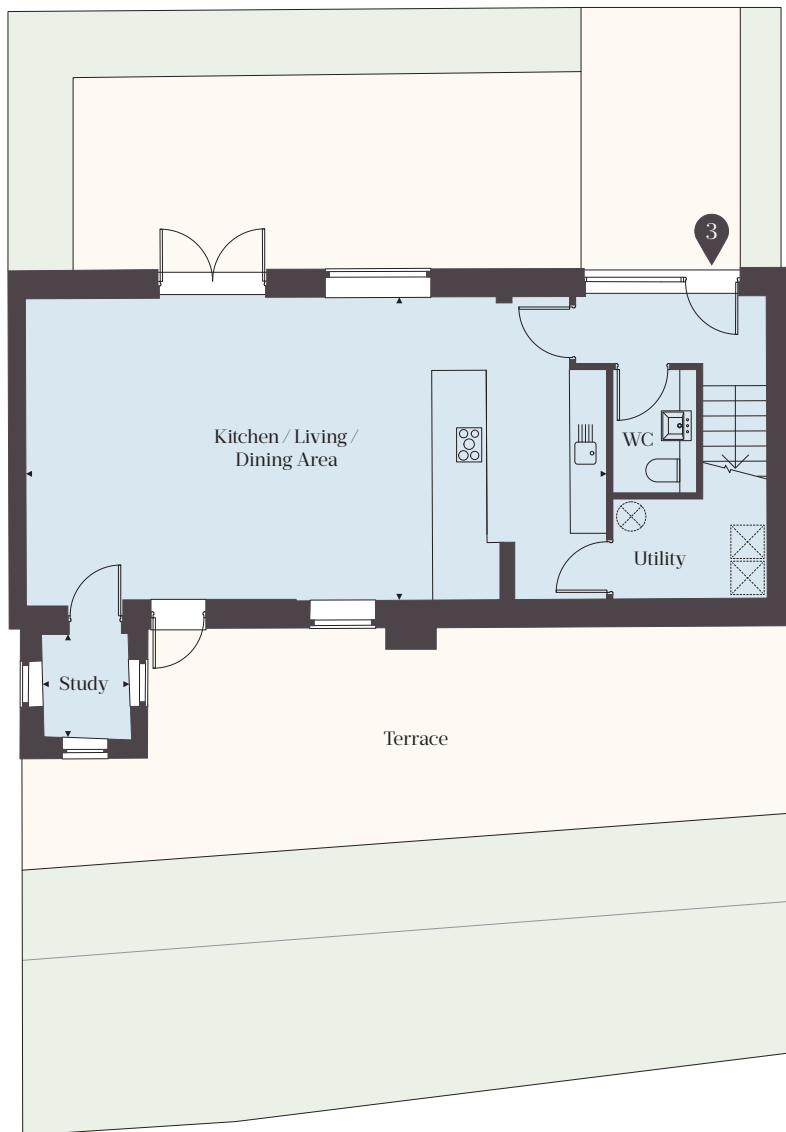
Kitchen/Living/Dining Area	9.39m x 5.10m	30' 10" x 16' 8"
Study	1.76m x 1.54m	5' 9" x 5' 1"

### FIRST FLOOR

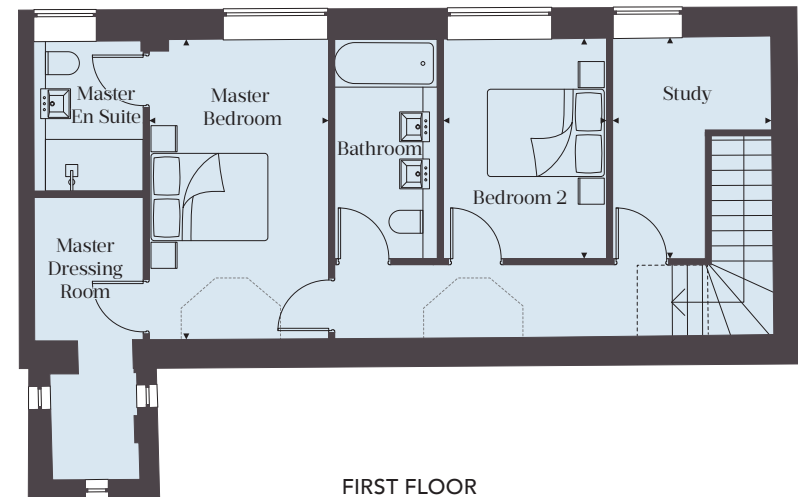
Master Bedroom	5.06m x 2.96m	16' 7" x 9' 8"
Bedroom 2	3.69m x 2.64m	12' 1" x 8' 8"
Study	3.71m x 2.69m	12' 2" x 8' 10"

### OVERALL DIMENSIONS

Total Area	132 sq m	1421 sq ft
Front Garden	54 sq m	582 sq ft
Rear Garden	90 sq m	973 sq ft



GROUND FLOOR



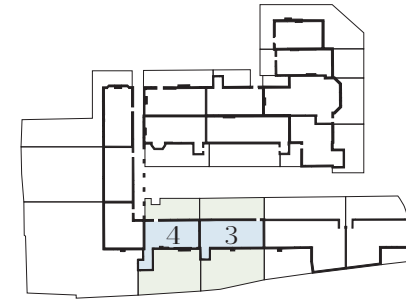
FIRST FLOOR

- C Cupboard
- Plot entrance
- Soft landscaping
- Hard landscaping
- Hot water storage
- Washing machine/tumble dryer/combined
- Room dimension arrows
- Dormer window





All dimensions and total area figures are approximate and subject to change.



## Plot 4

Two Bedroom Home  
No. 12

### GROUND FLOOR

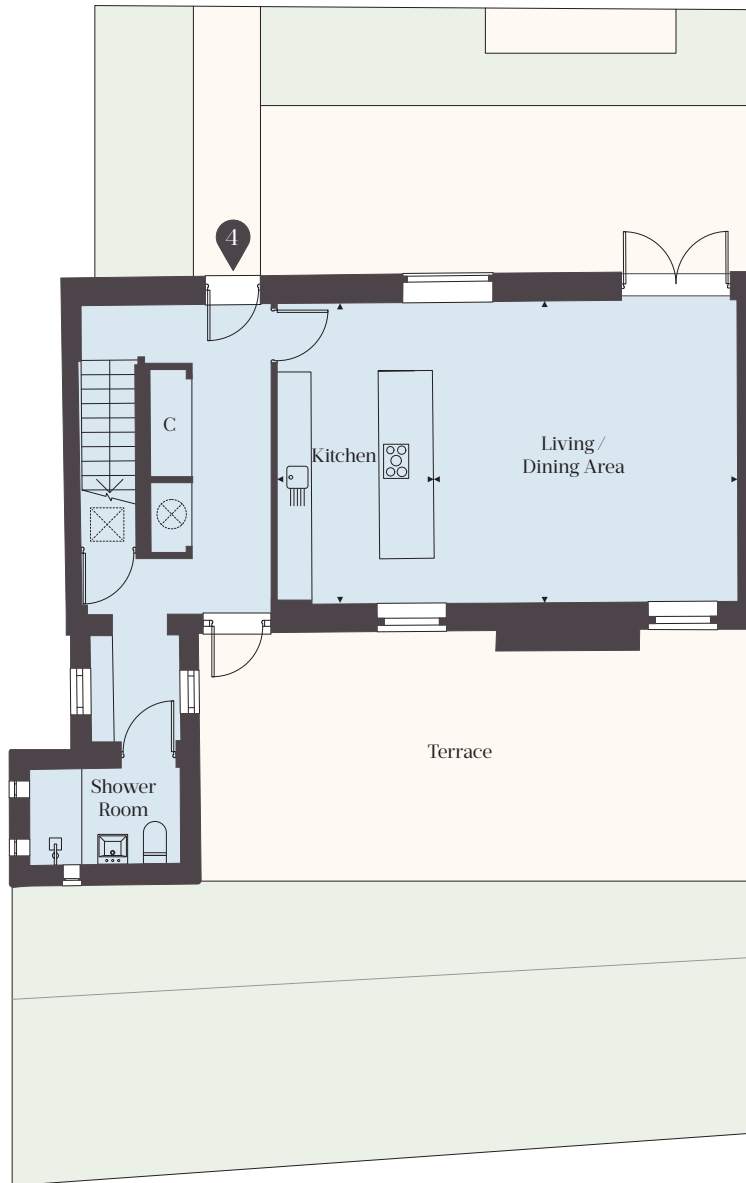
Living/Dining Area	5.09m x 4.69m	16' 8" x 15' 4"
Kitchen	5.09m x 2.94m	16' 8" x 9' 7"

### FIRST FLOOR

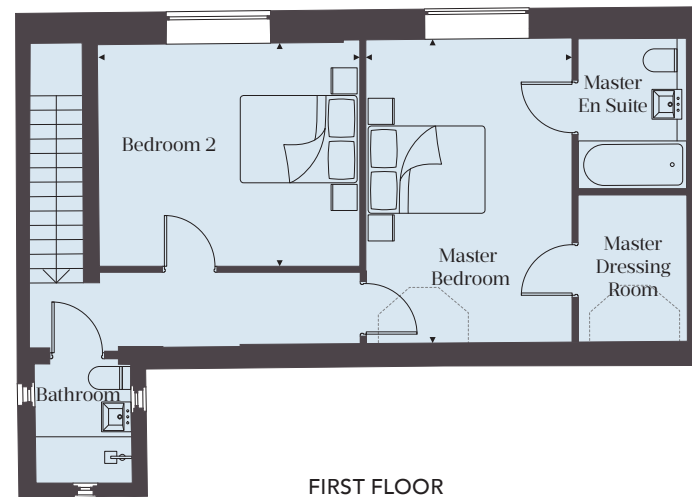
Master Bedroom	5.07m x 3.31m	16' 8" x 10' 10"
Bedroom 2	4.31m x 3.74m	14' 1" x 12' 3"

### OVERALL DIMENSIONS

Total Area	122 sq m	1313 sq ft
Front Garden	45 sq m	484 sq ft
Rear Garden	89 sq m	964 sq ft



GROUND FLOOR



FIRST FLOOR



*Wordsworth*  
COURT

Plot 5

Three Bedroom Home  
No. 14

GROUND FLOOR

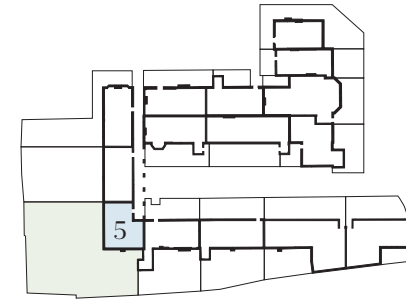
Living/Dining Area	5.90m x 4.56m	19' 4" x 14' 11"
Kitchen	5.21m x 2.69m	17' 1" x 8' 9"







All dimensions and total area figures are approximate and subject to change.



#### FIRST FLOOR

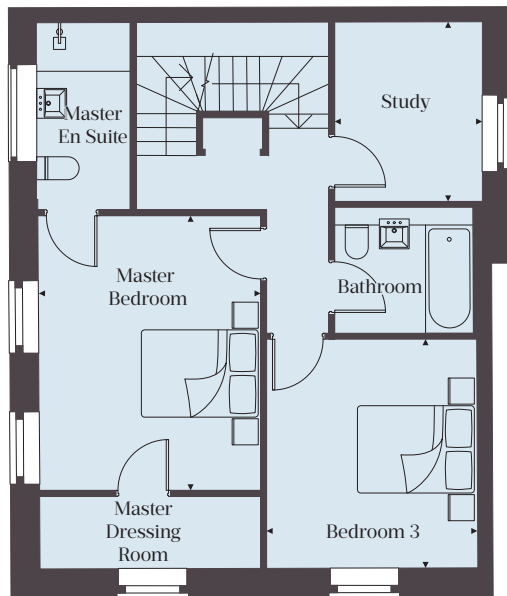
Master Bedroom	4.50m x 3.71m	14' 9" x 12' 2"
Bedroom 3	3.82m x 3.55m	12' 6" x 11' 7"
Study	2.97m x 2.50m	9' 9" x 8' 2"

#### SECOND FLOOR

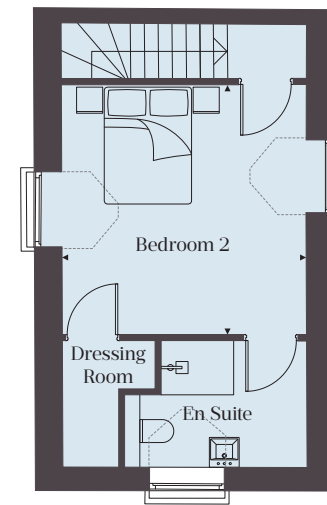
Bedroom 2	4.03m x 3.67m	13' 3" x 12' 0"
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#### OVERALL DIMENSIONS

Total Area	156 sq m	1679 sq ft
Rear Garden	339 sq m	3650 sq ft



FIRST FLOOR



SECOND FLOOR

- C Cupboard
- Plot entrance
- Soft landscaping
- Hard landscaping
- Hot water storage
- Washing machine/tumble dryer/combined
- Room dimension arrows
- Dormer window

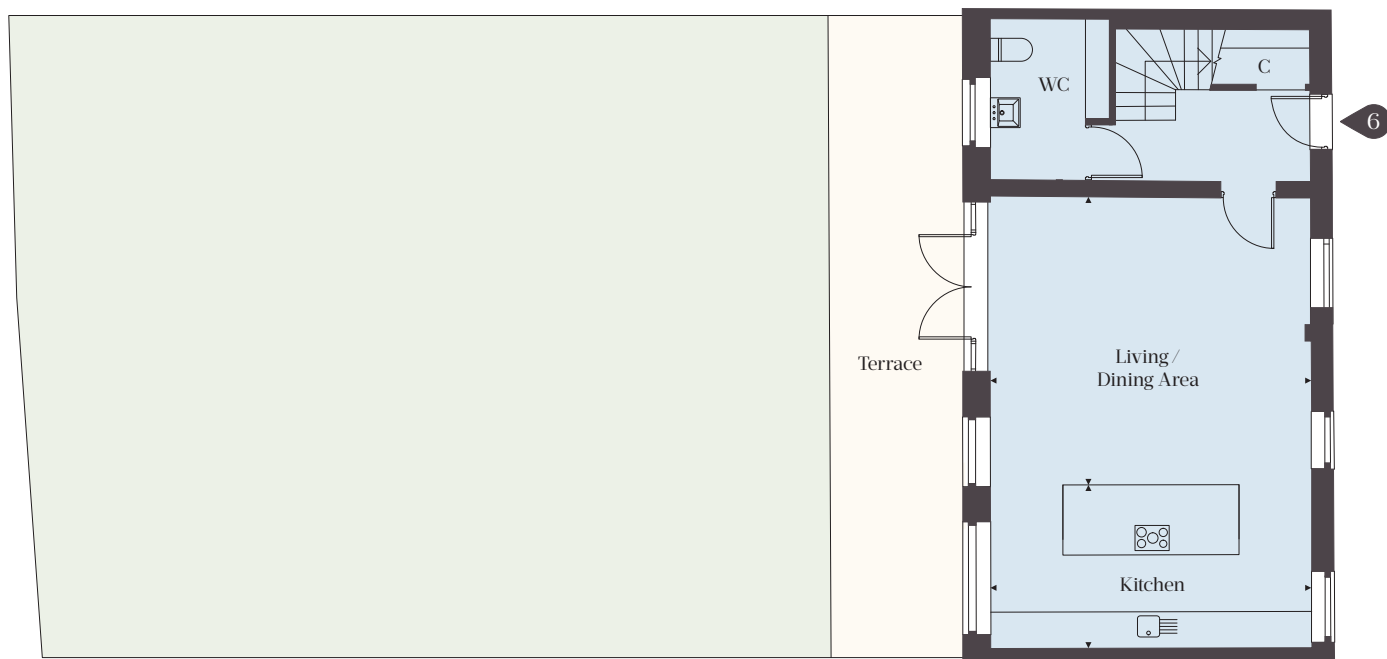
*Wordsworth*  
COURT

Plot 6

Three Bedroom Home  
No. 15

GROUND FLOOR

Living/Dining Area	5.42m x 4.77m	17' 9" x 15' 7"
Kitchen	5.42m x 2.67m	17' 9" x 8' 9"

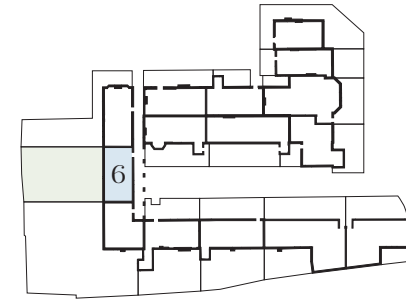


GROUND FLOOR





All dimensions and total area figures are approximate and subject to change.



#### FIRST FLOOR

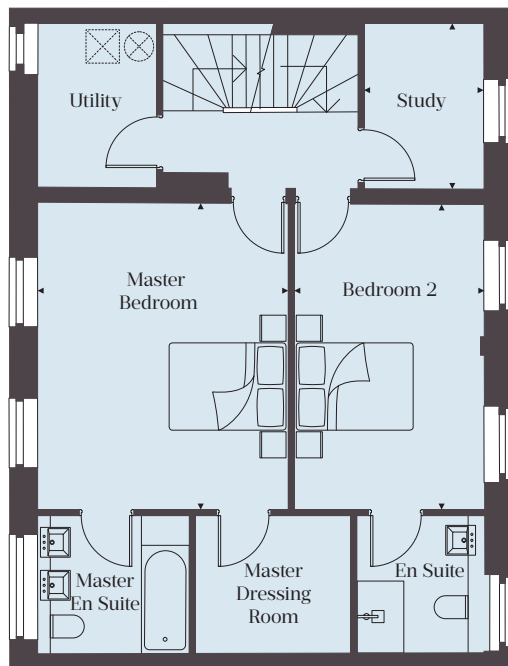
Master Bedroom	5.07m x 4.20m	16' 8" x 13' 9"
Bedroom 2	5.04m x 3.19m	16' 6" x 10' 6"
Study	2.76m x 2.02m	9' 0" x 6' 8"

#### SECOND FLOOR

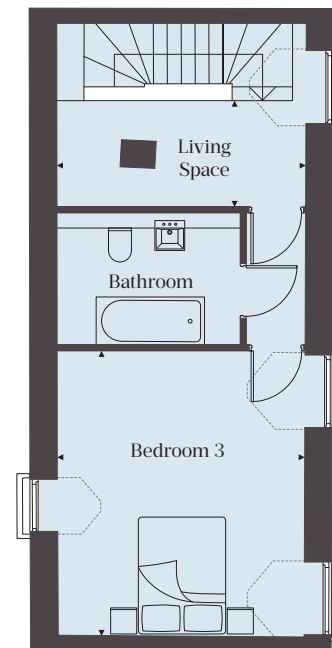
Bedroom 3	4.71m x 4.05m	15' 5" x 13' 3"
Living Space	4.13m x 1.73m	13' 7" x 5' 8"

#### OVERALL DIMENSIONS

Total Area	176 sq m	1894 sq ft
Rear Garden	167 sq m	1803 sq ft



FIRST FLOOR



SECOND FLOOR

- C Cupboard
- Soft landscaping
- Washing machine/ tumble dryer/ combined
- Plot entrance
- Hard landscaping
- Room dimension arrows
- Hot water storage
- Dormer window

*Wordsworth*  
COURT

Plot 7

Three Bedroom Home  
No. 16

GROUND FLOOR

Living Room	5.36m x 3.31m	17' 7" x 10' 10"
Kitchen/Dining Area	5.38m x 4.15m	17' 8" x 13' 7"

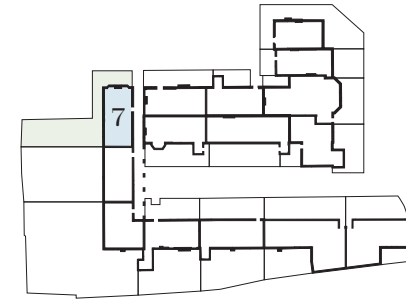


GROUND FLOOR





All dimensions and total area figures are approximate and subject to change.



#### FIRST FLOOR

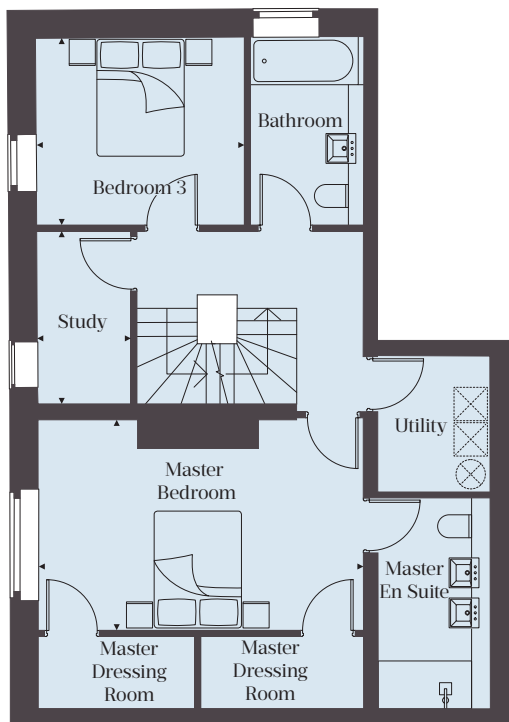
Master Bedroom	5.43m x 3.47m	17' 10" x 11' 4"
Bedroom 3	3.44m x 3.17m	11' 3" x 10' 5"
Study	2.83m x 1.58m	9' 3" x 5' 2"

#### SECOND FLOOR

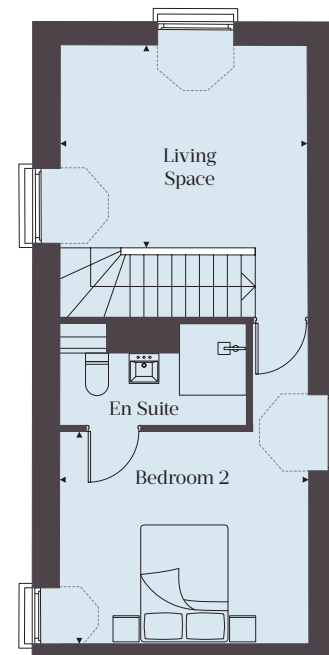
Living Space	4.08m x 3.32m	13' 4" x 10' 11"
Bedroom 2	4.10m x 3.63m	13' 5" x 11' 11"

#### OVERALL DIMENSIONS

Total Area	187 sq m	2013 sq ft
Rear Garden	129 sq m	1397 sq ft



FIRST FLOOR



SECOND FLOOR

- C Cupboard
- Soft landscaping
- Washing machine/tumble dryer/combined
- Plot entrance
- Hard landscaping
- Room dimension arrows
- Hot water storage
- Dormer window

*Wordsworth*  
COURT

## Plot 8

Two Bedroom Home  
No. 17

### GROUND FLOOR

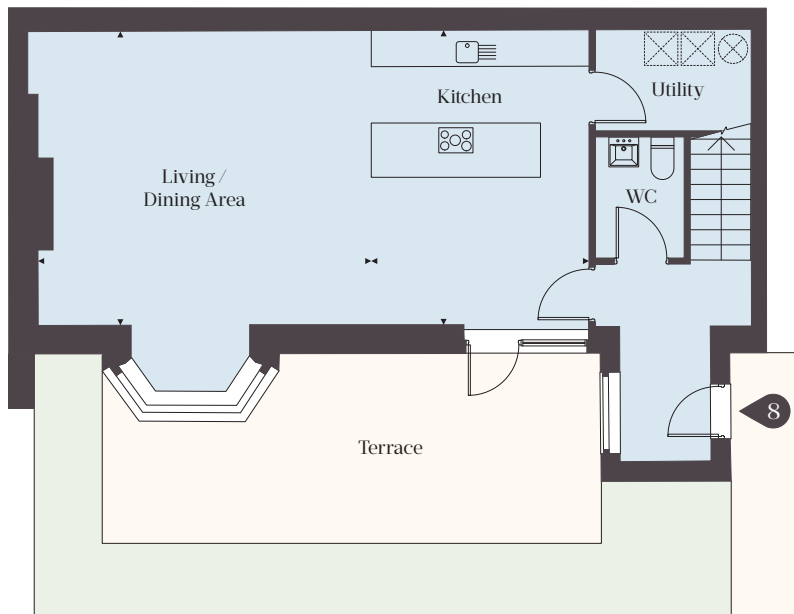
Living/Dining Area	5.56m x 4.91m	18' 3" x 16' 1"
Kitchen	5.18m x 3.61m	16' 11" x 11' 10"

### FIRST FLOOR

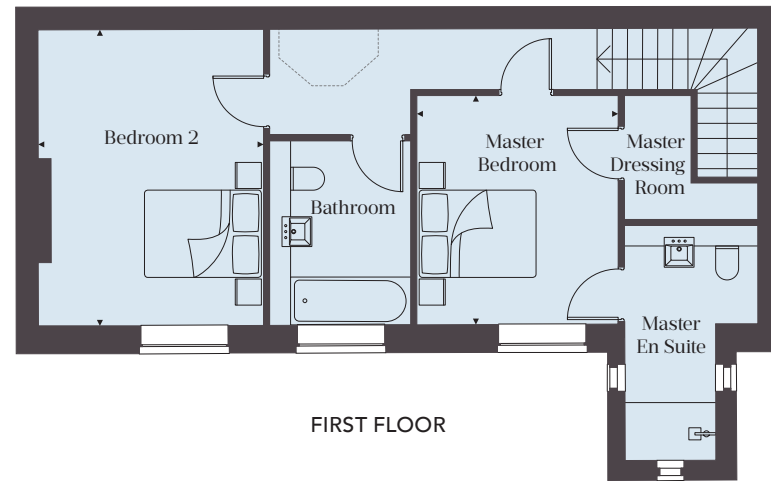
Master Bedroom	3.83m x 3.27m	12' 6" x 10' 9"
Bedroom 2	4.95m x 3.73m	16' 2" x 12' 2"

### OVERALL DIMENSIONS

Total Area	126 sq m	1356 sq ft
Front Garden	49 sq m	530 sq ft



GROUND FLOOR



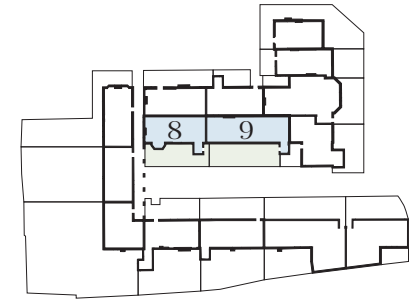
FIRST FLOOR

- C Cupboard
- Plot entrance
- Soft landscaping
- Hard landscaping
- Hot water storage
- Washing machine/tumble dryer/combined
- Room dimension arrows
- Dormer window





All dimensions and total area figures are approximate and subject to change.



## Plot 9

Three Bedroom Home  
No. 18

### GROUND FLOOR

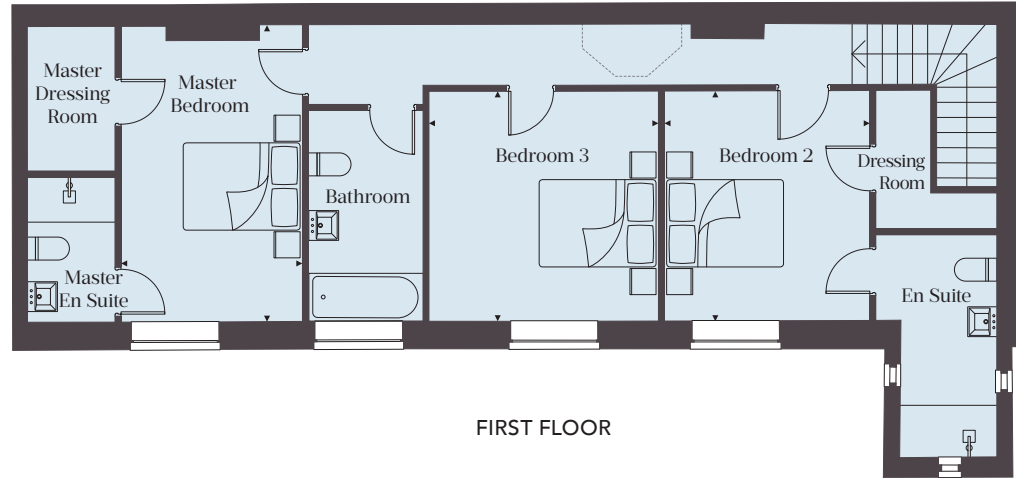
Living/Dining Area	8.43m x 4.94m	27' 8" x 16' 2"
Kitchen	4.98m x 4.78m	16' 4" x 15' 8"

### FIRST FLOOR

Master Bedroom	4.70m x 2.97m	15' 5" x 9' 9"
Bedroom 2	3.86m x 3.39m	12' 7" x 11' 1"
Bedroom 3	3.86m x 3.76m	12' 7" x 12' 4"

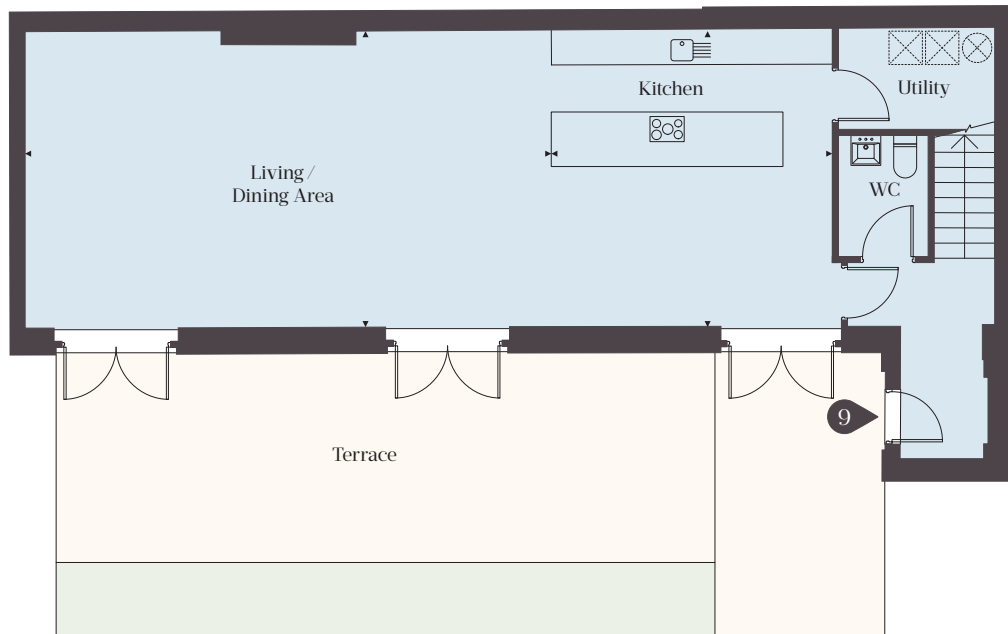
### OVERALL DIMENSIONS

Total Area	164 sq m	1765 sq ft
Front Garden	61 sq m	661 sq ft



GROUND FLOOR

FIRST FLOOR



*Wordsworth*  
COURT

## Plot 10

Two Bedroom Home  
No. 19

### GROUND FLOOR

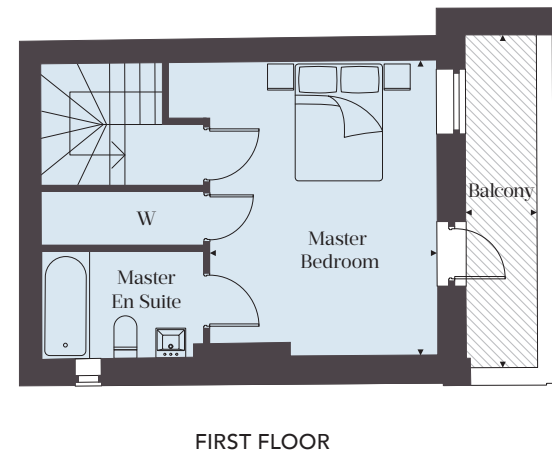
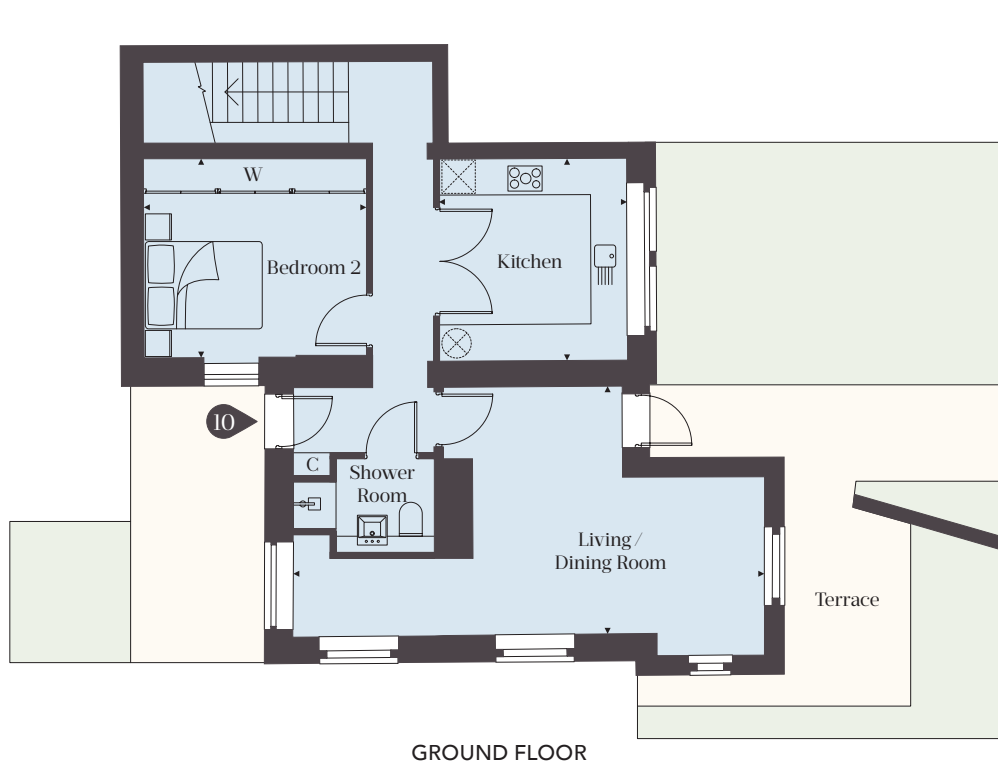
Living/Dining Room	7.90m x 4.14m	25' 11" x 13' 6"
Kitchen	3.26m x 3.15m	10' 8" x 10' 4"
Bedroom 2	3.69m x 3.31m	12' 1" x 10' 10"

### FIRST FLOOR

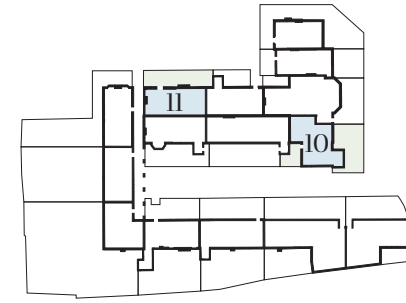
Master Bedroom	4.92m x 3.76m	16' 1" x 12' 4"
Balcony	5.50m x 1.18m	18' 1" x 3' 10"

### OVERALL DIMENSIONS

Total Area	99 sq m	1066 sq ft
Front Garden	15 sq m	162 sq ft
Rear Garden	50 sq m	547 sq ft







All dimensions and total area figures are approximate and subject to change.

## Plot 11

Three Bedroom Home  
No. 24

### GROUND FLOOR

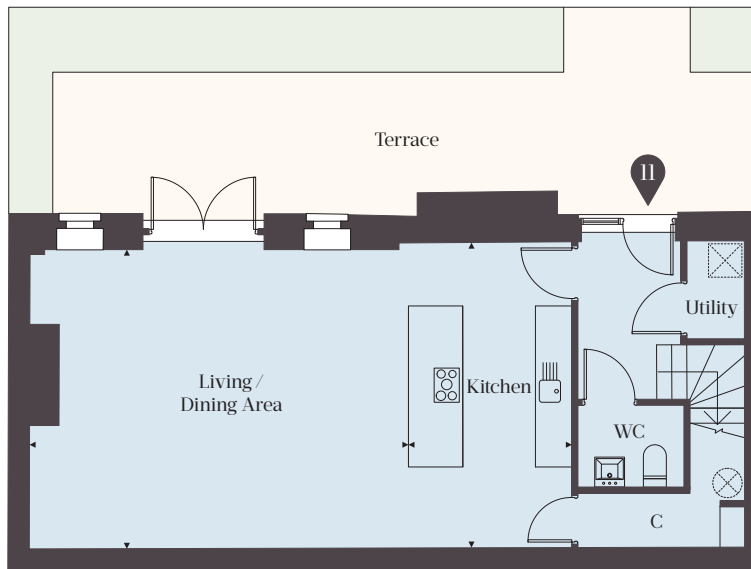
Living/Dining Area	6.31m x 5.10m	20' 8" x 16' 8"
Kitchen	5.10m x 2.73m	16' 8" x 8' 11"

### FIRST FLOOR

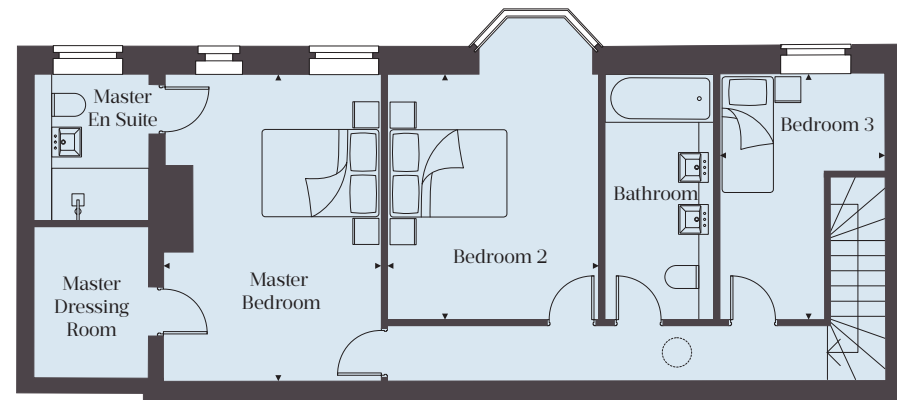
Master Bedroom	5.12m x 3.59m	16' 9" x 11' 9"
Bedroom 2	4.10m x 3.48m	13' 5" x 11' 5"
Bedroom 3	4.09m x 2.73m	13' 5" x 8' 11"

### OVERALL DIMENSIONS

Total Area	134 sq m	1442 sq ft
Front Garden	46 sq m	497 sq ft



GROUND FLOOR



FIRST FLOOR

- |               |                   |   |
|---------------|-------------------|---|
| W Wardrobe    | Soft landscaping  | Washing machine/<br>tumble dryer/combined |
| C Cupboard    | Hard landscaping  | Room dimension arrows                     |
| Plot entrance | Hot water storage | Sun pipe                                  |

*Wordsworth*  
COURT

## Plot 12

Two Bedroom Home  
No. 23

### GROUND FLOOR

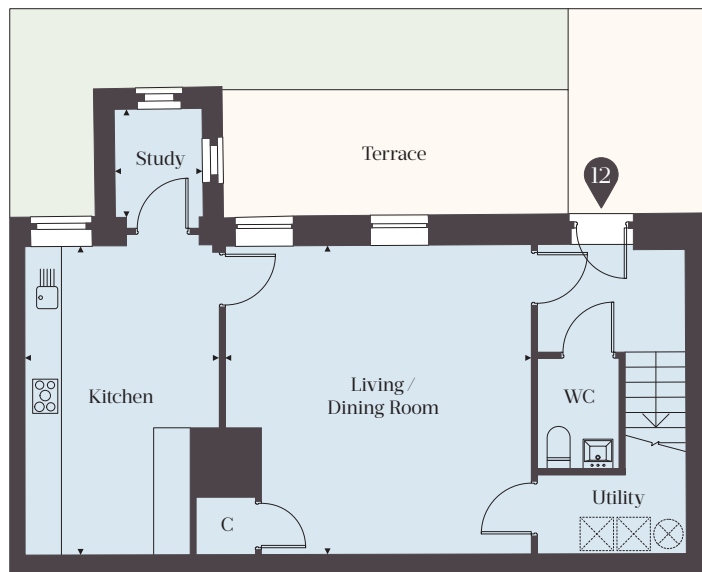
Living/Dining Room	5.16m x 4.45m	16' 11" x 14' 7"
Kitchen	5.16m x 3.83m	16' 11" x 12' 6"
Study	1.86m x 1.56m	6' 1" x 5' 1"

### FIRST FLOOR

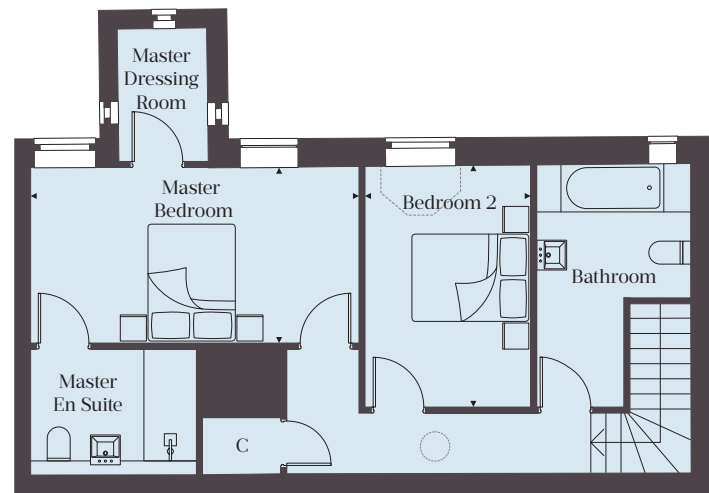
Master Bedroom	5.46m x 2.95m	17' 10" x 9' 8"
Bedroom 2	4.03m x 2.70m	13' 3" x 8' 10"

### OVERALL DIMENSIONS

Total Area	120 sq m	1292 sq ft
Front Garden	20 sq m	224 sq ft

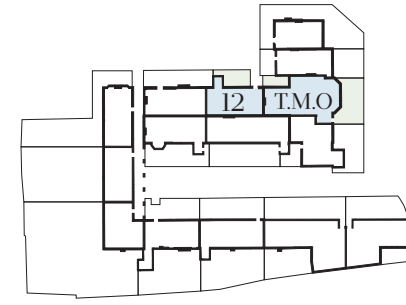


GROUND FLOOR



FIRST FLOOR





All dimensions and total area figures are approximate and subject to change.

## The Master's Office

Three Bedroom Home  
No. 20

### GROUND FLOOR

Kitchen/Living/Dining Area	9.58m x 7.57m	31' 5" x 24' 10"
Bedroom 2	3.26m x 3.22m	10' 8" x 10' 7"

### FIRST FLOOR

Master Bedroom	4.88m x 3.62m	16' 0" x 11' 10"
Bedroom 3	3.65m x 3.64m	11' 11" x 11' 11"

Staircase configuration options are available

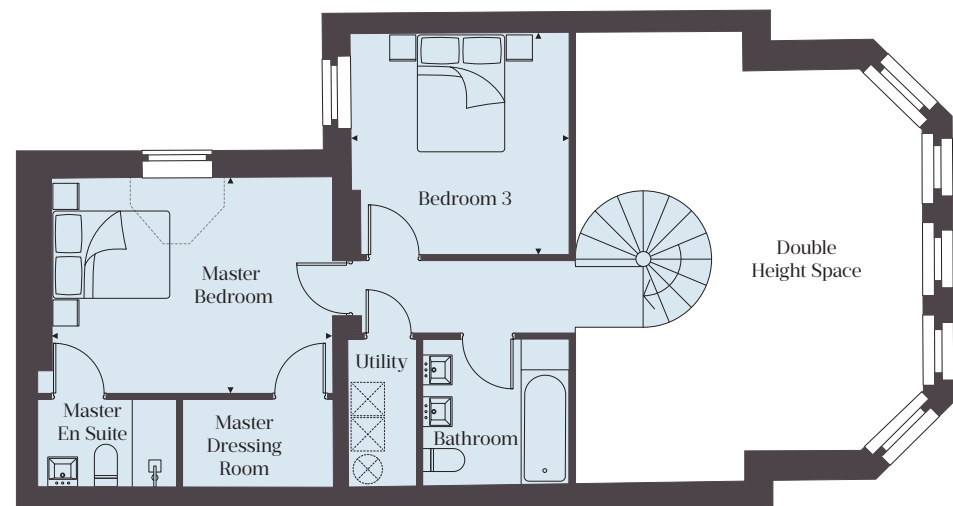
### OVERALL DIMENSIONS

Total Area	152 sq m	1636 sq ft
Front Garden	44 sq m	476 sq ft
Rear Garden	9 sq m	103 sq ft



GROUND FLOOR

FIRST FLOOR



- C Cupboard
- Plot entrance
- Sun pipe
- Soft landscaping
- Hard landscaping
- Hot water storage
- Washing machine/tumble dryer/combined
- Room dimension arrows
- Dormer window

*Wordsworth*  
COURT

## Plot 14

Two Bedroom Home  
No. 21

### GROUND FLOOR

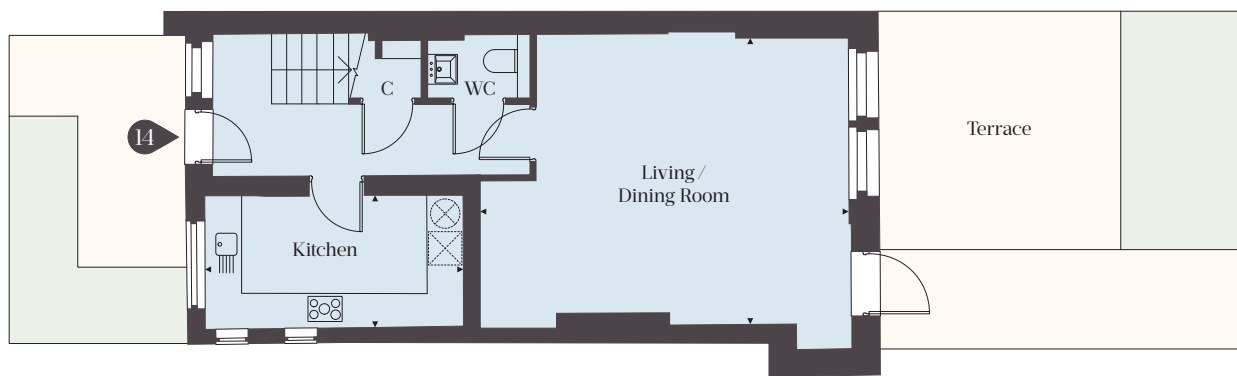
Living/Dining Room	6.16m x 4.79m	20' 3" x 15' 8"
Kitchen	4.32m x 2.30m	14' 2" x 7' 6"

### OVERALL DIMENSIONS

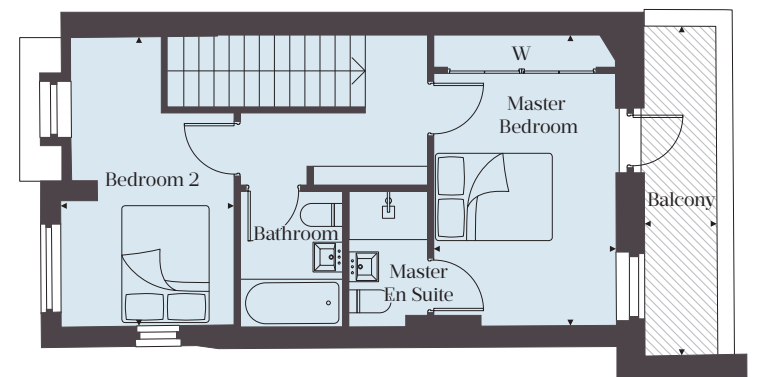
Total Area	96 sq m	1033 sq ft
Front Garden	15 sq m	163 sq ft
Rear Garden	33 sq m	363 sq ft

### FIRST FLOOR

Master Bedroom	4.80m x 3.04m	15' 8" x 9' 11"
Bedroom 2	4.83m x 2.90m	15' 10" x 9' 6"
Balcony	5.44m x 1.19m	17' 10" x 3' 11"

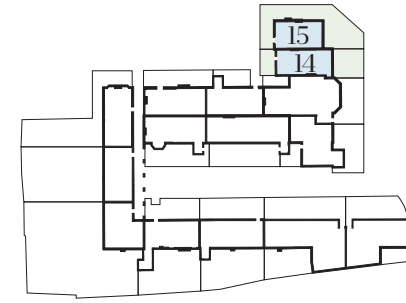


GROUND FLOOR



FIRST FLOOR





All dimensions and total area figures are approximate and subject to change.

## Plot 15

Two Bedroom Home  
No. 22

### GROUND FLOOR

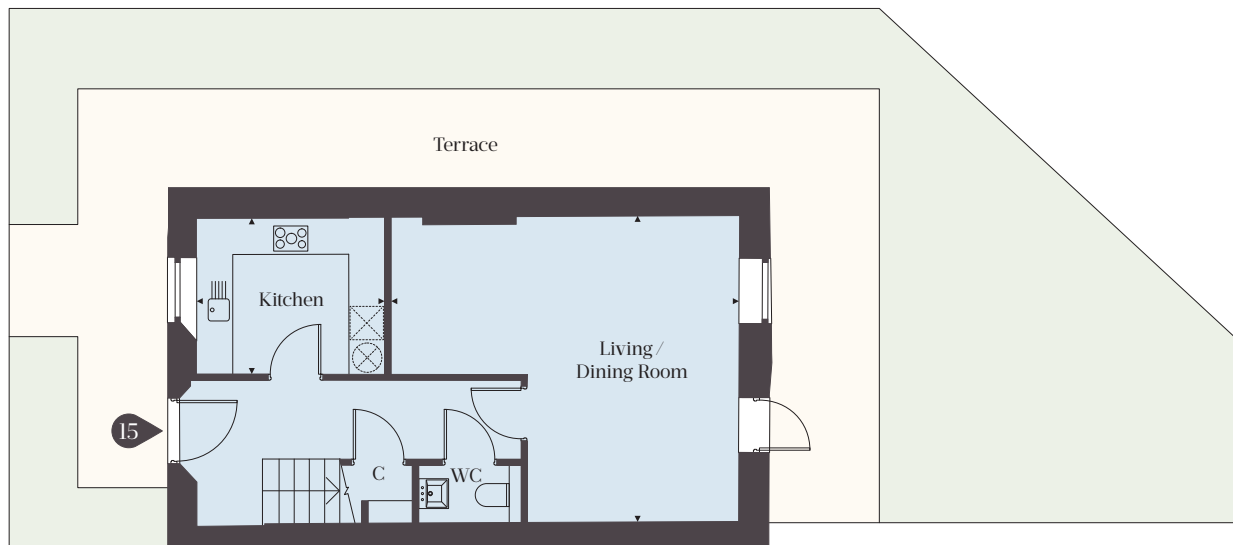
Living/Dining Room	5.81m x 5.11m	19' 1" x 16' 9"
Kitchen	3.17m x 2.63m	10' 5" x 8' 8"

### OVERALL DIMENSIONS

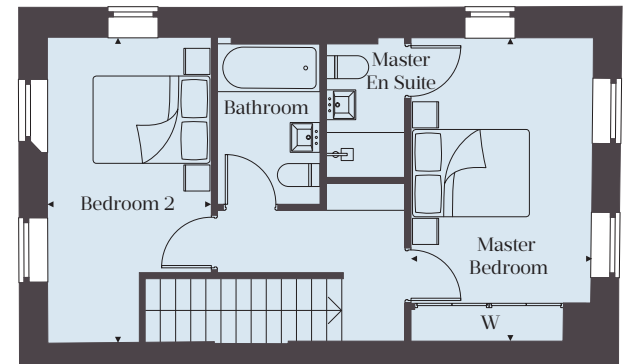
Total Area	92 sq m	990 sq ft
Front Garden	22 sq m	244 sq ft
Rear Garden	78 sq m	843 sq ft

### FIRST FLOOR

Master Bedroom	5.08m x 3.02m	16' 8" x 9' 10"
Bedroom 2	5.11m x 2.68m	16' 9" x 8' 10"



GROUND FLOOR



FIRST FLOOR

- W Wardrobe
- C Cupboard
- Plot entrance
- Soft landscaping
- Hard landscaping
- Hot water storage
- Washing machine/tumble dryer/combined
- Room dimension arrows



## Quintessential English cottage style

Stretching along the boundary of the site, Austin Mews was originally built in 1886. Laid out as a stepped terrace, it now houses three superb new cottages, each with their own secluded garden.

Offering varying degrees of open-plan living, these new homes have been cleverly planned to maximise the character of the original architecture. One has been arranged with the main living areas upstairs, opening onto a spacious balcony, to take advantage of the glorious views across Laureate Gardens' main courtyard gardens.









*Austin*  
MEWS

## Plot 16

Two Bedroom Home  
No. 25

### GROUND FLOOR

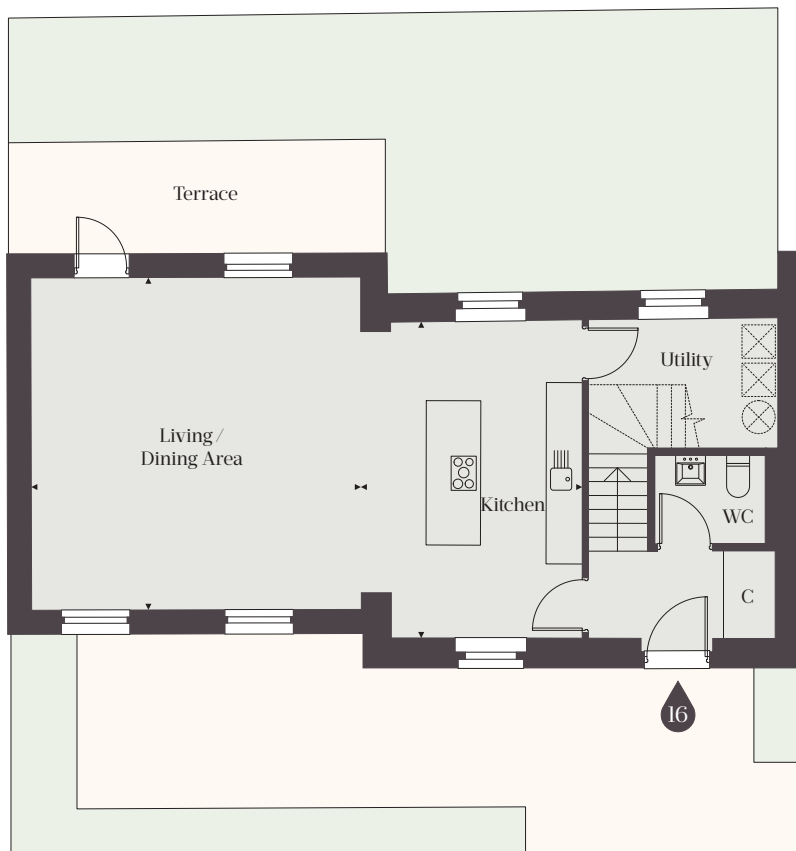
Living/Dining Area	5.49m x 5.40m	18' 0" x 17' 9"
Kitchen	5.34m x 3.19m	17' 6" x 10' 5"

### OVERALL DIMENSIONS

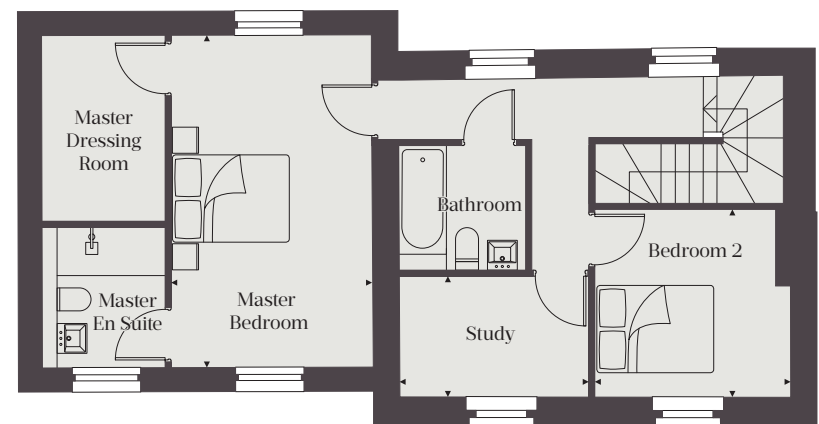
Total Area	133 sq m	1432 sq ft
Front Garden	38 sq m	414 sq ft
Rear Garden	56 sq m	603 sq ft

### FIRST FLOOR

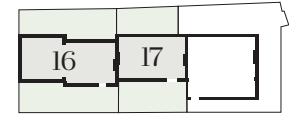
Master Bedroom	5.49m x 3.32m	18' 0" x 10' 10"
Bedroom 2	3.18m x 3.14m	10' 5" x 10' 4"
Study	3.18m x 1.99m	10' 5" x 6' 6"



GROUND FLOOR



FIRST FLOOR



All dimensions and total area figures are approximate and subject to change.

## Plot 17

Two Bedroom Home  
No. 26

### GROUND FLOOR

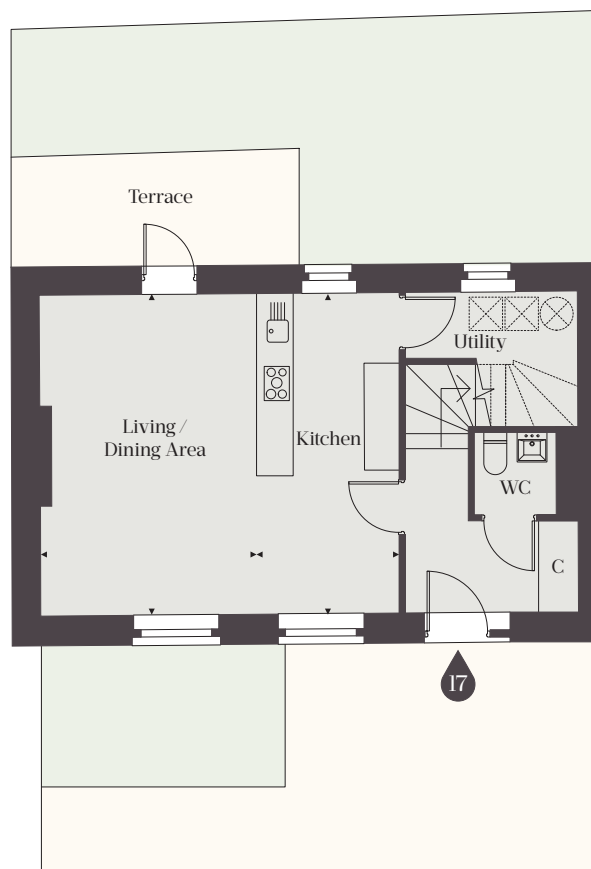
Living/Dining Area	5.41m x 3.40m	17' 9" x 11' 1"
Kitchen	5.41m x 2.35m	17' 9" x 7' 9"

### OVERALL DIMENSIONS

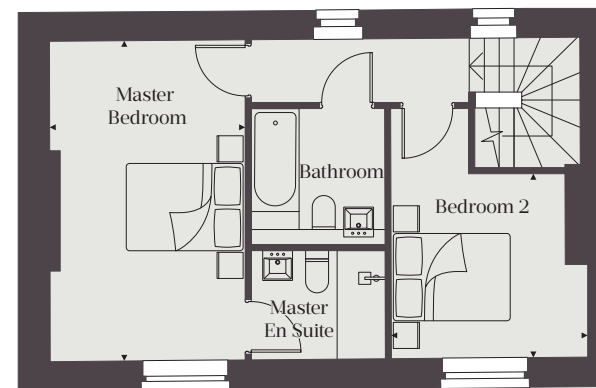
Total Area	95 sq m	1023 sq ft
Front Garden	34 sq m	376 sq ft
Rear Garden	37 sq m	408 sq ft

### FIRST FLOOR

Master Bedroom	5.40m x 3.22m	17' 9" x 10' 7"
Bedroom 2	3.25m x 3.06m	10' 7" x 10' 0"



GROUND FLOOR



FIRST FLOOR

- C Cupboard
- Plot entrance
- Soft landscaping
- Hard landscaping
- Hot water storage
- Washing machine/tumble dryer/combined
- Room dimension arrows



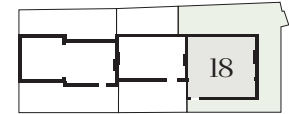
*Austin*  
MEWS

*“Designed as a focal point for the scheme, this elevated green landscape and communal setting is designed to mimic that of a stately home.”*

NICK BAKER, NICK BAKER ARCHITECTS



Computer generated image of plot 18 balcony, Austin Mews.  
For illustrative purposes only.



All dimensions and total area figures are approximate and subject to change.

## Plot 18

Two Bedroom Home  
No. 27

### GROUND FLOOR

Master Bedroom	4.96m x 3.21m	16' 3" x 10' 6"
Bedroom 2	5.00m x 2.93m	16' 4" x 9' 7"

### OVERALL DIMENSIONS

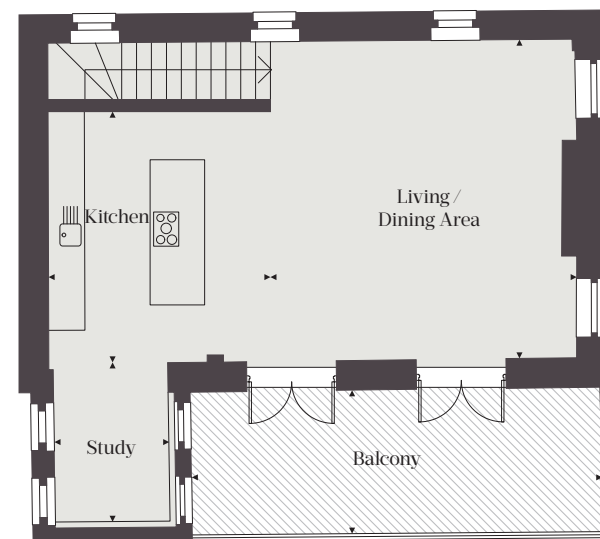
Total Area	123 sq m	1324 sq ft
Front Garden	9 sq m	103 sq ft
Rear and Side Garden	81 sq m	880 sq ft

### FIRST FLOOR

Living/Dining Area	5.38m x 5.14m	17' 8" x 16' 10"
Kitchen	4.19m x 3.68m	13' 9" x 12' 0"
Study	2.62m x 2.01m	8' 7" x 6' 7"
Balcony	6.59m x 2.14m	21' 7" x 7' 0"



GROUND FLOOR



FIRST FLOOR

- C Cupboard
- Soft landscaping
- Plot entrance
- Hard landscaping
- Hot water storage
- Washing machine/tumble dryer/combined
- Room dimension arrows









## Learning from history

With its striking brick detailing and quaint original paired 'boys and girls' entrances and staircases, Tennyson House looks the epitome of a mid-Victorian school house. Built in 1871 - 1872, it was designed to provide an education facility for local children.

Today, Tennyson House is home to a collection of just eight highly desirable and roomy two bedroom apartments. With gardens and private outside areas on the ground floor, and balconies to two, first floor apartments, the high ceilings, generous proportions and impressive entrance halls create a very favourable, light-filled, living environment.

*Tennyson*  
HOUSE

## Plot 19

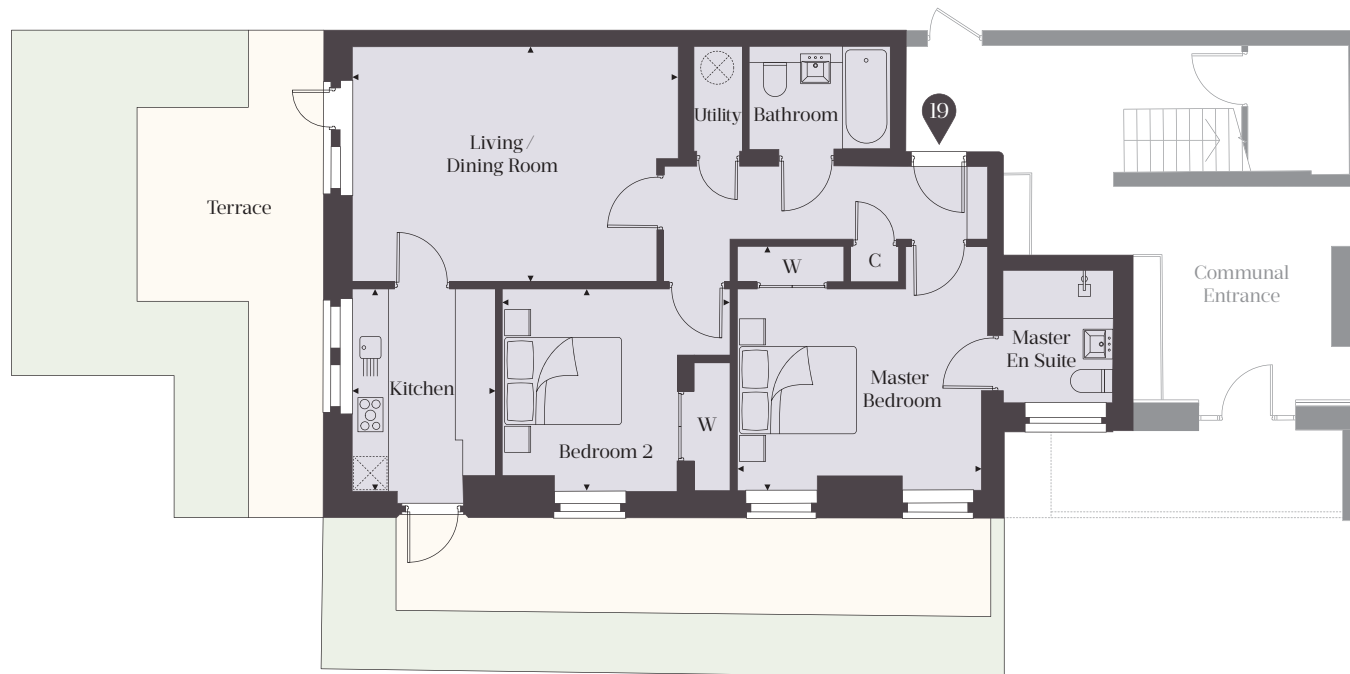
Two Bedroom Apartment  
No. 32

### GROUND FLOOR

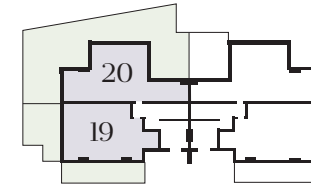
Living/Dining Room	5.40m x 3.88m	17' 8" x 12' 9"
Kitchen	3.41m x 2.43m	11' 2" x 7' 12"
Master Bedroom	4.10m x 4.10m	13' 5" x 13' 5"
Bedroom 2	3.77m x 3.41m	12' 4" x 11' 2"

### OVERALL DIMENSIONS

Total Area	79 sq m	850 sq ft
Front Garden	28 sq m	302 sq ft
Rear Garden	32 sq m	344 sq ft







GROUND FLOOR

All dimensions and total area figures are approximate and subject to change.

## Plot 20

Two Bedroom Apartment  
No. 33

### GROUND FLOOR

Living/Dining Room	5.44m x 4.14m	17' 10" x 13' 7"
Kitchen	3.11m x 2.68m	10' 2" x 8' 10"
Master Bedroom	4.77m x 3.05m	15' 8" x 10' 0"
Bedroom 2	5.05m x 2.65m	16' 6" x 8' 8"

### OVERALL DIMENSIONS

Total Area	87 sq m	936 sq ft
Rear Garden	146 sq m	1579 sq ft



- W Wardrobe
- C Cupboard
- Plot entrance
- Soft landscaping
- Hard landscaping
- Washing machine/tumble dryer/combined
- Hot water storage
- Room dimension arrows



# Plot 21

Two Bedroom Apartment  
No. 34

### GROUND FLOOR

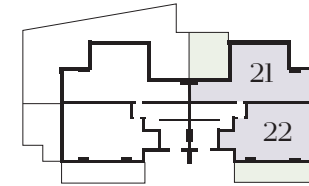
Living/Dining Room	5.44m x 4.16m	17' 10" x 13' 7"
Kitchen	3.07m x 2.52m	10' 1" x 8' 3"
Master Bedroom	4.94m x 3.09m	16' 2" x 10' 2"
Bedroom 2	5.11m x 2.71m	16' 9" x 8' 11"

### OVERALL DIMENSIONS

Total Area	87 sq m	936 sq ft
Rear Garden	30 sq m	325 sq ft







GROUND FLOOR

All dimensions and total area figures are approximate and subject to change.

## Plot 22

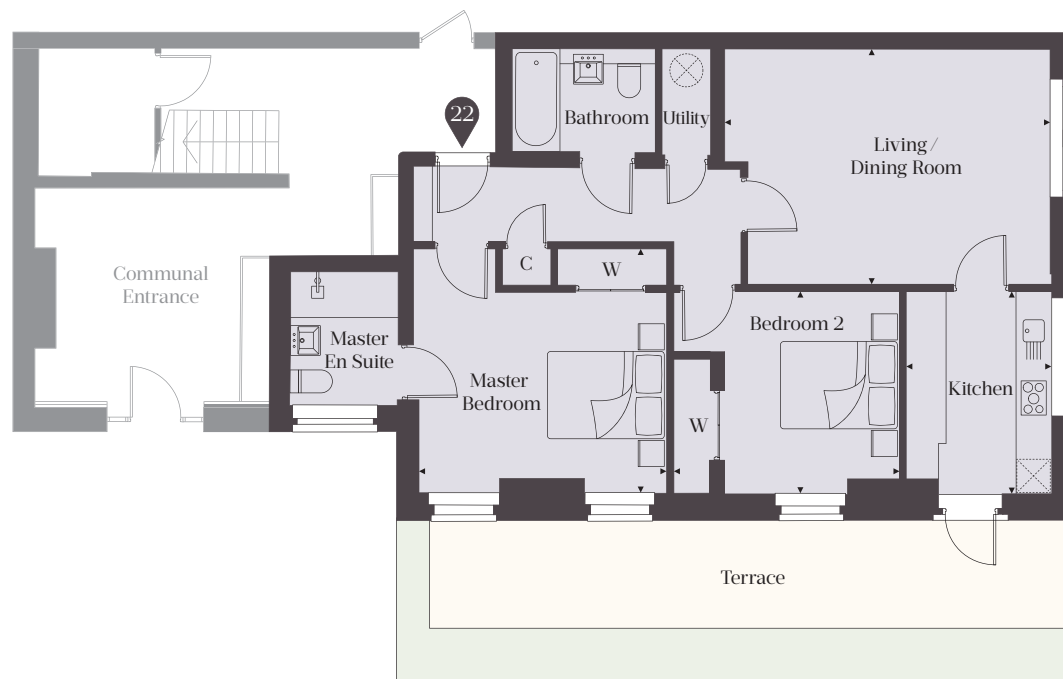
Two Bedroom Apartment  
No. 35

### GROUND FLOOR

Living/Dining Room	5.40m x 3.88m	17' 8" x 12' 9"
Kitchen	3.17m x 2.46m	10' 4" x 8' 1"
Master Bedroom	4.14m x 4.10m	13' 6" x 13' 5"
Bedroom 2	3.76m x 3.41m	12' 4" x 11' 2"

### OVERALL DIMENSIONS

Total Area	78 sq m	840 sq ft
Front Garden	31 sq m	338 sq ft



- W Wardrobe
- C Cupboard
- Plot entrance
- Soft landscaping
- Hard landscaping
- Hot water storage
- Washing machine/tumble dryer/combined
- Room dimension arrows



## Plot 24

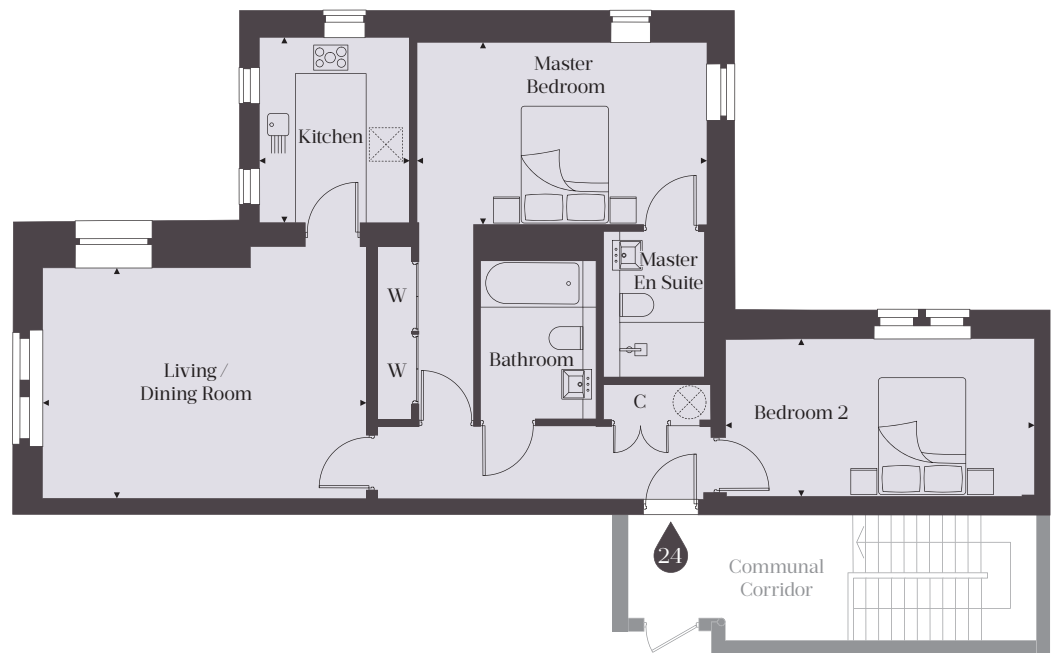
### Two Bedroom Apartment No. 29

#### FIRST FLOOR

Living/Dining Room	5.41m x 3.90m	17' 8" x 12' 10"
Kitchen	3.08m x 2.42m	10' 1" x 7' 11"
Master Bedroom	4.98m x 3.07m	16' 4" x 10' 1"
Bedroom 2	5.10m x 2.68m	16' 8" x 8' 10"

#### OVERALL DIMENSIONS

Total Area	86 sq m	926 sq ft
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## Plot 23

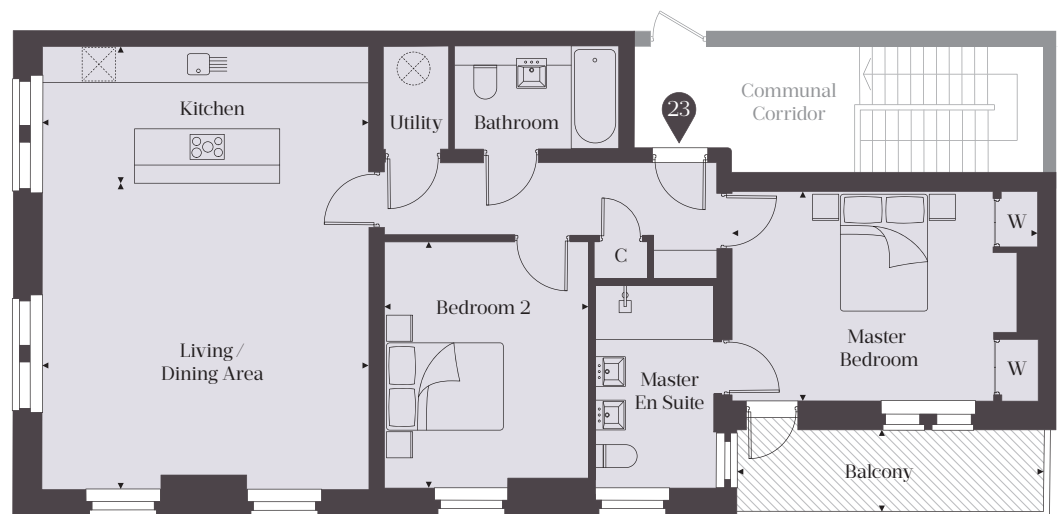
### Two Bedroom Apartment No. 28

#### FIRST FLOOR

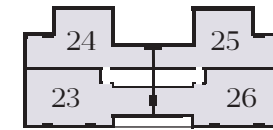
Living/Dining Area	5.42m x 5.10m	17' 9" x 16' 9"
Kitchen	5.41m x 2.25m	17' 9" x 7' 5"
Master Bedroom	4.95m x 3.52m	16' 2" x 11' 7"
Bedroom 2	4.11m x 3.40m	13' 6" x 11' 1"
Balcony	5.05m x 1.33m	16' 6" x 4' 4"

#### OVERALL DIMENSIONS

Total Area	95 sq m	1023 sq ft
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FIRST FLOOR

All dimensions and total area figures are approximate and subject to change.

## Plot 25

Two Bedroom Apartment  
No. 30

### FIRST FLOOR

Living/Dining Room	5.44m x 4.17m	17' 10" x 13' 8"
Kitchen	3.12m x 2.55m	10' 3" x 8' 4"
Master Bedroom	4.89m x 3.07m	16' 1" x 10' 1"
Bedroom 2	5.10m x 2.65m	16' 8" x 8' 8"

### OVERALL DIMENSIONS

Total Area	86 sq m	926 sq ft
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## Plot 26

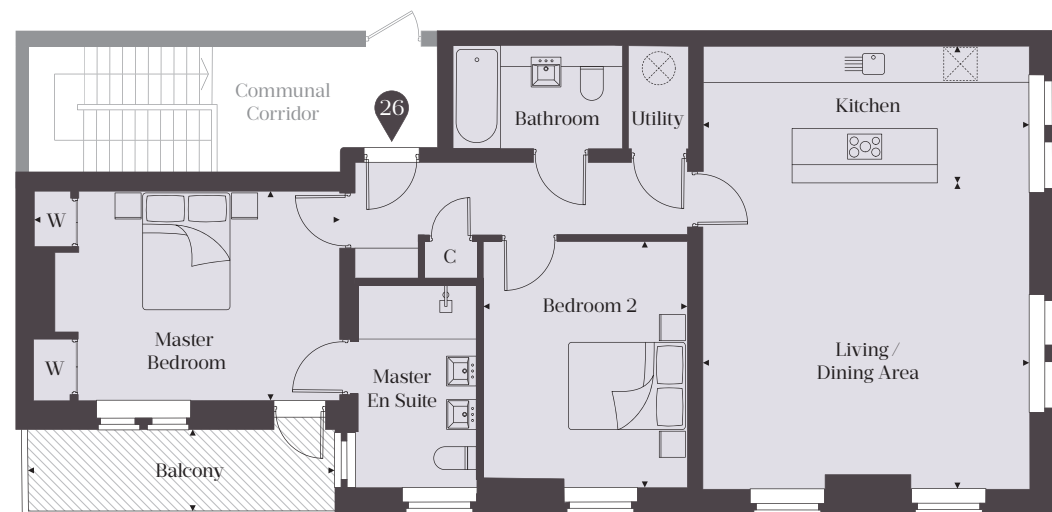
Two Bedroom Apartment  
No. 31

### FIRST FLOOR

Living/Dining Area	5.45m x 5.11m	17' 10" x 16' 9"
Kitchen	5.45m x 2.28m	17' 11" x 7' 6"
Master Bedroom	5.06m x 3.51m	16' 7" x 11' 6"
Bedroom 2	4.11m x 3.37m	13' 6" x 11' 0"
Balcony	5.08m x 1.33m	16' 8" x 4' 4"

### OVERALL DIMENSIONS

Total Area	96 sq m	1033 sq ft
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- W Wardrobe
- Plot entrance
- Washing machine/tumble dryer/combined
- C Cupboard
- Hot water storage
- Room dimension arrows



## A modern masterpiece of understatement

Masefield House has been designed to take town centre living to an entirely new level; an inspired selection of just eight luxury apartments. Each new home is lift-accessible, and comes with allocated spaces in the adjacent underground parking to provide total peace of mind.

Flooded with light from the floor-to-ceiling windows throughout, the open plan interiors have been considered carefully to optimise luxury and style, creating spacious, comfortable settings for entertaining or relaxing in. The two duplex penthouse apartments boast spectacular rooftop sky lounges with 15 metre glass enclosed rooms, offering unparalleled views across the historic rooftops of Henley-on-Thames towards the River Thames.



Computer generated image for illustrative purposes only.









# Plot 28

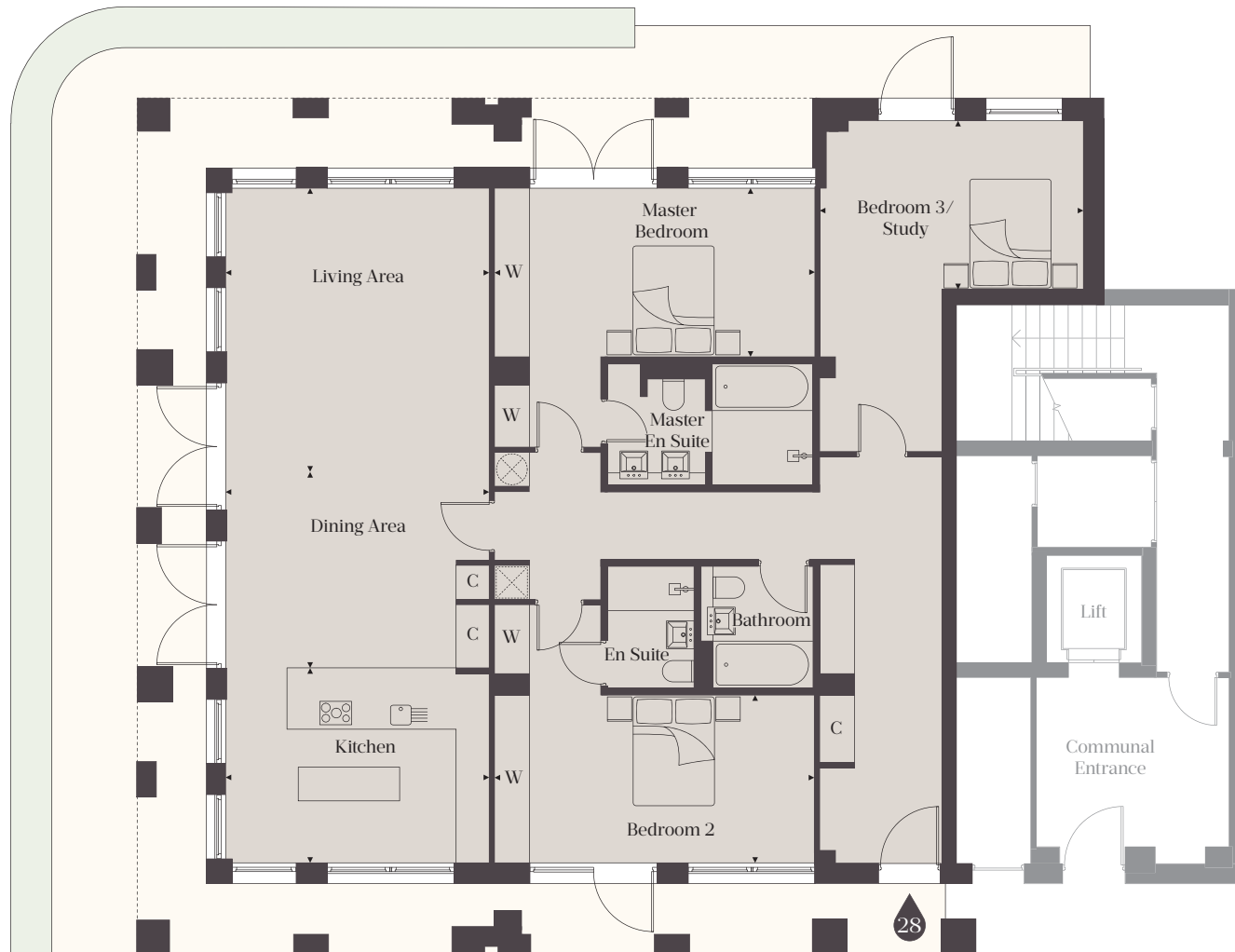
Three Bedroom Apartment  
No. 1

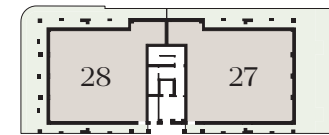
## GROUND FLOOR

Living Area	4.80m x 5.22m	15' 8" x 17' 2"
Kitchen	4.80m x 3.41m	15' 8" x 11' 2"
Dining Area	4.80m x 3.41m	15' 8" x 11' 2"
Master Bedroom	5.66m x 3.05m	18' 7" x 10' 0"
Bedroom 2	5.66m x 3.05m	18' 7" x 10' 0"
Bedroom 3/Study	4.68m x 3.05m	15' 4" x 10' 0"

## OVERALL DIMENSIONS

Total Area	163 sq m	1755 sq ft
Front Garden	20 sq m	225 sq ft
Side and Rear Garden	94 sq m	1014 sq ft





GROUND FLOOR

All dimensions and total area figures are approximate and subject to change.

## Plot 27

### Three Bedroom Apartment No. 2

#### GROUND FLOOR

Living Area	5.97m x 5.22m	19' 7" x 17' 2"
Kitchen	5.97m x 3.42m	19' 7" x 11' 2"
Dining Area	5.97m x 3.41m	19' 7" x 11' 2"
Master Bedroom	5.66m x 3.05m	18' 7" x 10' 0"
Bedroom 2	5.66m x 3.05m	18' 7" x 10' 0"
Bedroom 3/Study	4.68m x 3.05m	15' 4" x 10' 0"

#### OVERALL DIMENSIONS

Total Area	177 sq m	1905 sq ft
Front Garden	17 sq m	183 sq ft
Side and Rear Garden	110 sq m	1184 sq ft



- W Wardrobe
- C Cupboard
- Plot entrance
- Soft landscaping
- Hard landscaping
- Hot water storage
- Washing machine/tumble dryer/combined
- Room dimension arrows



*Masefield*  
HOUSE

## Plot 31

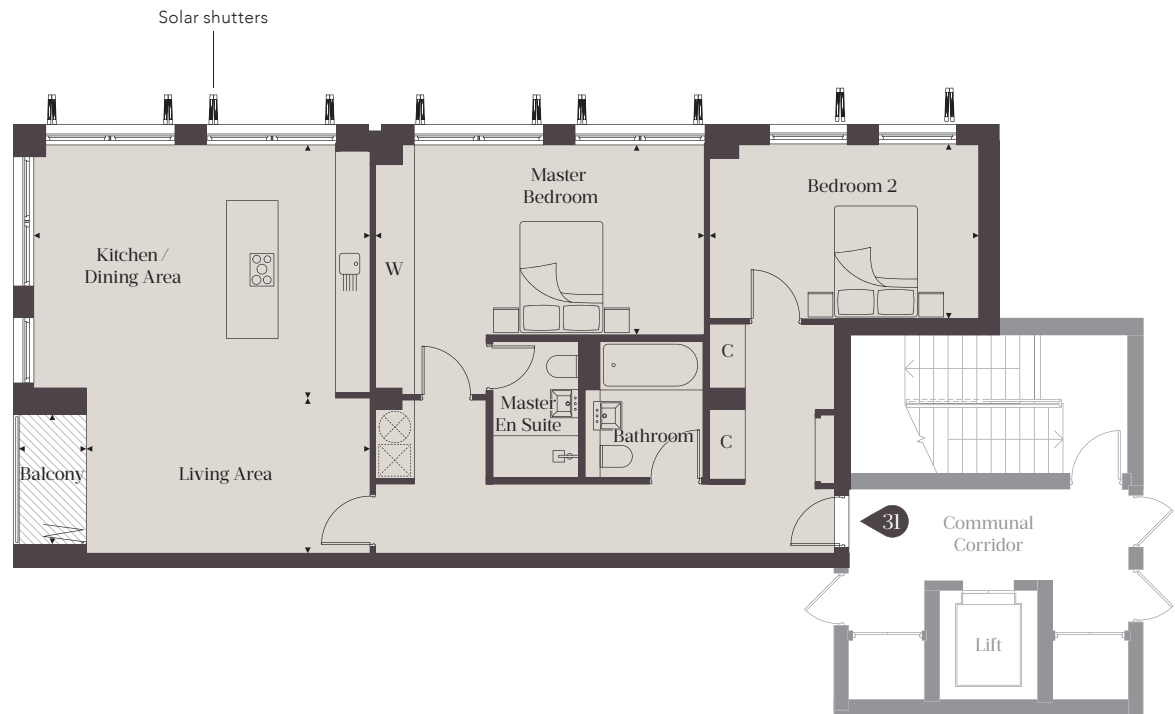
### Two Bedroom Apartment No. 4

#### FIRST FLOOR

Living Area	4.93m x 2.68m	16' 2" x 8' 10"
Kitchen/Dining Area	5.85m x 4.39m	19' 2" x 14' 5"
Master Bedroom	5.72m x 3.28m	18' 9" x 10' 9"
Bedroom 2	4.68m x 3.00m	15' 4" x 9' 10"
Balcony	2.18m x 1.01m	7' 1" x 3' 3"

#### OVERALL DIMENSIONS

Total Area	103 sq m	1109 sq ft
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## Plot 32

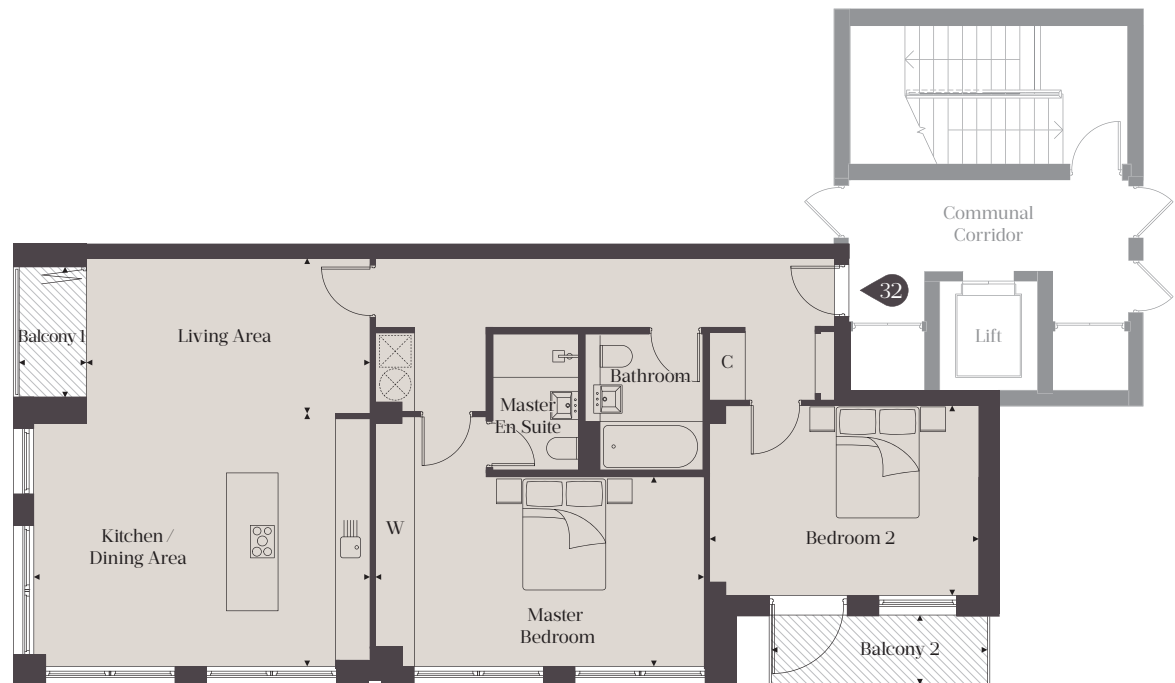
### Two Bedroom Apartment No. 3

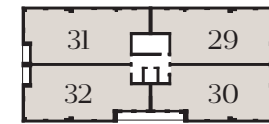
#### FIRST FLOOR

Living Area	4.93m x 2.68m	16' 2" x 8' 10"
Kitchen/Dining Area	5.85m x 4.39m	19' 2" x 14' 5"
Master Bedroom	5.72m x 3.28m	18' 9" x 10' 9"
Bedroom 2	4.68m x 3.30m	15' 4" x 10' 10"
Balcony 1	2.18m x 1.01m	7' 1" x 3' 3"
Balcony 2	3.77m x 1.19m	12' 4" x 3' 10"

#### OVERALL DIMENSIONS

Total Area	101 sq m	1087 sq ft
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FIRST FLOOR

All dimensions and total area figures are approximate and subject to change.

## Plot 29

### Two Bedroom Apartment No. 5

#### FIRST FLOOR

Living Area	4.93m x 2.87m	16' 2" x 9' 4"
Kitchen/Dining Area	5.85m x 4.22m	19' 2" x 13' 10"
Master Bedroom	5.72m x 3.28m	18' 9" x 10' 9"
Bedroom 2	4.68m x 3.00m	15' 4" x 9' 10"
Balcony	2.18m x 1.01m	7' 1" x 3' 3"

#### OVERALL DIMENSIONS

Total Area	103 sq m	1109 sq ft
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## Plot 30

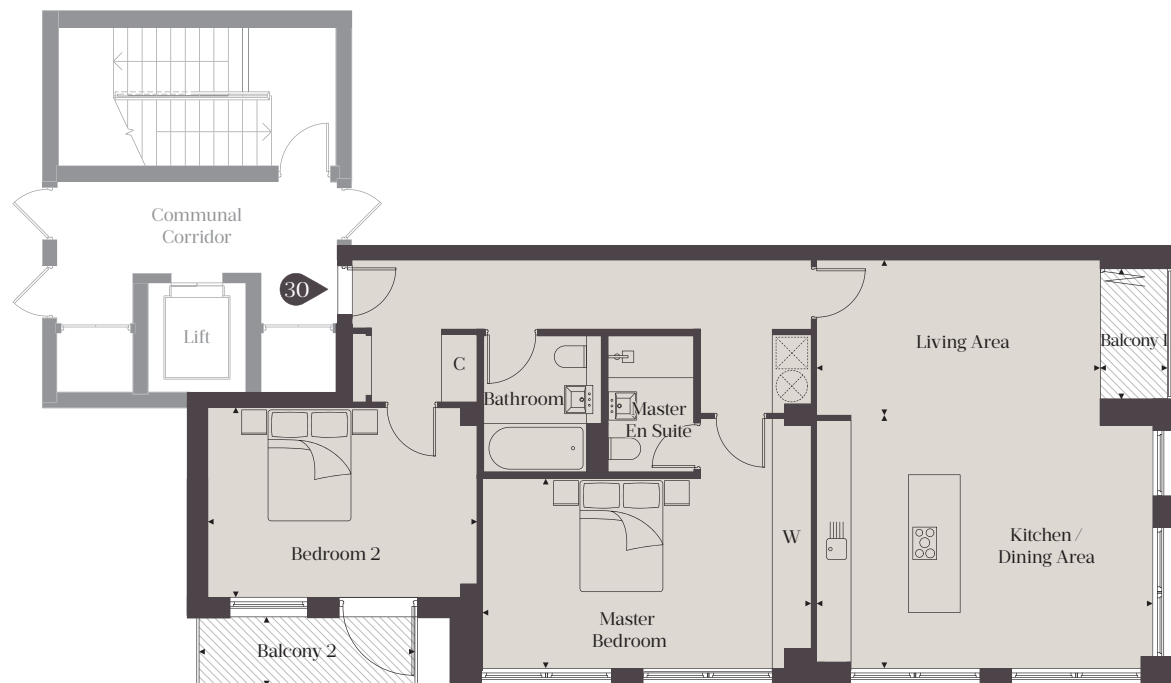
### Two Bedroom Apartment No. 6

#### FIRST FLOOR

Living Area	4.93m x 2.68m	16' 2" x 8' 10"
Kitchen/Dining Area	5.85m x 4.39m	19' 2" x 14' 5"
Master Bedroom	5.72m x 3.28m	18' 9" x 10' 9"
Bedroom 2	4.68m x 3.30m	15' 4" x 10' 10"
Balcony 1	2.18m x 1.01m	7' 1" x 3' 3"
Balcony 2	3.77m x 1.19m	12' 4" x 3' 10"

#### OVERALL DIMENSIONS

Total Area	101 sq m	1087 sq ft
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- W Wardrobe
- Plot entrance
- Washing machine/tumble dryer/combined
- C Cupboard
- Hot water storage
- Room dimension arrows





Computer generated image of the plot 34 sky lounge, Masefield House, is for illustrative purposes only.







*Masefield*  
HOUSE

## Plot 34

Three Bedroom Penthouse Apartment  
No. 7

### LOWER LEVEL

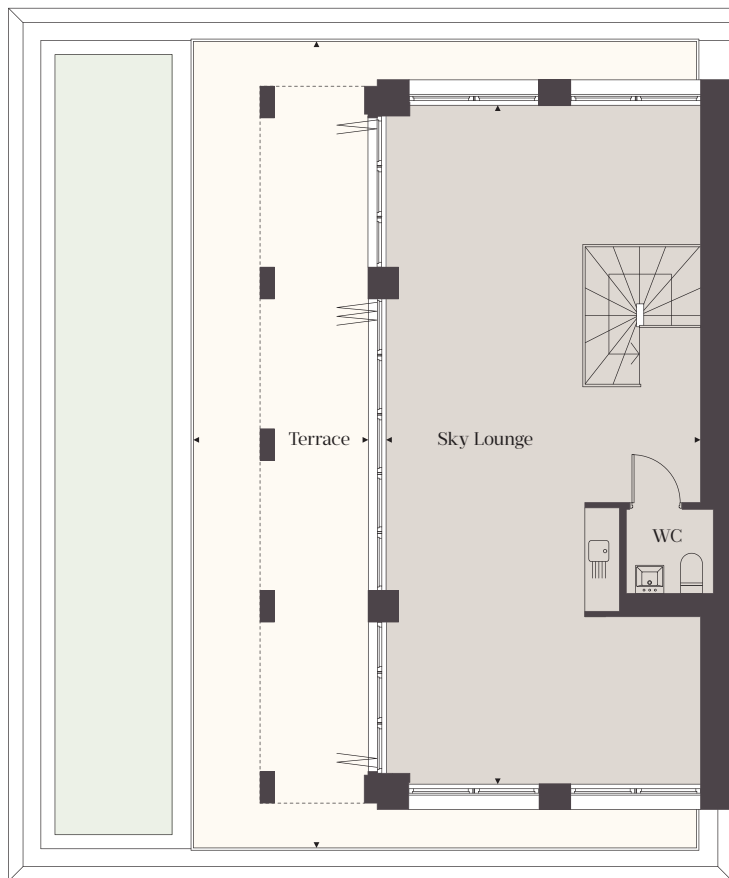
Living Area	5.90m x 4.22m	19' 4" x 13' 10"
Kitchen	5.90m x 4.68m	19' 4" x 15' 4"
Dining Area	4.40m x 5.53m	14' 5" x 18' 2"
Master Bedroom	5.64m x 3.68m	18' 6" x 12' 1"
Bedroom 2	5.65m x 3.68m	18' 6" x 12' 1"
Bedroom 3	4.69m x 3.03m	15' 5" x 9' 11"
Study	4.70m x 3.29m	15' 5" x 10' 10"
Balcony 1	4.99m x 1.67m	16' 4" x 5' 5"
Balcony 2	3.16m x 1.19m	10' 4" x 3' 10"

### UPPER LEVEL

Sky Lounge	11.79m x 5.34m	38' 8" x 17' 6"
Terrace	14.05m x 3.03m	46' 1" x 9' 11"

### OVERALL DIMENSIONS

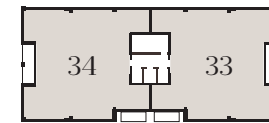
Total Area	265 sq m	2852 sq ft
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UPPER LEVEL



LOWER LEVEL



SECOND AND THIRD FLOORS

All dimensions and total area figures are approximate and subject to change.

## Plot 33

### Three Bedroom Penthouse Apartment No. 8

#### LOWER LEVEL

Living Area	5.92m x 4.20m	19' 5" x 13' 9"
Kitchen	5.92m x 4.68m	19' 5" x 15' 4"
Dining Area	4.40m x 5.53m	14' 5" x 18' 2"
Master Bedroom	5.64m x 3.68m	18' 6" x 12' 1"
Bedroom 2	5.64m x 3.68m	18' 6" x 12' 1"
Bedroom 3	4.69m x 3.03m	15' 5" x 9' 11"
Study	4.69m x 3.30m	15' 5" x 10' 10"
Balcony 1	4.99m x 1.67m	16' 4" x 5' 5"
Balcony 2	3.16m x 1.19m	10' 4" x 3' 10"

#### UPPER LEVEL

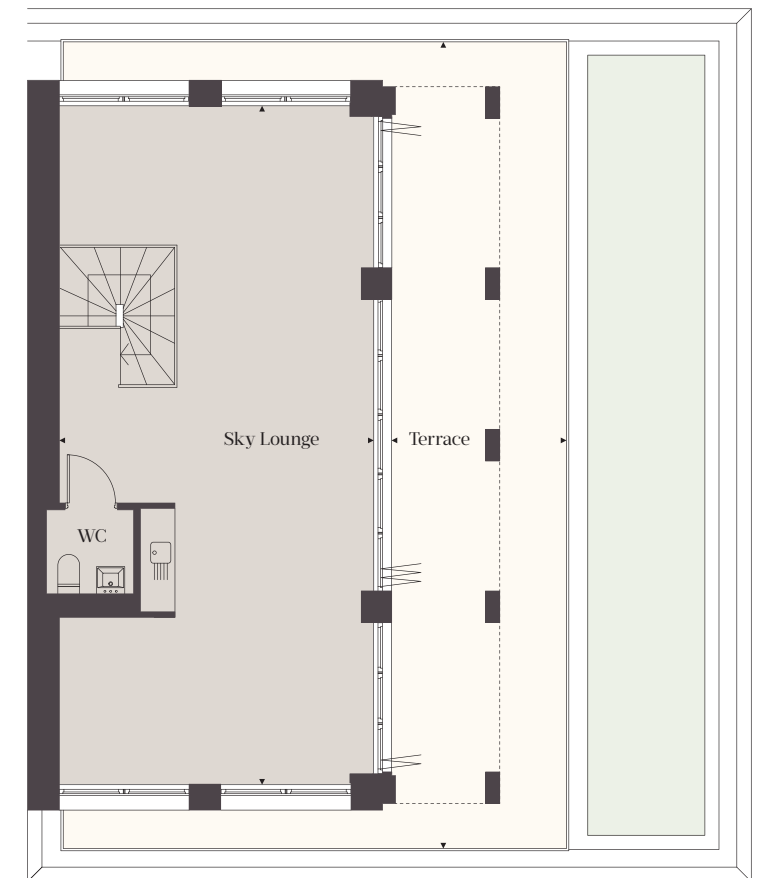
Sky Lounge	11.79m x 5.34m	38' 8" x 17' 6"
Terrace	14.05m x 3.03m	46' 1" x 9' 11"

#### OVERALL DIMENSIONS

Total Area	265 sq m	2852 sq ft
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LOWER LEVEL



UPPER LEVEL

- W Wardrobe
- C Cupboard
- Plot entrance
- Soft landscaping
- Hard landscaping
- Hot water storage
- Washing machine/  
tumble dryer/combined
- Room dimension arrows



## SPECIFICATION



# Conceived to suit 21<sup>st</sup> century lifestyles

Streamlined, sleek and efficient, the interiors of Laureate Gardens are flawless examples of the purity of modern design. Using the finest materials, with fittings from only the best brands, each home is equipped with the highest quality specification, to satisfy the most demanding requirements.

### KITCHEN

*A mixture of well-equipped, bespoke kitchens that have integrated appliances designed to optimise space and quality of living experience.*

- Stone work surfaces  
(\*choice of colours available)
- Stainless steel sink and mixer tap
- Porcelain floor tiles  
(\*choice of colours available)
- Siemens induction hob
- Siemens built-in oven and microwave
- Siemens built-in fridge/freezer
- Siemens built-in dishwasher
- Siemens washer/dryer

### BATHROOM AND EN SUITE

*Porcelain tiled bathrooms with high quality sanitary ware. All homes benefit from at least one bathroom with walk in shower (and some also with bathtubs) and en suite.*

- White high quality sanitary range
- Fitted bespoke vanity units
- Thermostatic controlled heated towel rail
- Shaver sockets
- Energy efficient LED lighting

### HEATING AND VENTILATION

*Heating is provided by gas fired energy efficient boilers. A mixture of wet underfloor heating and traditional radiator systems are provided to properties.*

- Thermostatically controlled
- Hot water storage
- Selection of traditional style gas fed fireplaces
- New double-glazed open-able windows

\*Dependant on stage of construction and subject to change.  
Computer generated image of The Master's Office double-height living area, Wordsworth Court. Staircase configuration options are available.









Computer generated image of plot 27 kitchen and dining room, Masfield House.



Computer generated image of plot 26 kitchen, living and dining room, Tennyson House.

## SPECIFICATION



### LIGHTING, TV AND COMMUNICATIONS

- Energy efficient LED lighting throughout
- Infrastructure for broadband connectivity to all homes
- Wiring for TV, FM and satellite signals to living / dining room and looped to all bedrooms
- Telephone sockets to primary rooms
- Video entry system to each home connected to the Laureate Gardens entrance gate

### ADDED FEATURES

*In order to further enhance the living experience and provide all residents with peace of mind, the following features have also been included in the development.*

- Vehicular and pedestrian entrance gates with video entry system and remote / fob controlled entry
- Insurance recognised locks to doors
- Mains operated smoke detectors to all homes
- Security lighting to each home and appropriate lighting to all communal areas
- Wall lighting to all front and rear entrance doors
- Industry recognised 10 year structural defect warranty to all dwellings
- Allocated parking to all homes (underground for the majority)

### INTERNAL FINISHES

*All internal finishes are designed to the highest standards and are sensitive to the nature and setting of each dwelling.*

- Parquet and engineered timber floors to living areas (\*choice of colours/\*optional carpet to living areas)
- Carpets to bedrooms and study areas (\*choice of colours available)
- Walk in wardrobes to selected master bedroom
- Décor to compliment the period features
- Historic features of the original 1790s buildings integrated into living experience

### ENVIRONMENTAL DETAILS

*All homes have been designed with sustainability at the fore. Each home includes a range of features to maximise its environmental credentials.*

- Building assessed to energy performance standards
- Upgraded insulation to historic buildings
- Dual flush mechanisms to toilets
- Sensor controls to external and communal lighting
- Homes optimise daylight and views of the communal courtyard and gardens
- Energy efficient lighting and appliances throughout
- The use of subtly placed photovoltaic solar panels to contribute towards communal lighting

### LANDSCAPING AND GARDENS

*Creation of a professionally landscaped communal courtyard garden as the centrepiece to Laureate Gardens.*

- Developed by a landscape architect, communal areas are assured an attractive selection of plants and trees all year round
- High quality road and walkway throughout
- Emphasis on both communal and private garden areas

### ONGOING SERVICE

*Laureate Gardens offers all residents that little bit extra, to ensure that their new home and living experience provides greater independence in living, and removes the hassles of a traditional family home.*

- Estates management services overseen by the experienced Amber estates management team





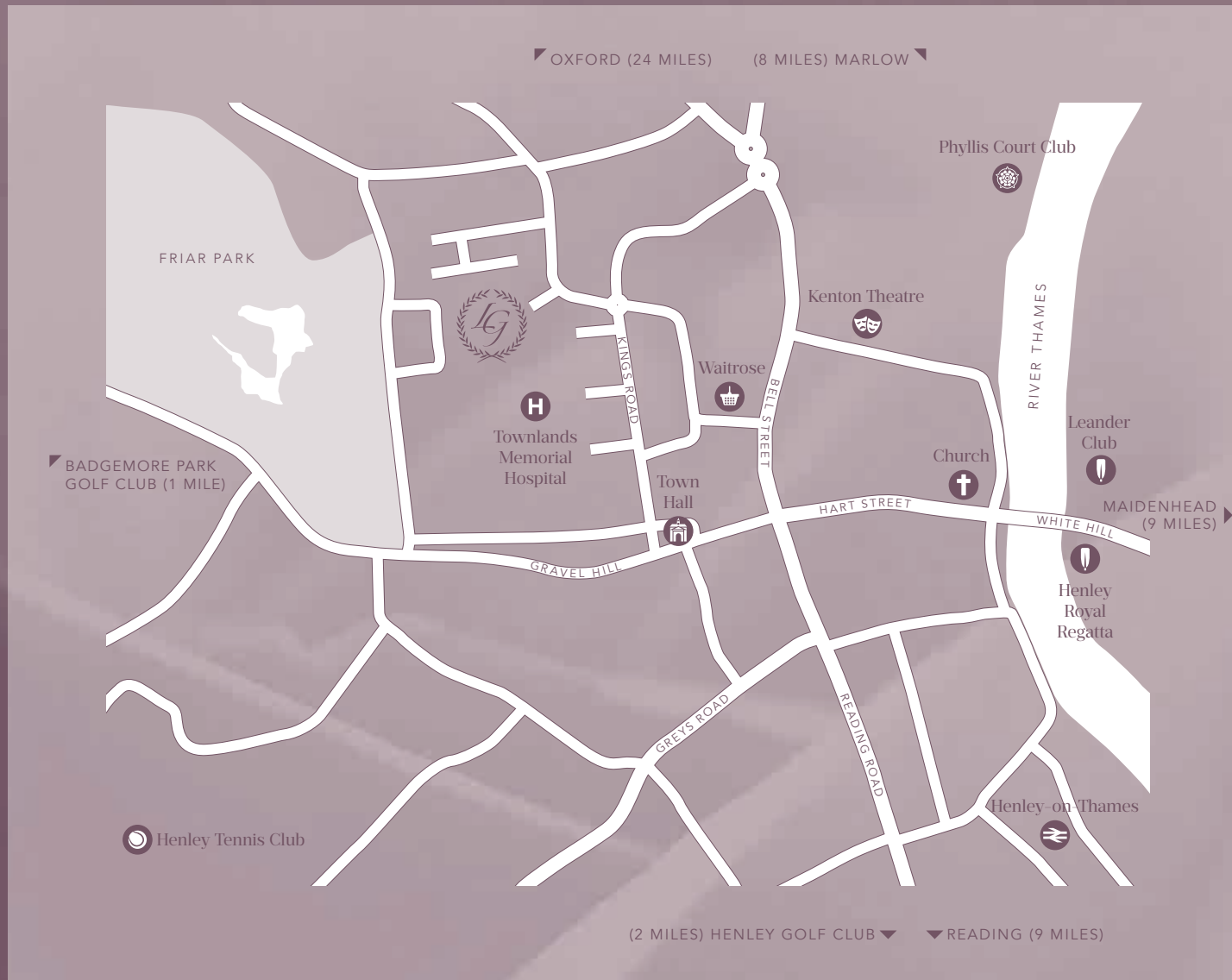
## An established developer with unparalleled experience

Laureate Gardens is designed, built and managed by Amber Infrastructure Group, a leading international provider of infrastructure and accommodation since the late 1990s.

Award winning, design-conscious, creative and quality-driven, Amber Infrastructure operates across a diverse range of sectors, delivering inspiring accommodation projects – schools, hospitals, courthouses and libraries – for the benefit of local communities worldwide.

With an unrivalled track record in over 125 projects, Amber has developed and then managed some outstanding accommodation projects over the last two decades, including the Dublin Criminal Court complex, the Royal Children’s Hospital in Melbourne, Australia, and Liverpool Central Library and Archive, which involved refurbishing a Grade II listed building on a UNESCO world heritage site.

The Amber team has been working on the planning of this project for several years and will continue to oversee the management of the estate and associated services once all homes are occupied.



## Laureate Gardens

Henley-on-Thames | Oxfordshire | RG9 2FB

For further information regarding this development,  
please visit [laureategardens.co.uk](http://laureategardens.co.uk)

We will act in accordance with the Consumer Code for New Homes.

Statements contained within this specification are believed to be correct at time of printing. They are not to be regarded as statements or representations of fact and neither the selling agents or Amber Infrastructure guarantee their accuracy. The computer generated images and floor plans are intended to serve only as a general guide to the appearance and layout of the development. However, it may be necessary, and rights are reserved, for Amber Infrastructure to make alterations to the layout, appearance and specification of the development without formal notice. Dimensions are approximated having been scaled from plan. Interested parties are advised to check plot availability before embarking on a journey. This brochure does not form part of the contract. Road distances based on mileages are supplied by Google Maps.

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