



# BREWHOUSE YARD

WALLINGFORD

Kingerlee Homes



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# Kingerlee Homes

Presenting a unique collection of 14 meticulously designed one and two bedroom houses and apartments, harmoniously integrated into the charming market town of Wallingford



BREWHOUSE YARD

WALLINGFORD



## WELCOME HOME

**BREWHOUSE YARD** comprises two buildings, North and South, which are situated within the historic Brewery walls and have been meticulously redesigned and constructed to honour the original architecture. Several homes in the South retain their original features, offering a harmonious blend of new and old.

With a diverse range of properties, there's something to meet everyone's needs—whether you desire an apartment with views of park or a house with a private garden. Every home is completed to a high standard featuring Nobilia handleless kitchens, integrated appliances and premium flooring.

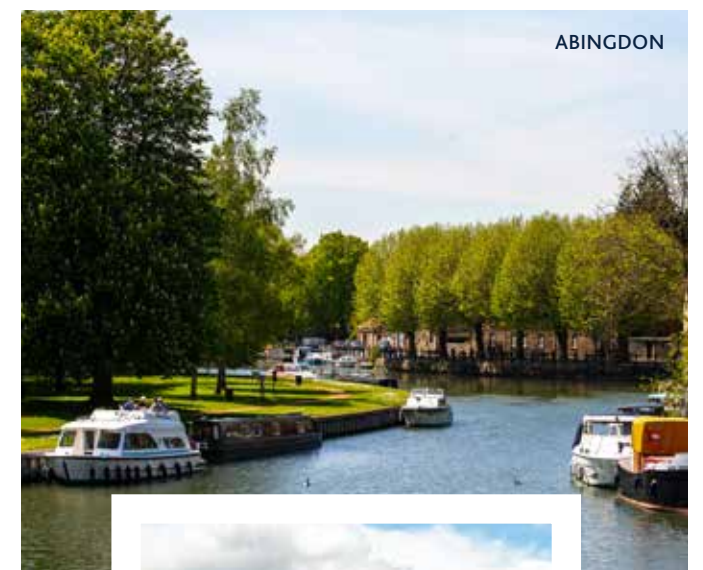
**KINGERLEE HOMES** is part of the Kingerlee Group of companies based in Oxford. For five generations since 1868, they have developed a wealth of experience and a reputation for integrity and quality, built from helping to create the historical landscape of Oxford and some of its most iconic buildings.

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Kingerlee Homes

# WELCOME TO WALLINGFORD



## LOVE LIVING LOCAL

The historic market town of Wallingford, situated on the banks of the River Thames, is renowned for its medieval architecture, vibrant local markets, and scenic river walks. The town boasts a lively community atmosphere with a variety of shops, cafes, and restaurants, as well as excellent transport links to nearby towns and cities such as Oxford, Henley, Abingdon, and Reading.

# LOCAL AREA GUIDE

## SHOPS AND AMENITIES BY WALK



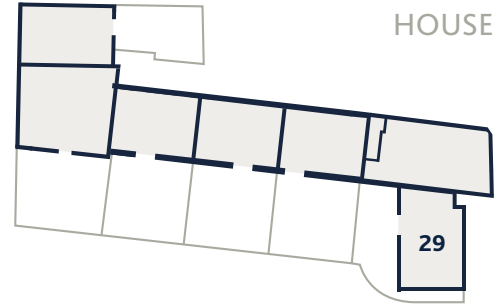
- Kincroft  
1 min walk
- The Old Post Office (Restaurant)  
3 min walk
- Waitrose  
4 min walk
- Corn Exchange  
4 min walk
- Market Place  
4 min walk  
(markets held on Fridays and Saturdays)
- Bull Croft Park  
5 min walk
- Five Little Pigs (Restaurant)  
5 min walk
- Wallingford Castle  
9 min walk





# 29 GOLDSMITH LANE

877 sq. ft. / 81.48 sq. m.



## KEY:



Low Height Ceiling



Cupboard

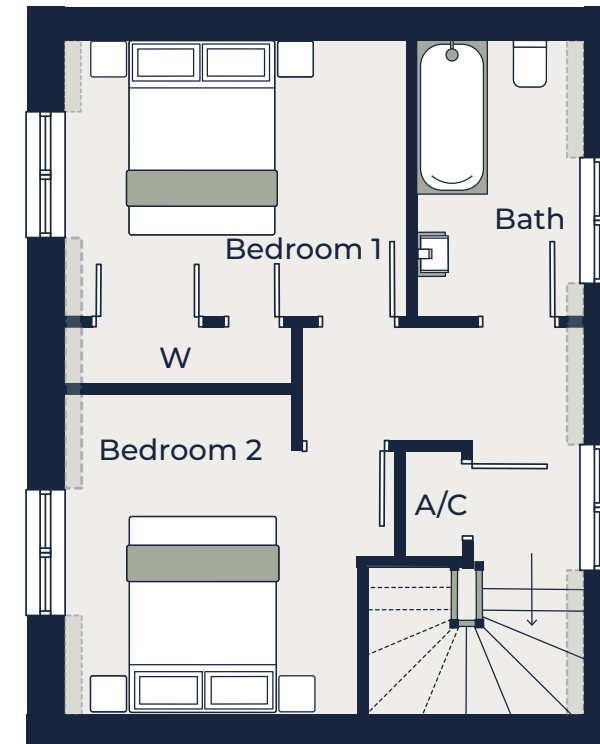


Wardrobe



### GROUND FLOOR

Living Room	5.35m x 4.50m	17'6" x 14'9"
Kitchen & Dining	3.03m x 4.06m	9'11" x 13'3"

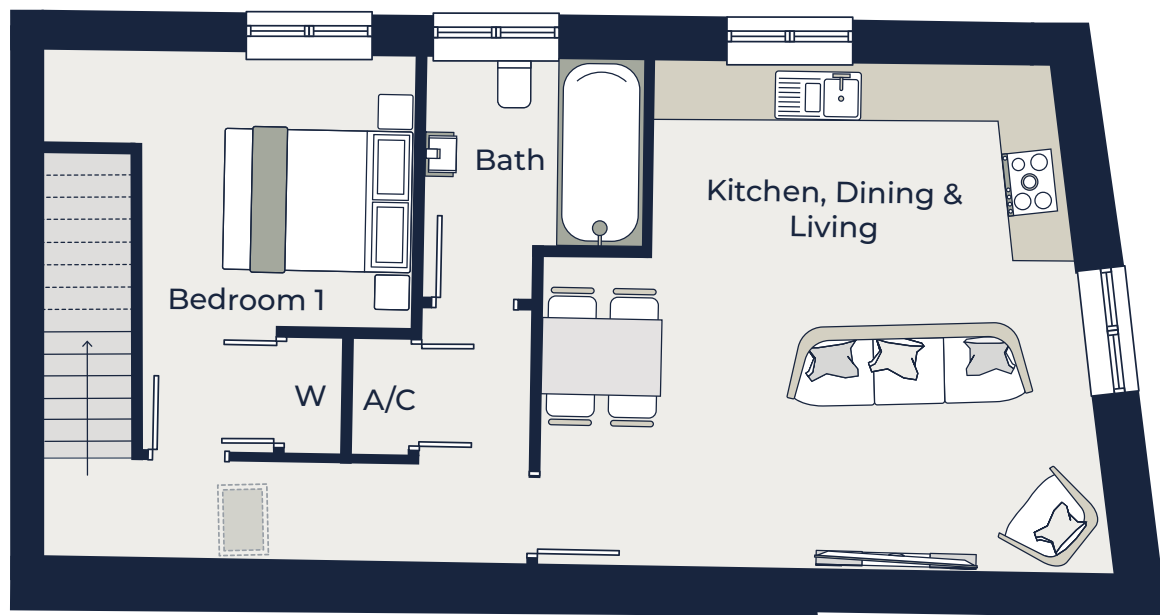
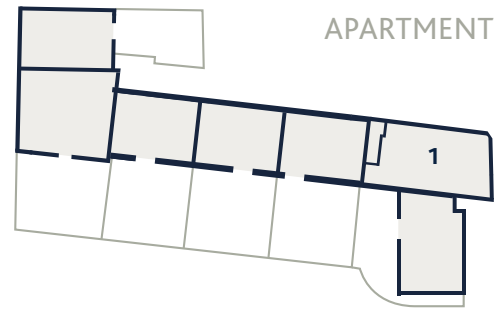


### FIRST FLOOR

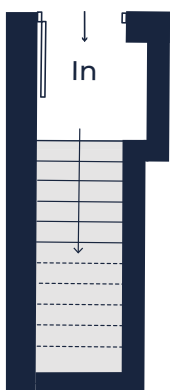
Bedroom 1	3.55m x 3.52m	11'7" x 11'6"
Bedroom 2	3.43m x 3.28m	11'3" x 10'9"

# 1 BREWHOUSE YARD

622 sq. ft. / 57.79 sq. m.



Ground Floor



## FIRST FLOOR

Kitchen, Dining & Living	5.95m x 5.15m	19'6" x 16'10"
Bedroom 1	3.81m x 4.12m	12'6" x 13'6"

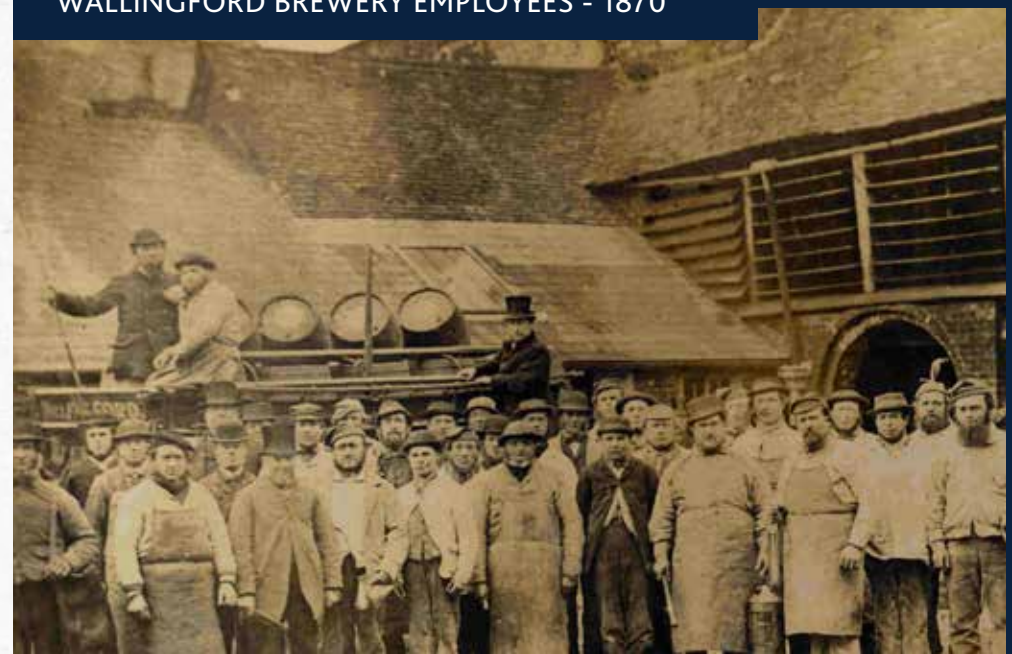
KEY: Low Height Ceiling Cupboard Wardrobe



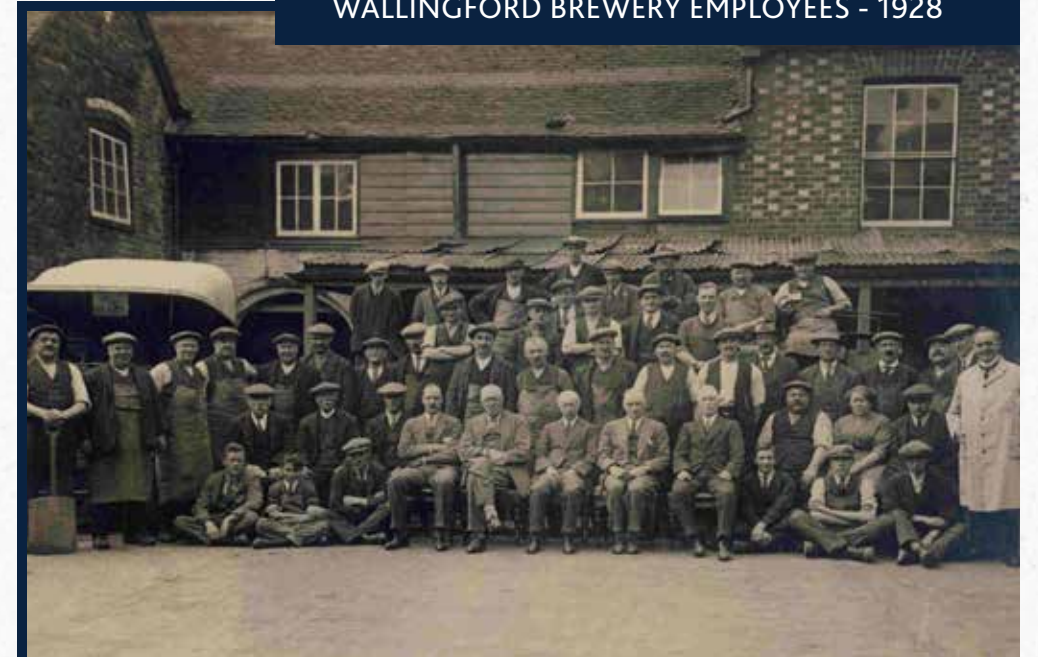
BREWHOUSE YARD

## SITE HISTORY

WALLINGFORD BREWERY EMPLOYEES - 1870



WALLINGFORD BREWERY EMPLOYEES - 1928



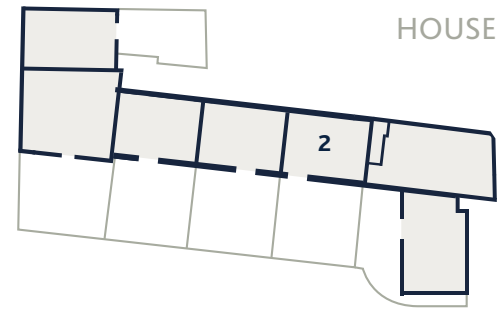
Wallingford's Breweries have kept many Wallingford people employed over the centuries. The best wine was imported from Bordeaux, via Southampton, and transported to Wallingford in barrels by road. Henry III, who spent Christmas at Wallingford Castle on several occasions, bought plenty of it.

In 1740 Wallingford's own brewery was established in Goldsmiths' Lane by Edward Wells. Their beer soon dominated the Wallingford area. Edward Wells lived in a grand house on the High Street (now Wallingford House) and by the late 19th century he was MP for Wallingford, a Justice of the Peace and was elected High Steward of the town in 1890 – an ancient honorary title.



# 2 BREWHOUSE YARD

809 sq. ft. / 75.12 sq. m.



## KEY:



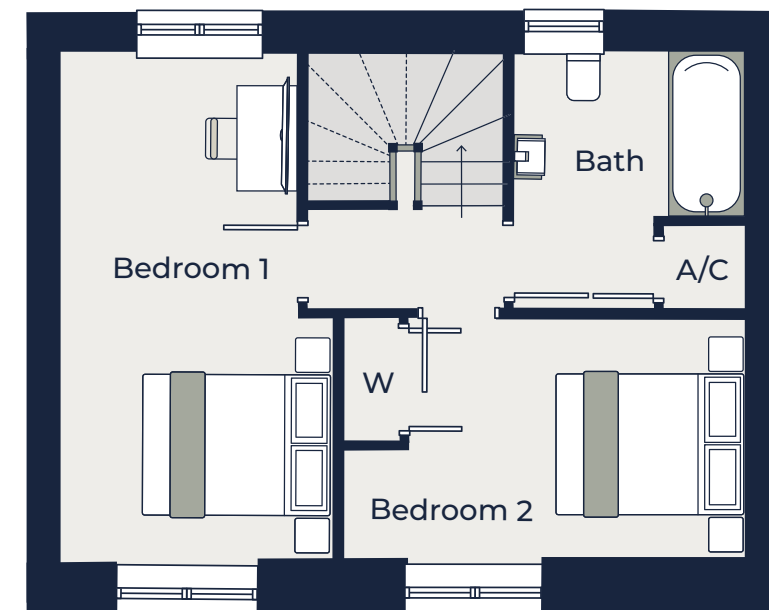
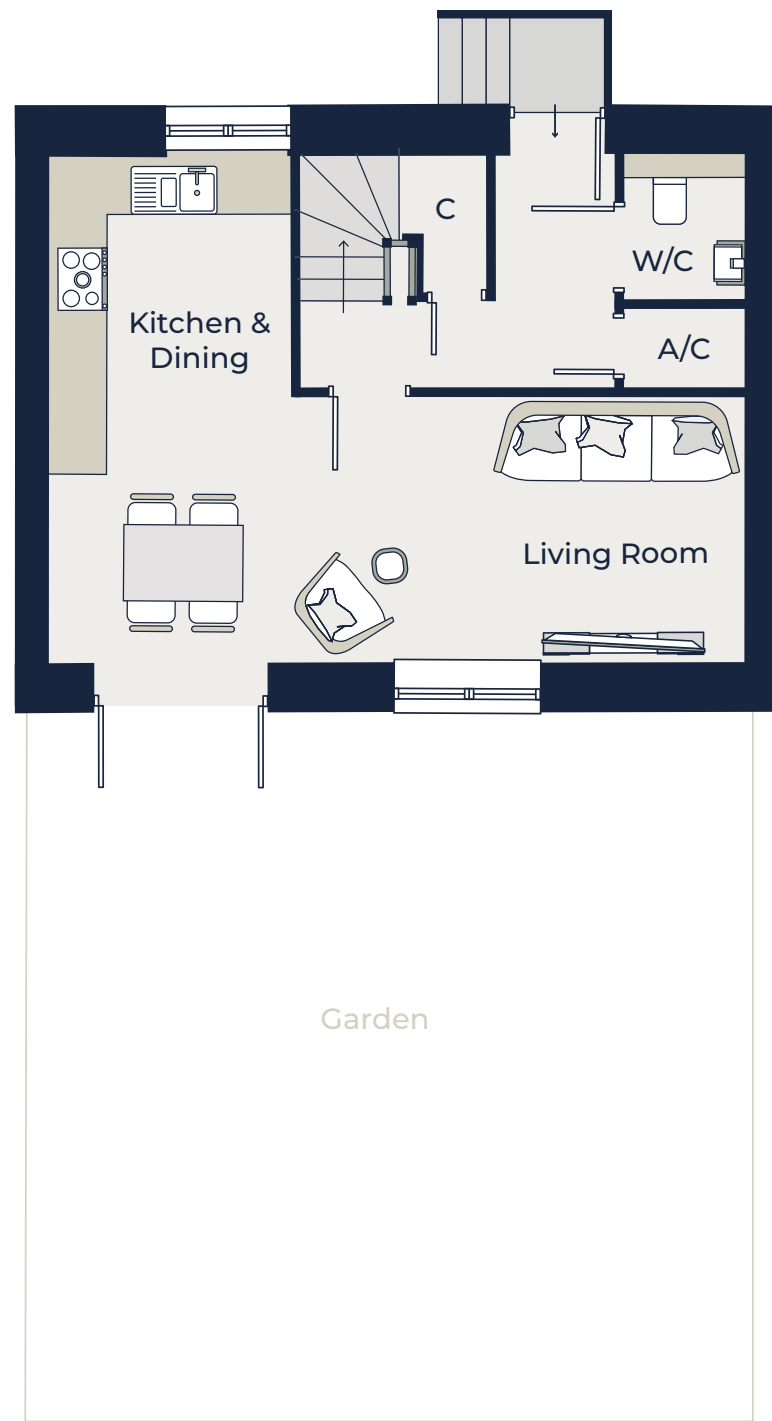
Low Height Ceiling



Cupboard



Wardrobe



### GROUND FLOOR

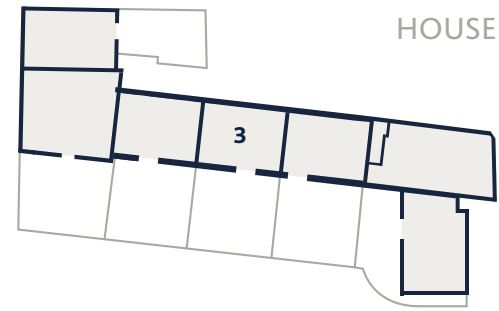
Living Room	4.67m x 2.70m	15'3" x 8'10"
Kitchen & Dining	2.48m x 5.13m	8'1" x 16'10"

### FIRST FLOOR

Bedroom 1	2.73m x 5.15m	8'11" x 16'10"
Bedroom 2	4.32m x 2.47m	14'2" x 8'1"

# 3 BREWHOUSE YARD

819 sq. ft. / 76.1 sq. m.



## KEY:



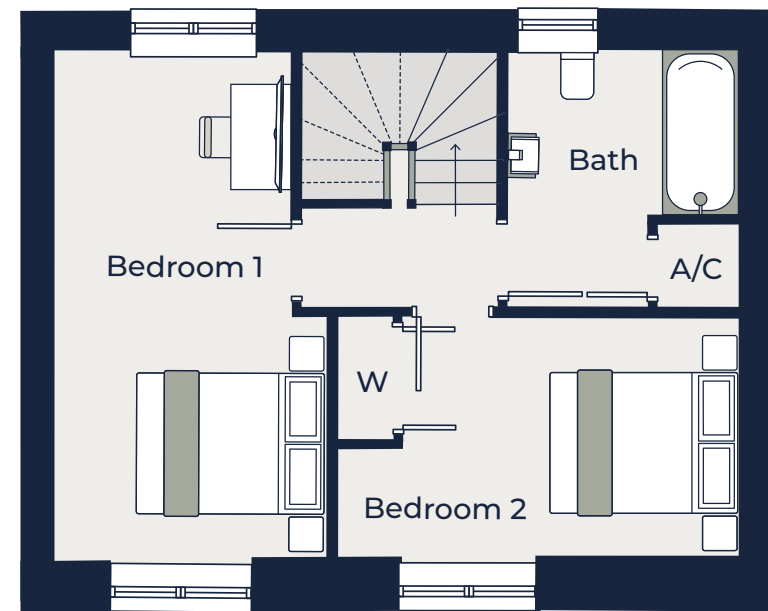
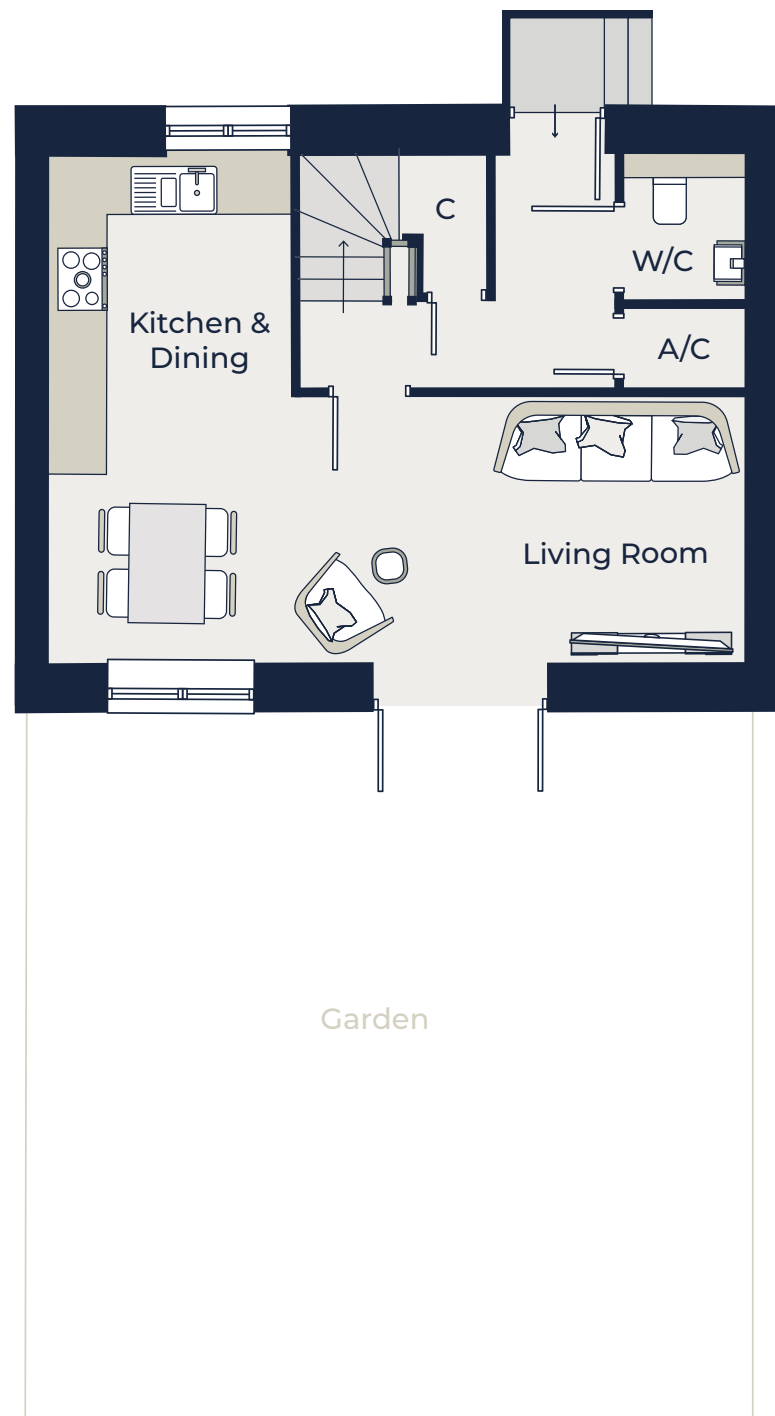
Low Height Ceiling



Cupboard



Wardrobe



### GROUND FLOOR - PLOT 4

Living Room	4.73m x 2.67m	15'6" x 8'9"
Kitchen & Dining	2.48m x 5.31m	8'1" x 17'5"

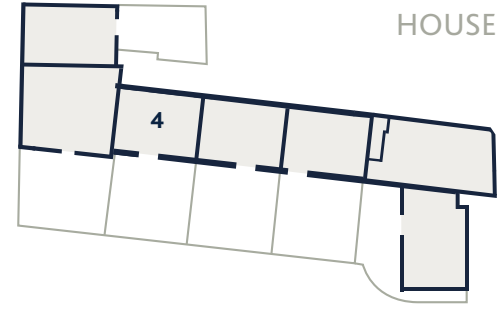
### FIRST FLOOR

Bedroom 1	2.73m x 5.21m	8'11" x 17'1"
Bedroom 2	4.38m x 2.51m	14'4" x 8'2"



# 4 BREWHOUSE YARD

815 sq. ft. / 75.76 sq. m.



## KEY:



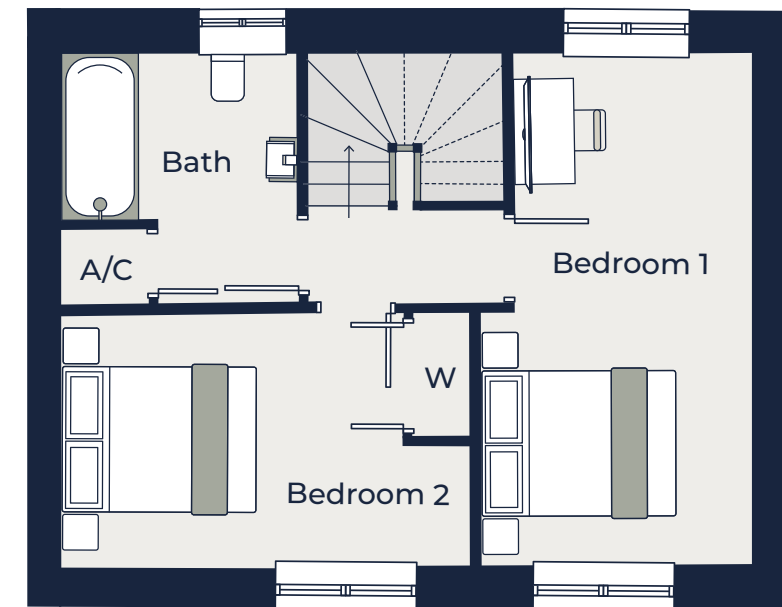
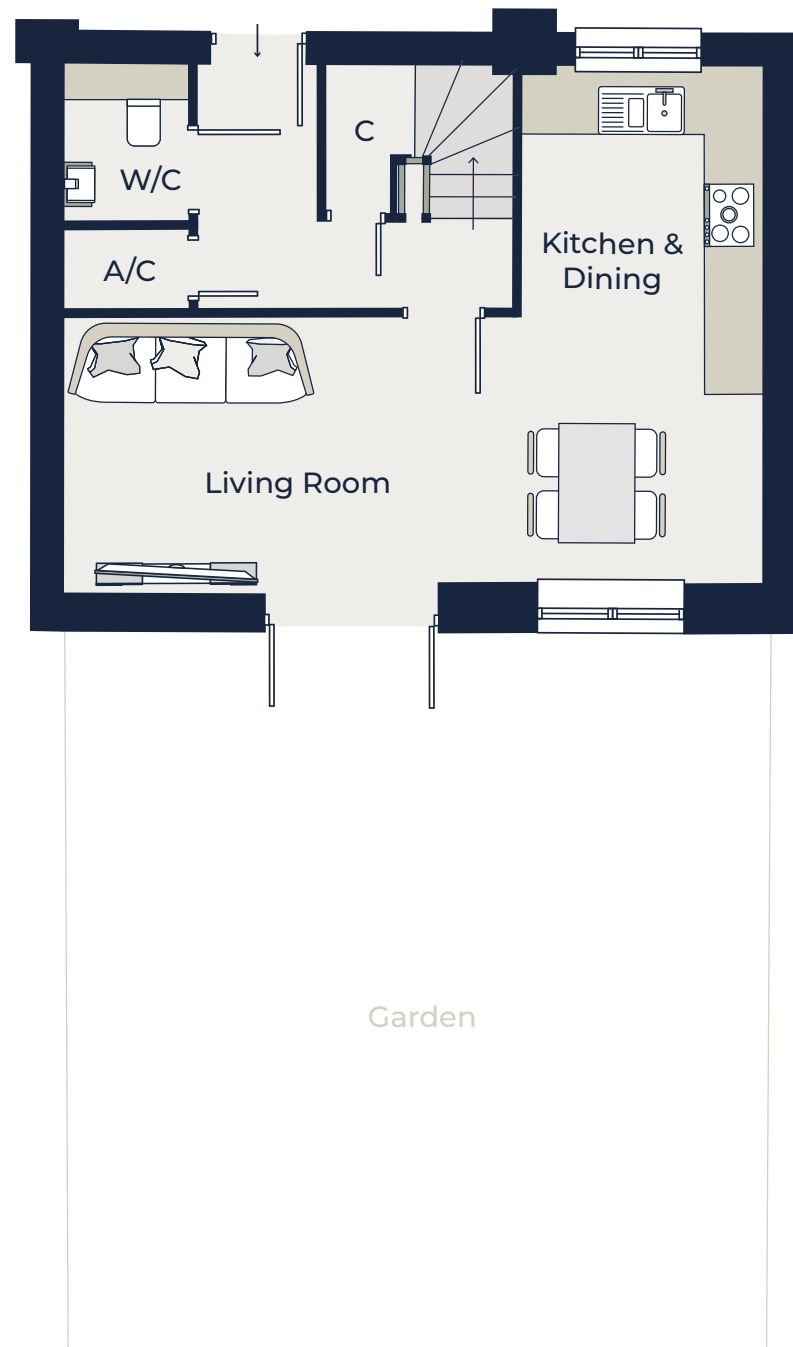
Low Height Ceiling



Cupboard



Wardrobe



### GROUND FLOOR

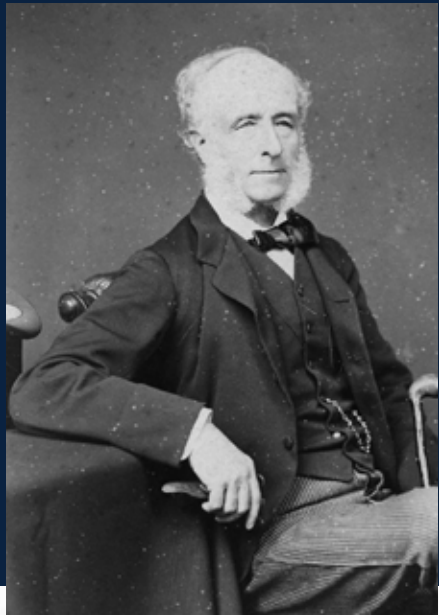
Living Room	4.68m x 2.70m	15'4" x 8'10"
Kitchen & Dining	2.48m x 5.24m	8'1" x 17'2"

### FIRST FLOOR

Bedroom 1	2.73m x 5.24m	8'11" x 17'2"
Bedroom 2	4.33m x 2.60m	14'2" x 8'6"

## SITE HISTORY

Wells' brewery lasted into the 20th century until it was taken over by Usher's brewery in 1926, though brewing soon ended. The premises was used as a bottling plant, then a warehouse, but finally closed in 1970.

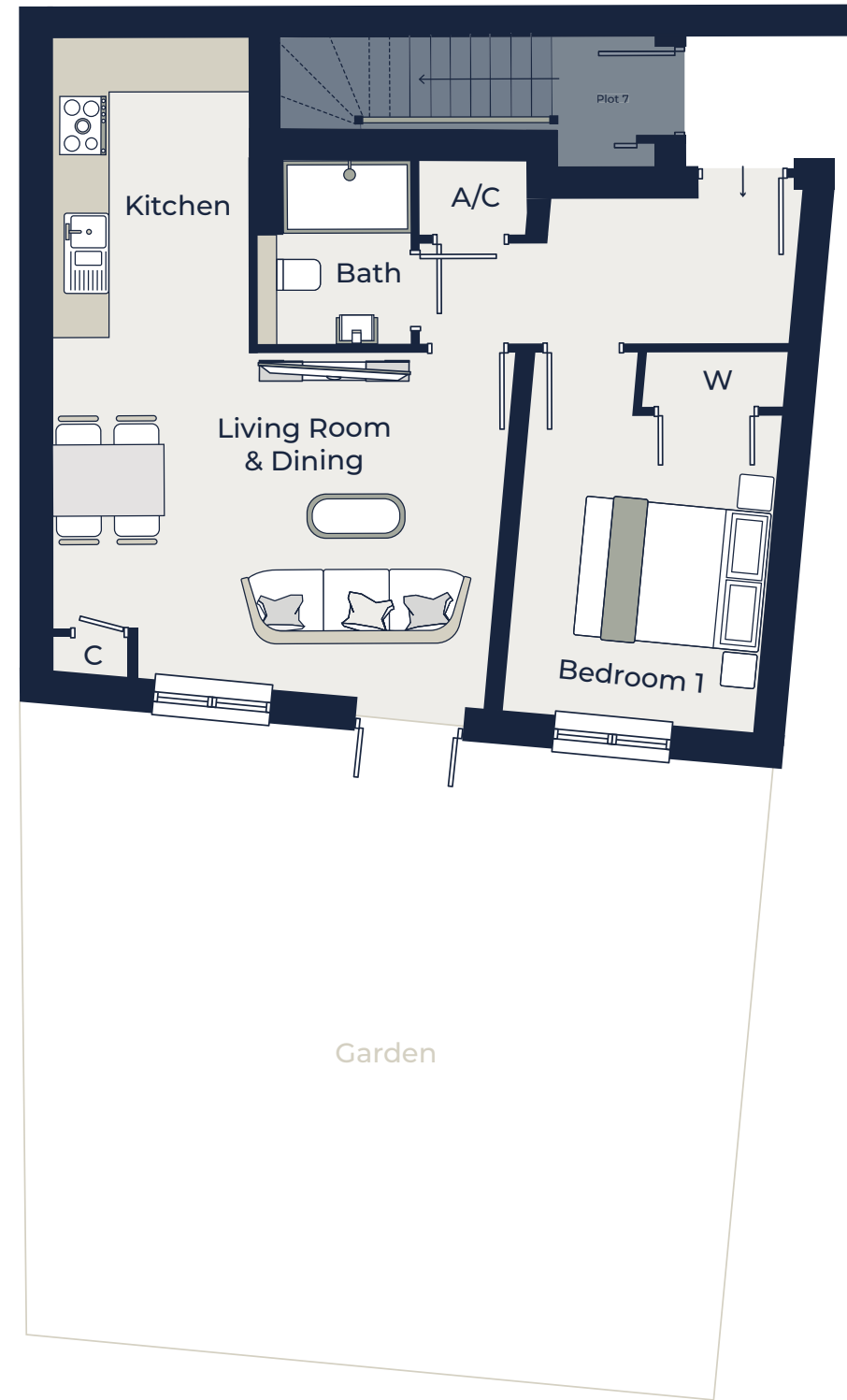
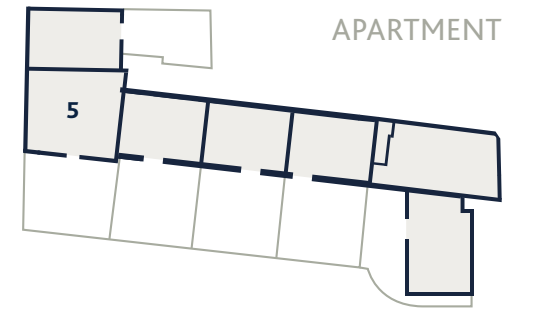


The Well's Brewery site has now been carefully restored and transformed by Kingerlee Homes into the Brewhouse Yard development. Our main aim was to preserve the historic elements on the site and remain sympathetic to the surrounding listed buildings.



# 5 BREWHOUSE YARD

522 sq. ft. / 48.54 sq. m.



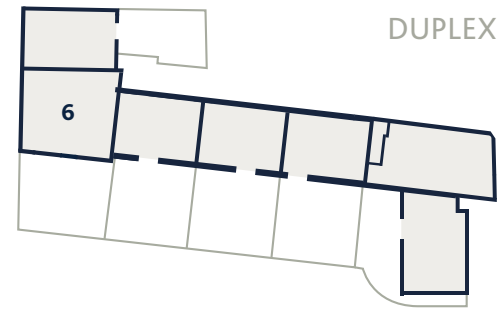
### GROUND FLOOR

Kitchen	1.95m x 3.45m	6'5" x 11'4"
Living Room & Dining	4.88m x 3.85m	16'1" x 12'8"
Bedroom 1	2.73m x 3.90m	8'10" x 12'9"

KEY: Low Height Ceiling Cupboard Wardrobe

# 6 BREWHOUSE YARD

1,253 sq. ft. / 116.41 sq. m.



## KEY:



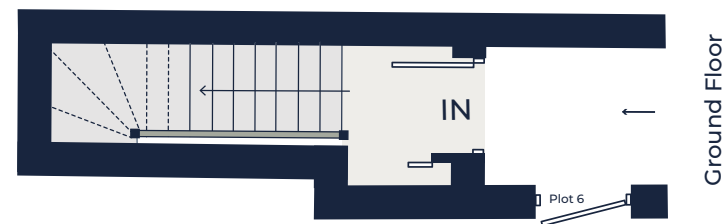
Low Height Ceiling



Cupboard



Wardrobe



### FIRST FLOOR

Living Room	4.60m x 4.62m	15'1" x 15'2"
Kitchen & Dining	3.25m x 4.59m	10'8" x 15'0"
Study	2.00m x 2.45m	6'7" x 8'4"



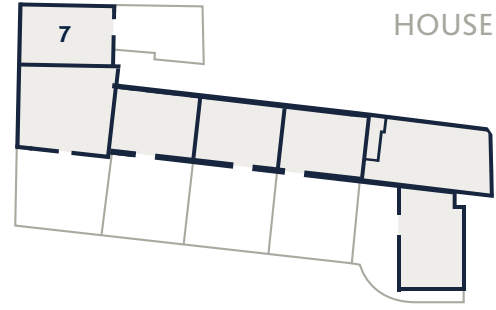
### SECOND FLOOR

Bedroom 1	2.82m x 5.00m	9'3" x 16'5"
Bedroom 2	3.24m x 4.68m	10'7" x 15'4"



# 7 BREWHOUSE YARD

843 sq. ft. / 78.28 sq. m.



## KEY:



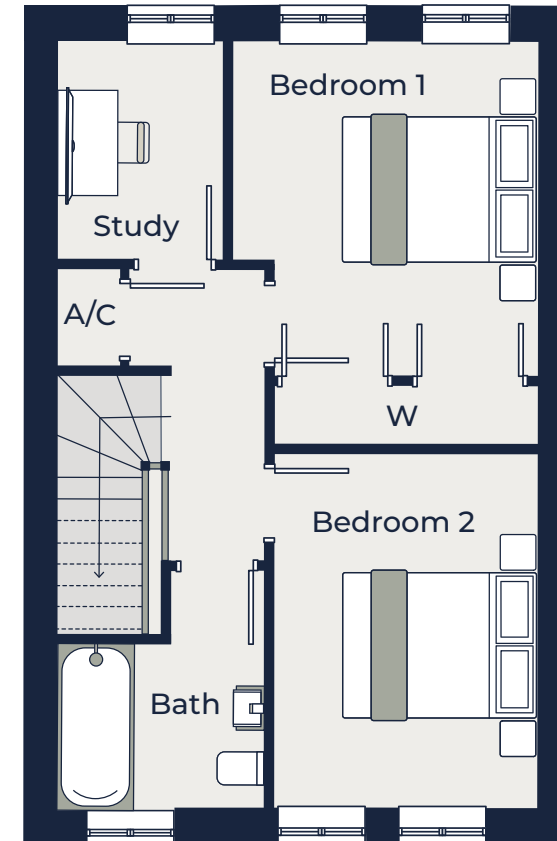
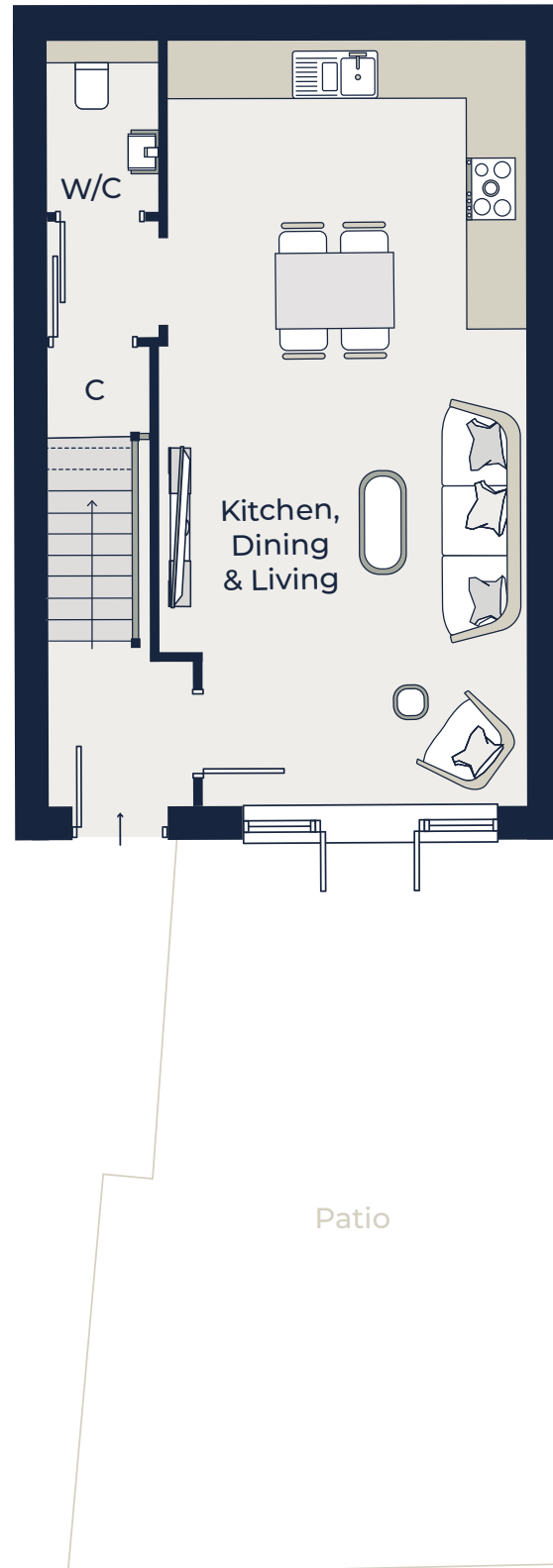
Low Height Ceiling



Cupboard



Wardrobe



### GROUND FLOOR

Kitchen, Dining & Living	7.84m x 3.80m	25'8" x 12'5"
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### FIRST FLOOR

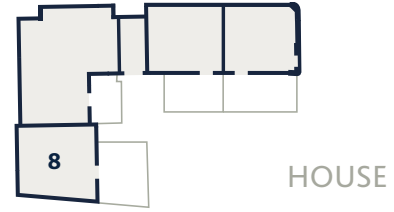
Bedroom 1	3.32m x 3.15m	10'11" x 10'4"
Bedroom 2	3.71m x 2.72m	12'2" x 8'10"
Study	2.10m x 1.66m	6'10" x 5'5"



8

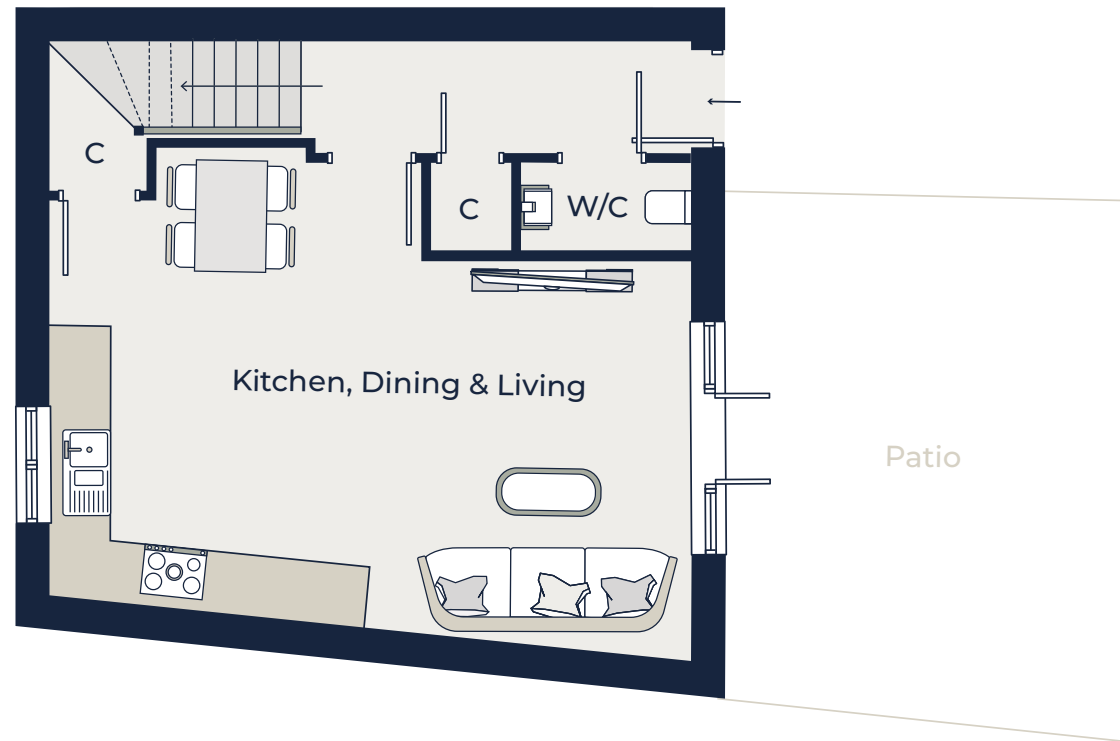
BREWHOUSE  
YARD

860 sq. ft. / 79.93 sq. m.



**KEY:**

- Low Height Ceiling
- C Cupboard
- W Wardrobe



GROUND FLOOR

Kitchen, Dining & Living	4.10m x 6.56m	13'5" x 21'6"
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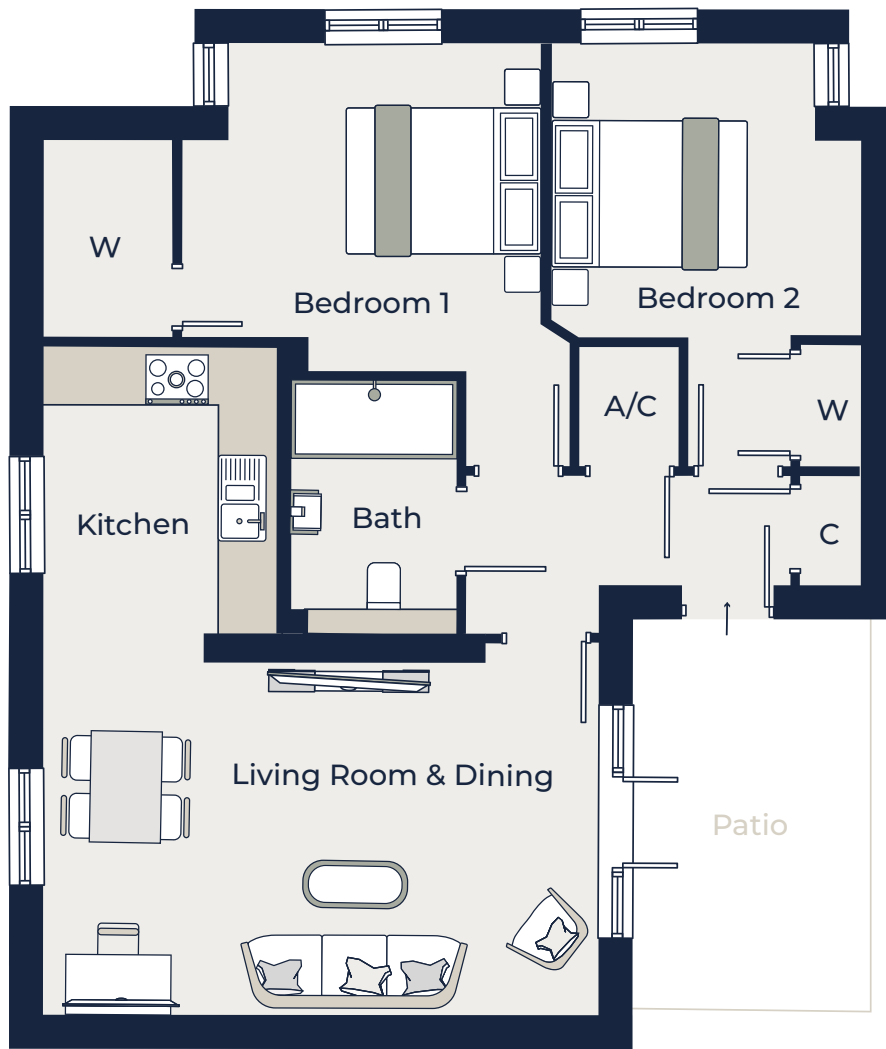
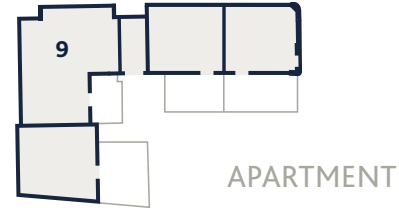
FIRST FLOOR

Bedroom 1	2.90m x 3.77m	9'6" x 12'4"
Bedroom 2	3.22m x 3.37m	10'6" x 11'0"



# 9 BREWHOUSE YARD

766 sq. ft. / 71.19 sq. m.



## GROUND FLOOR

Living Room & Dining	3.58m x 5.67m	11'8" x 18'7"
Kitchen	2.38m x 2.91m	7'9" x 9'6"
Bedroom 1	3.42m x 3.69m	11'2" x 12'1"
Bedroom 2	3.10m x 3.16m	10'2" x 10'4"

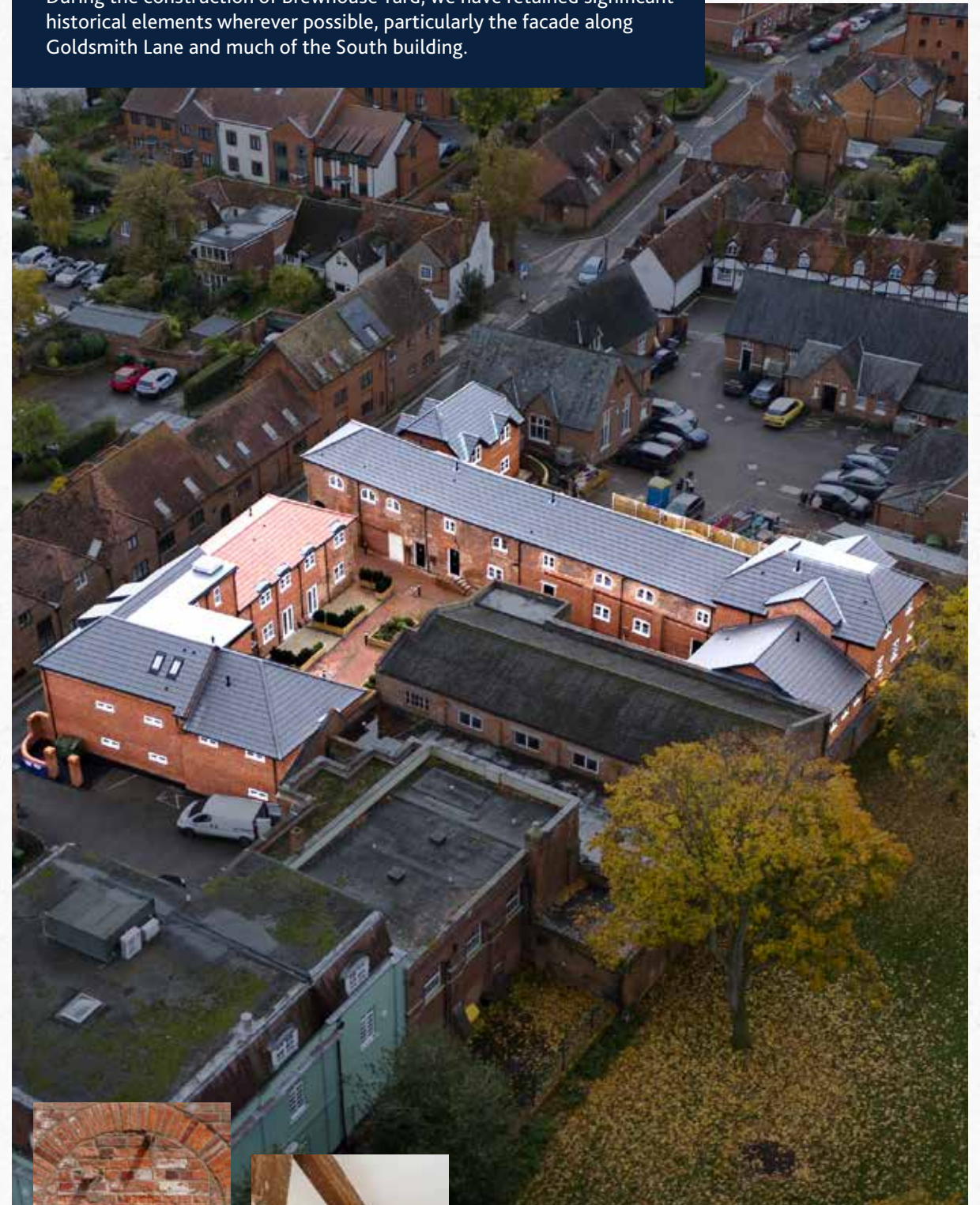
KEY: Low Height Ceiling Cupboard Wardrobe

## SITE HISTORY



BREWHOUSE YARD

During the construction of Brewhouse Yard, we have retained significant historical elements wherever possible, particularly the facade along Goldsmith Lane and much of the South building.



This structure, previously known as the Long Barn, has been protected with a new roof but maintains its character internally with the preservation of the original trusses and beams. The internal walls have been upgraded to meet the building regulations requirements, ensuring the structure is safe and functional, while retaining its historical charm.

# 10 BREWHOUSE YARD

766 sq. ft. / 71.19 sq. m.



APARTMENT



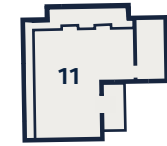
## FIRST FLOOR

Living Room & Dining	3.57m x 5.67m	11'8" x 18'7"
Kitchen	2.91m x 2.38m	9'6" x 7'9"
Bedroom 1	3.32m x 3.68m	10'10" x 12'0"
Bedroom 2	3.10m x 3.16m	10'2" x 10'4"

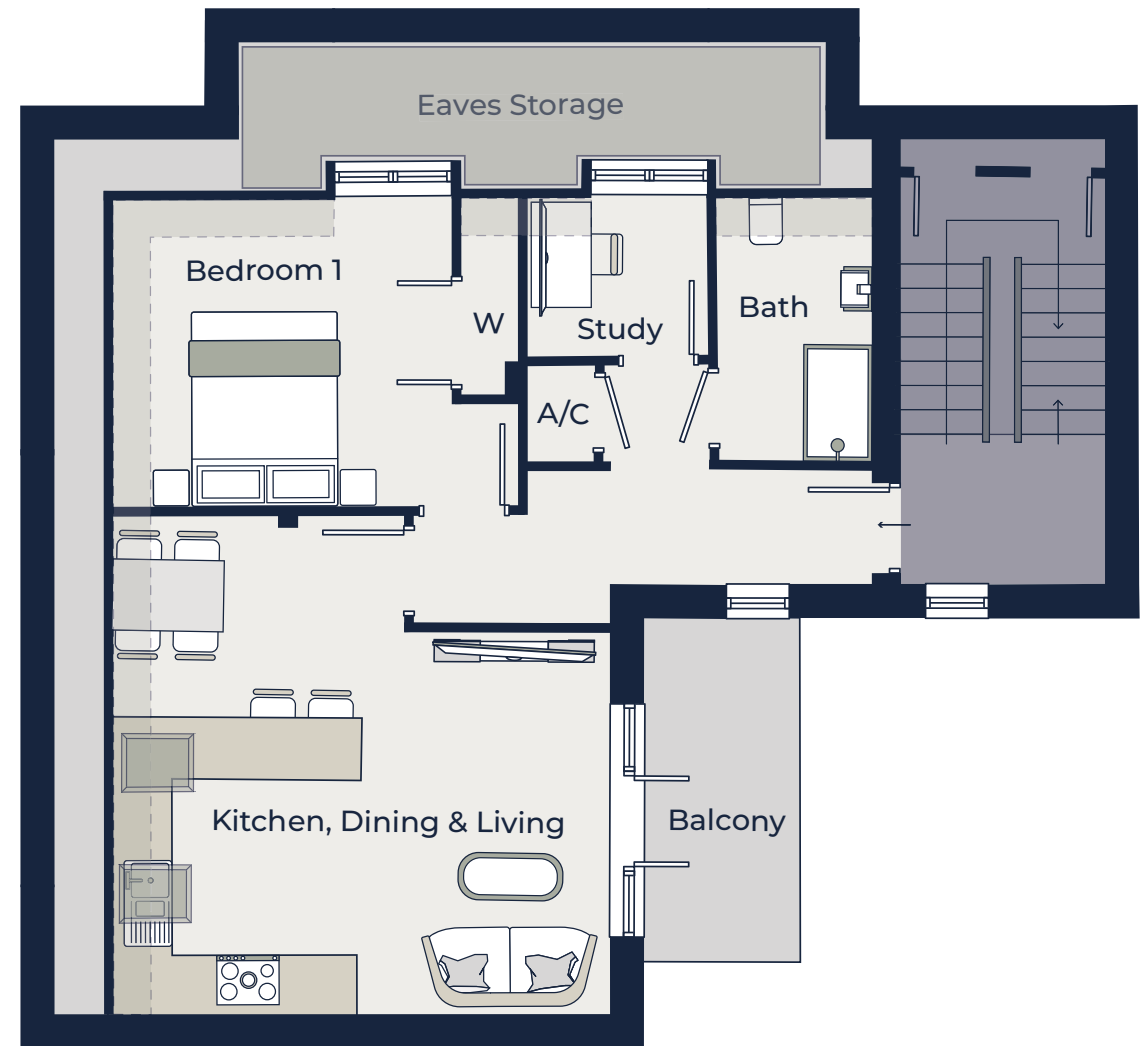
KEY: Low Height Ceiling Cupboard Wardrobe

# 11 BREWHOUSE YARD

682 sq. ft. / 63.38 sq. m.



APARTMENT



## SECOND FLOOR

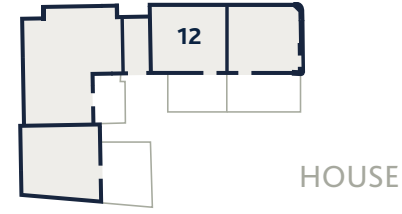
Kitchen, Dining & Living	5.10m x 4.66m	16'8" x 15'3"
Bedroom 1	2.83m x 3.12m	9'3" x 10'3"
Study	1.29m x 1.90m	4'2" x 6'2"

KEY: Low Height Ceiling Cupboard Wardrobe



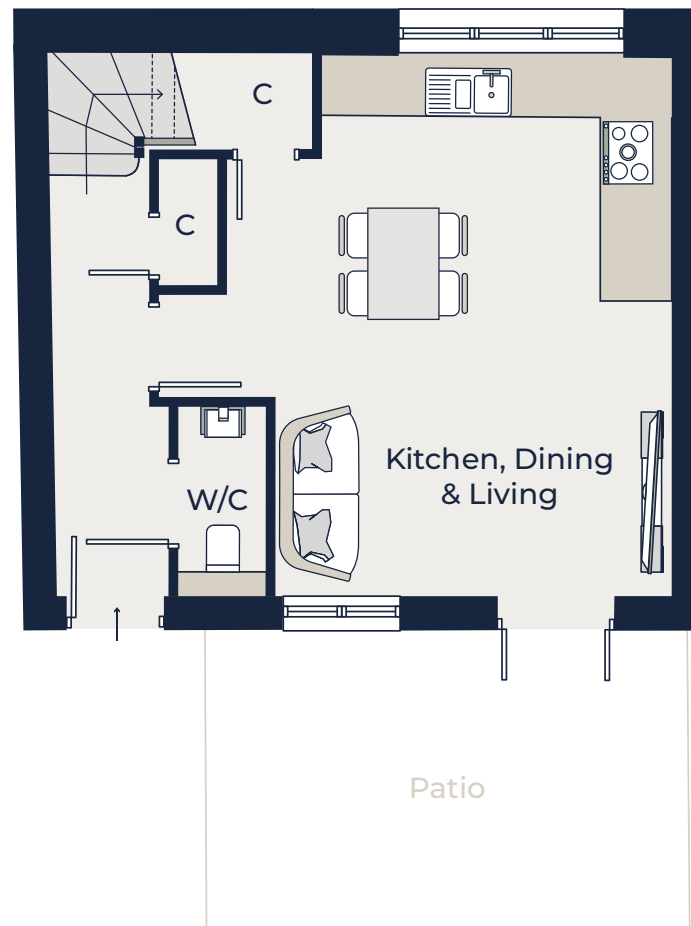
# 12 BREWHOUSE YARD

760 sq. ft. / 70.56 sq. m.



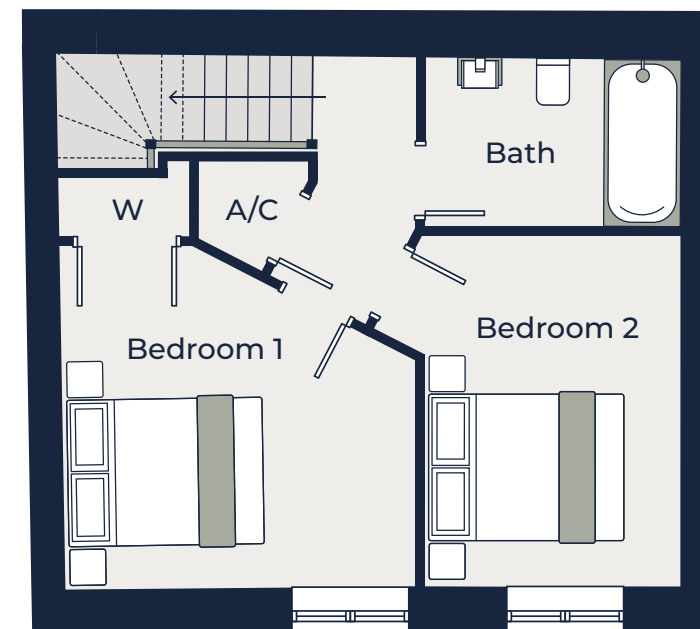
**KEY:**

- Low Height Ceiling
- C Cupboard
- W Wardrobe



## GROUND FLOOR

Kitchen, Dining & Living	5.53m x 4.10m	18'1" x 13'5"
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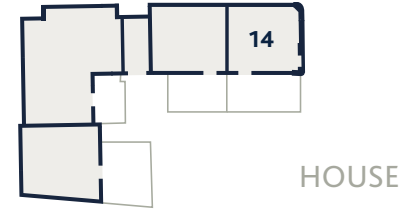


## FIRST FLOOR

Bedroom 1	3.60m x 3.60m	11'9" x 11'9"
Bedroom 2	3.71m x 2.60m	12'2" x 8'6"

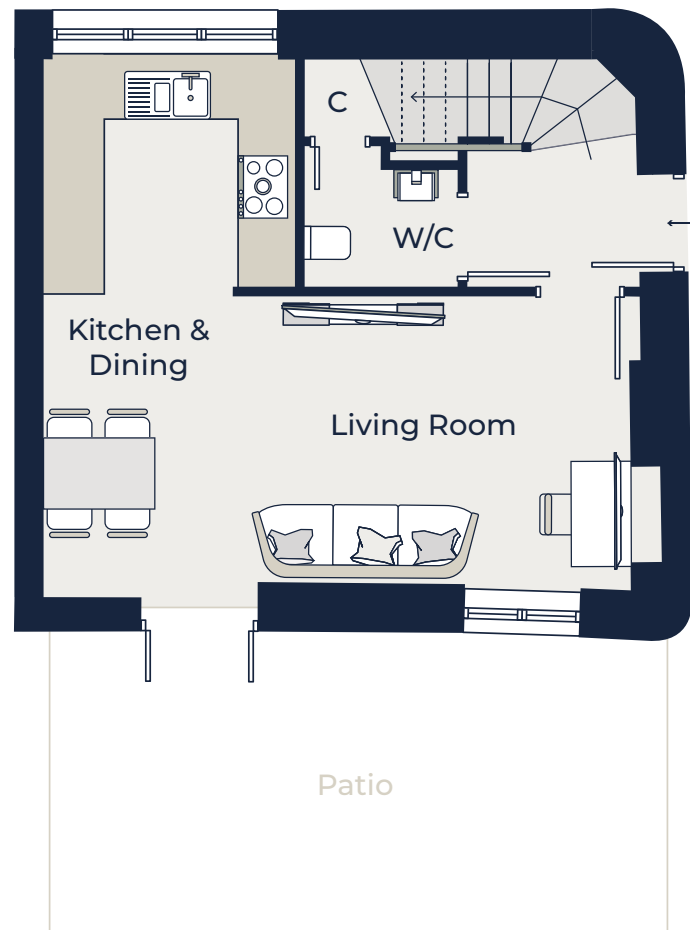
# 14 BREWHOUSE YARD

711 sq. ft. / 66.07 sq. m.



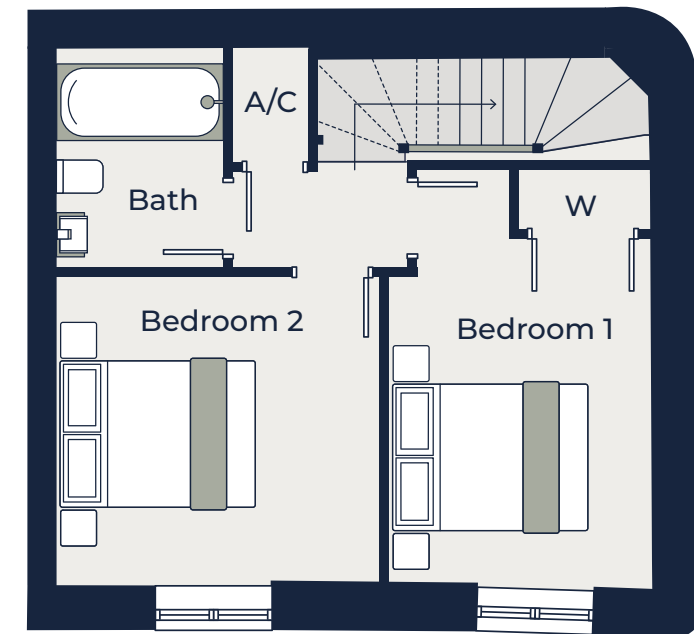
**KEY:**

- Low Height Ceiling
- C Cupboard
- W Wardrobe



## GROUND FLOOR

Living Room	2.98m x 4.10m	9'9" x 13'5"
Kitchen & Dining	2.56m x 5.31m	8'4" x 17'4"



## FIRST FLOOR

Bedroom 1	3.16m x 2.69m	10'4" x 8'10"
Bedroom 2	3.13m x 3.30m	10'3" x 10'9"



## APARTMENTS

(1, 5, 6, 9, 10, 11)

## HOUSES

(29, 2, 3, 4, 7, 8, 12, 14)

NB: Images are of a previous Kingerlee Homes Development

### KITCHEN

- Fully fitted contemporary style handleless kitchen designed by Nobilia (White to Apartments, Duplex and Blue to Houses)
- Soft close drawers hinges
- Laminate worktops, with matching upstand and splashback
- Built in Bosch Oven and Hob.
- Integrated Beko fridge/freezer, dishwasher, washing/dryer and cooker hood.
- Built in stainless steel sink.
- Monobloc Mixer Tap

### BATHROOM & EN-SUITES

- Saneux white sanitaryware with chrome taps and fixtures
- Vado shower with Merlyn shower screens
- MX Elements shower tray
- Porcelanosa ceramic wall tiling.
- Shaver points to bathrooms and ensuites
- Towel Radiators to all bathrooms and ensuites

### INTERNAL FINISHING

- Painted white softwood timber staircase
- Howdens white painted internal doors
- Built in wardrobes to Primary bedroom in selected homes (*properties 29, 1, 7, 8, 9, 10, 11, 12 & 14*)
- Dressing area in Primary bedroom (*properties 2, 3, 4 & 6*)
- Built in wardrobes to bedroom two (*properties 2, 3, 4, 6 & 8*)
- Smooth finish walls and ceilings painted in Dulux Supermatt (Brilliant White)
- Contemporary skirting and architrave painted in White.
- Rooflights to the hallway of *apartment 1* and kitchen area of *apartment 11*

### FLOORING FINISHES

- Corma Apollo Plus carpet to bedrooms (*and living room in apartment 6*)
- A luxury Karndean Vinyl flooring to kitchens, living areas and wet areas (*excluding apartment 6's living room*)

### HEATING & ENERGY EFFICIENCY

- Ideal Logic Combination boilers to all Plots
- Underfloor heating to all ground floor of all houses, and duplex, and to all the apartments
- Radiators to serve all other floors
- Solar Panels to apartment 1 and house 8
- Energy Efficient LED recessed spot lighting

### ELECTRICAL

- Switches and sockets to all rooms in a white finish
- Pendant Lighting to bedrooms in houses, and apartment 6
- Datapoints to all living rooms.
- Openreach FTTP (Fibre to the Premises)
- Mains operated smoke/heat detectors with back up batteries

### BIODIVERSITY FEATURES

- Integrated bat boxes to apartments 6 & 11
- Integrated swift boxes to apartment 6 & house 7
- Pollinator friendly Shrubs \*

### EXTERNAL MATERIALS

- Original red brick reclaimed where possible
- Marley Duo Edgemere roof tiles in Smooth Grey and Old English Dark Red

### EXTERNAL

- Private gardens with patio areas (*properties 29, 2, 3, 4 & 5*)
- Balconies with apartments 10 and 11
- Juliette balcony with apartment 6
- Double glazed UPVC windows and French doors \* to selected plots.
- GRP Composite entrance doors
- Landscaped Courtyard area, including planters and benches.
- Private Planters and Patios to selected plots
- External lighting to the Courtyard
- Cycle shelter to Courtyard and secure Cycle store.
- Refuse area
- Close boarded fencing to rear gardens
- External socket and tap to Private gardens and private patios \* selected plots.

### TENURE

- Houses 29, 2, 3, 4, 7, 8, 12, 14 – *Freehold*
- Apartments 1, 5, 6, 9, 10, 11 – *Leasehold*

### LEASE

- 999 Years
- Service charge

### PEACE OF MIND

- Dedicated Customer Care Team
- 2 Year Developer Warranty after completion
- ICW 10-year structural warranty



## READY TO VIEW?

Viewings strictly by appointment only.  
Please call Breckon & Breckon New Homes Team for details.

Twining House  
294 Banbury Road  
Oxford, OX2 7ED

t: 01865 261222  
e: newhomes@breckon.co.uk

Watch the film and find out more at:  
[breckon.co.uk/brewhouseyard](http://breckon.co.uk/brewhouseyard)



PLEASE NOTE: Whilst the floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide. Dimensions are taken from the widest points and may vary from actual. Dimensions are within a tolerance of +/- 5%. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Cupboards in some properties may vary. Dotted lines denote reduced head height or structure above. Solid thin lines denote the extent of full height ceilings. Please confirm the most up-to-date details with our sales advisor on reservation. Images are either previous Kingerlee Homes developments or CGI's (Computer Generated Images) of Brewhouse Yard and are for indicative purposes only. This brochure was proudly produced for Kingerlee Homes by Breckon & Breckon Creative. 2024

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