



*Elegant Homes*

## ORCHID COTTAGE

PLOT 17 MANOR MEADOW ♦ GORING-ON-THAMES ♦ OXFORDSHIRE

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Goring & Streatley Station (London Paddington within the hour) - 10 mins walk  
 ♦ Reading (London, Paddington 27 minutes) - 10 miles ♦ M4 (J12) - 10 miles ♦  
 M40 (J6) - 14 miles ♦ Henley on Thames - 12 miles ♦ Oxford - 19 miles ♦ Wallingford - 5 miles  
 (Distances and times approximate)

Located on the fringe of this favoured Thames-side village, adjacent to open countryside, situated between Oxford and Reading, with an extensive array of shops, well revered primary school and main line railway station affording access to London within the hour, all within walking distance, a stunning bespoke new residence of approximately 1,291 sq ft, including 3 bedrooms and 2 reception rooms.

- ♦ A delightful newly built energy efficient contemporary yet traditional country home of impressive architectural design
- ♦ 10 Year New Home Warranty
- ♦ Quiet village location adjacent to countryside within walking distance of primary school, mainline railway station to London Paddington & extensive local amenities
- ♦ Private Parking With Electric Car Charging Point
- ♦ Covered Porch
- ♦ Reception Hall
- ♦ Cloakroom
- ♦ Under-Stairs Cupboard
- ♦ Fully Fitted Kitchen / Dining Room With French Doors
- ♦ Living Room With Log Burner
- ♦ Galleried Landing
- ♦ Master Bedroom With En-Suite Shower Room & Fitted Wardrobe
- ♦ 2nd Bedroom With Fitted Wardrobe
- ♦ Family Bathroom
- ♦ Attic Room / 3rd Bedroom
- ♦ In All Approximately 1,291 Sq Ft
- ♦ Professionally Landscaped Gardens & Grounds
- ♦ Enclosed timber Cycle Store / Shed

## GORING-ON-THAMES

Situated between Reading and Oxford on the borders of Oxfordshire and Berkshire lies the picturesque village of Goring on Thames, nestling on the bank of the river opposite the village of Streatley in the 'Goring Gap', an historic crossing point of the Thames where the ancient Ridgeway Path comes down from the Berkshire Downlands to meet the river and then onto the Chiltern Hills continuing eventually on the Icknield Way into East Anglia. The surrounding countryside is designated an area of 'Outstanding Natural Beauty' and the centres of both Goring and Streatley are now 'Conservation Areas', thus preserving the many notable period properties, some of which date back to the 15th and 16th centuries.

Goring is delighted to have been awarded the titles of Southern England and Oxfordshire Village of the Year for 2009. This award considers the services and projects available to the residents of the village. With its 110 different organisations Goring provides an exceptionally diverse range of services and activities.

Goring offers a good range of amenities, including shops, library, modern health centre, dentist, several traditional inns and restaurants, Boutique hotel, churches of several denominations and an excellent primary school with a wide range of private and state schools in the local area. Importantly the village boasts a mainline railway station which provides excellent commuter services up to London (Paddington) in well under the hour with The Elizabeth Line now open. There are also good road communications to the surrounding towns and both the M4 and M40 motorway networks.

Streatley on Thames, on the Berkshire side of the river, is another picturesque village surrounded by hills and woodlands now mainly owned by the National Trust. Fronting onto the river by the bridge crossing over to Goring is the luxury 4 star riverside hotel the Swan renowned for its fine cuisine and leisure and fitness facilities.

## PROPERTY DESCRIPTION

A rare, newly built 3 bedroom, 1 being a master suite, 2 reception room country cottage, traditional in design, attractively reflecting the local vernacular, having red brick elevations with decorative banding under a pitched clay tiled roof, whilst internally, duly affording a most pleasing modern and contemporary air, extending to approximately 1,291 sq ft.


Stylishly finished, to a high specification, Orchid Cottage incorporates well-proportioned open plan yet traditional accommodation, with a reception hall leading to the principle reception room, including the living room with log burner. The open plan kitchen / dining room, opens out through wide French Doors, directly on to the spacious stone laid patio terrace and rear garden and grounds, perfect for modern inside outside living and 'Al Fresco' dining.

On the first floor a light and airy galleried landing leads to the master bedroom with en-suite shower room and built-in wardrobes, the 2nd bedroom with built-in wardrobes, and a family bathroom. A further staircase leads to the attic room / 3rd bedroom.

A simply delightful newly built home in a wonderful and most convenient setting, with much to enthuse over, internally and externally, early viewing is highly recommended.

## DEVELOPMENT LAYOUT



 Hollyhock House - Plot 5

 Campion Cottage - Plot 6

 Cowslip Cottage - Plot 7

 Yarrow Cottage - Plot 16

 Orchid Cottage - Plot 17

 Foxglove House - Plot 18

## GARDENS & GROUNDS

Privately approached off Manor Road, access is initially provided via a private shared driveway serving a limited number of additional properties. Orchid Cottage benefits from having its own private parking for 2 cars with an electric vehicle charging point installed.

The rear garden has a delightful stone laid terrace running along a main breadth of the house and is flanked on three sides with timber close boarded fencing. The main rear garden is laid to lawn, with boxed hedging flanking the frontage of the property, affording an attractive approach. Off to one corner of the garden, there is a useful enclosed timber cycle store / shed.

French doors open out from the kitchen / dining room, simply perfect for 'Al-Fresco' dining.

Delightfully attractive, the gardens and setting must be viewed to be fully appreciated.



## SPECIFICATION

### KITCHEN

- ◆ Fully fitted kitchens with soft close cupboard doors and drawers
- ◆ Solid Mistral or similar work surface
- ◆ 600mm wide integrated fridge/freezer
- ◆ In-built oven
- ◆ Fully integrated dishwasher
- ◆ Fully integrated washing machine
- ◆ Touch control electric hob with overhead extractor
- ◆ Ceramic sink with mixer tap
- ◆ Under cupboard LED lights
- ◆ Recessed ceiling down-lighters

### FLOOR FINISHES

- ◆ Quickstep wood effect laminate flooring to downstairs
- ◆ Cormar carpets to upstairs and stairwell

### CENTRAL HEATING

- ◆ Electric air source heat pump providing heating within the house
- ◆ Underfloor heating to downstairs
- ◆ Radiators with thermostatic valves on the first floor
- ◆ Wall thermostats for both ground and first floor heating controls
- ◆ Log burner

### TELEPHONE AND TELEVISION

- ◆ Master BT point suitably located
- ◆ TV points in kitchen/dining room, living room and both bedrooms
- ◆ Cat6 cabling to kitchen/diner, living room and all bedrooms

### EXTERNAL FINISHINGS

- ◆ Michelmersh Hampshire Stock facing brickwork
- ◆ Terreal clay roof tile

## ELECTRICAL

- ◆ A comprehensive electrical installation including LED down lighters to the kitchen, hallway, cloakroom, bathroom and en-suite
- ◆ Central pendants to all bedrooms, living room and lounge
- ◆ White finish light switches and sockets
- ◆ External lighting to the front and rear gardens
- ◆ Mains operated smoke, heat and carbon monoxide alarms
- ◆ Security intruder alarm to ground floor

## WARDROBES AND FITTINGS

- ◆ Bespoke fitted wardrobes in bedrooms 1 and 2

## BATHROOM

- ◆ Floor and wall tiling
- ◆ Roca sanitaryware and showerhead and taps
- ◆ All showers have Thermostatic valve with separate head/hand shower attachments
- ◆ Bath with mixer tap and shower attachment
- ◆ 8mm glass shower screen
- ◆ Large mirror
- ◆ Heated towel radiator
- ◆ Bespoke integrated cabinets with shaver point
- ◆ Porcelain tiles with rectified edges

## WINDOWS, DOORS AND JOINERY

- ◆ UPVC double glazed windows
- ◆ Composite front door
- ◆ UPVC rear doors with multi-point locking system to "Secured by design" standard
- ◆ Suffolk white internal doors
- ◆ Staircase with timber handrail and Newell cappings

## OUTSIDE

- ◆ Centrally located patio with access from kitchen/dining room
- ◆ Natural paving slabs to patio
- ◆ Gardens to rear, including turf
- ◆ Garden water tap to rear
- ◆ External double electric socket to rear
- ◆ Electric vehicle car charger



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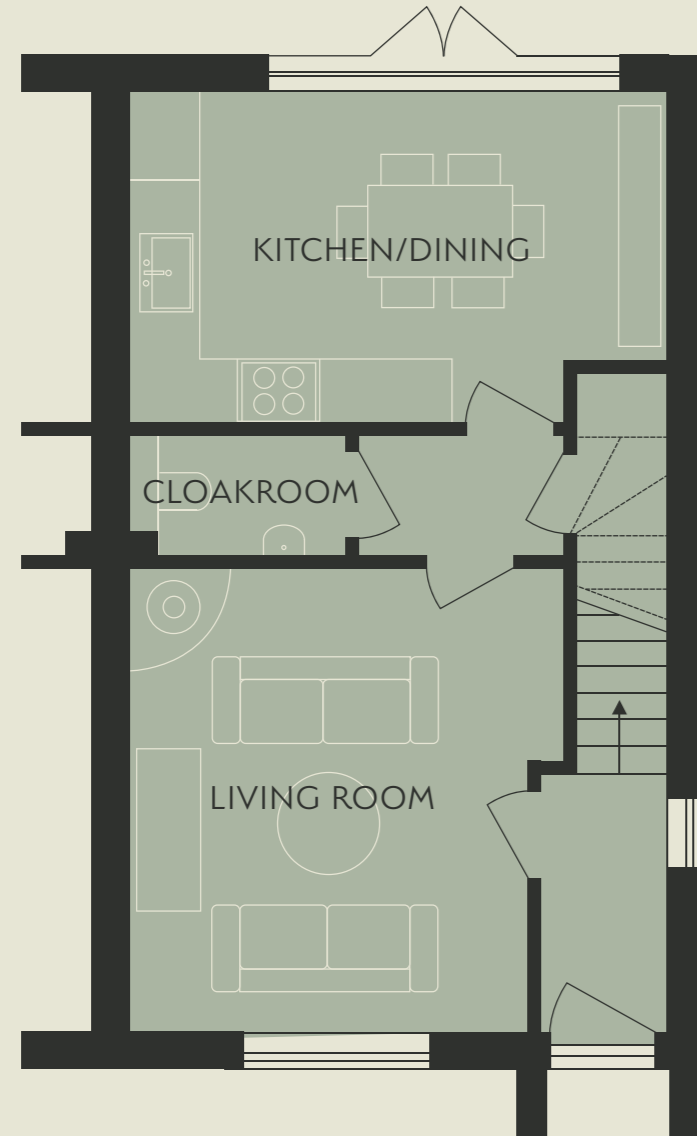


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# ORCHID COTTAGE - PLOT 17

3 BEDROOM SEMI-DETACHED HOME - TOTAL: 120 SQ.M / 1291 SQ.FT

## GROUND FLOOR



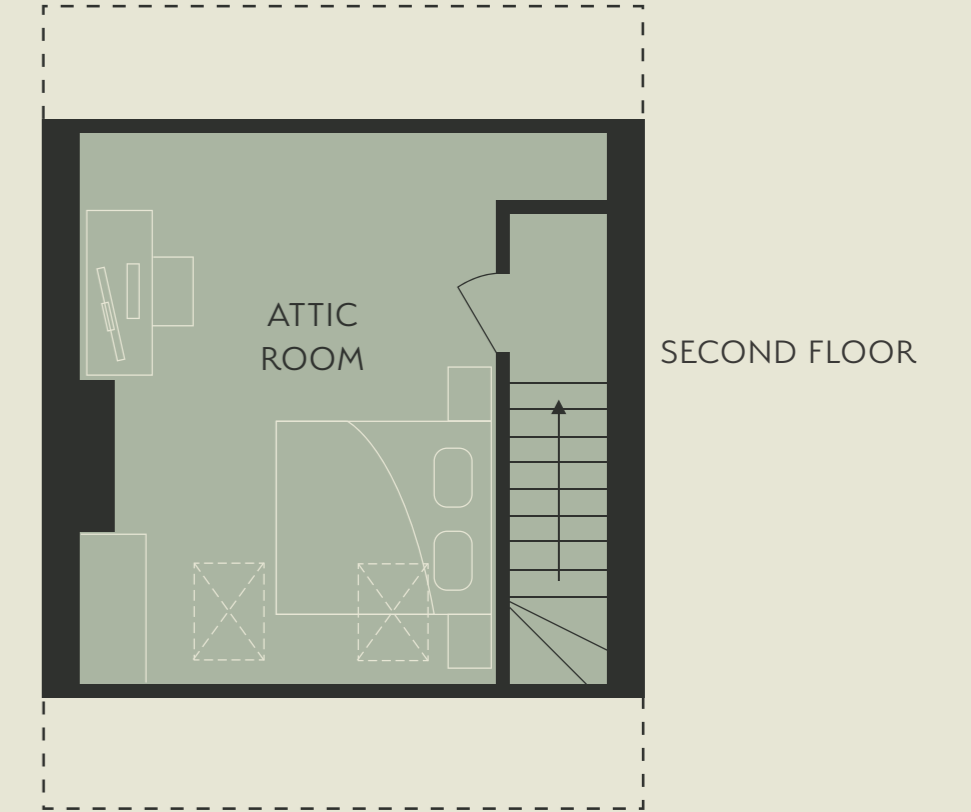
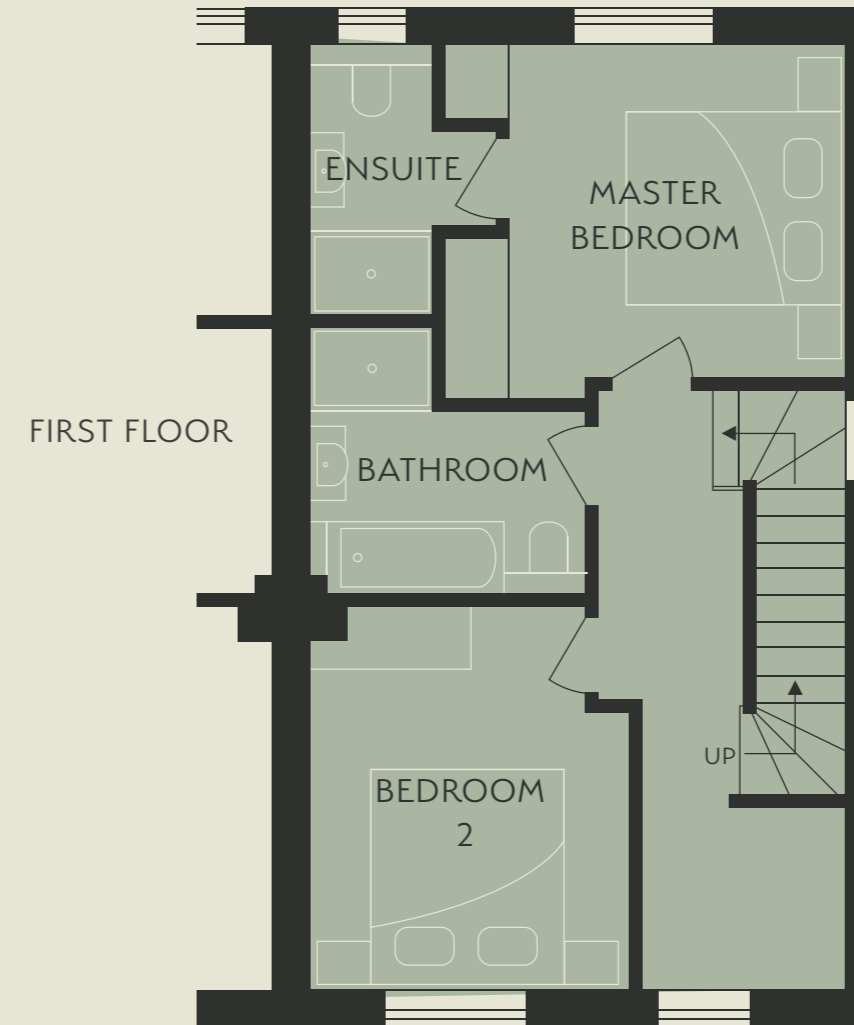
	mm	ft/in
Kitchen/Dining	5167 x 3227	16'11" x 10'7"
Living Room	4489 x 3824	14'9" x 12'6"
Cloakroom	2090 x 1200	6'10" x 3'11"

Approximate Dimensions. All dimensions are maximum.

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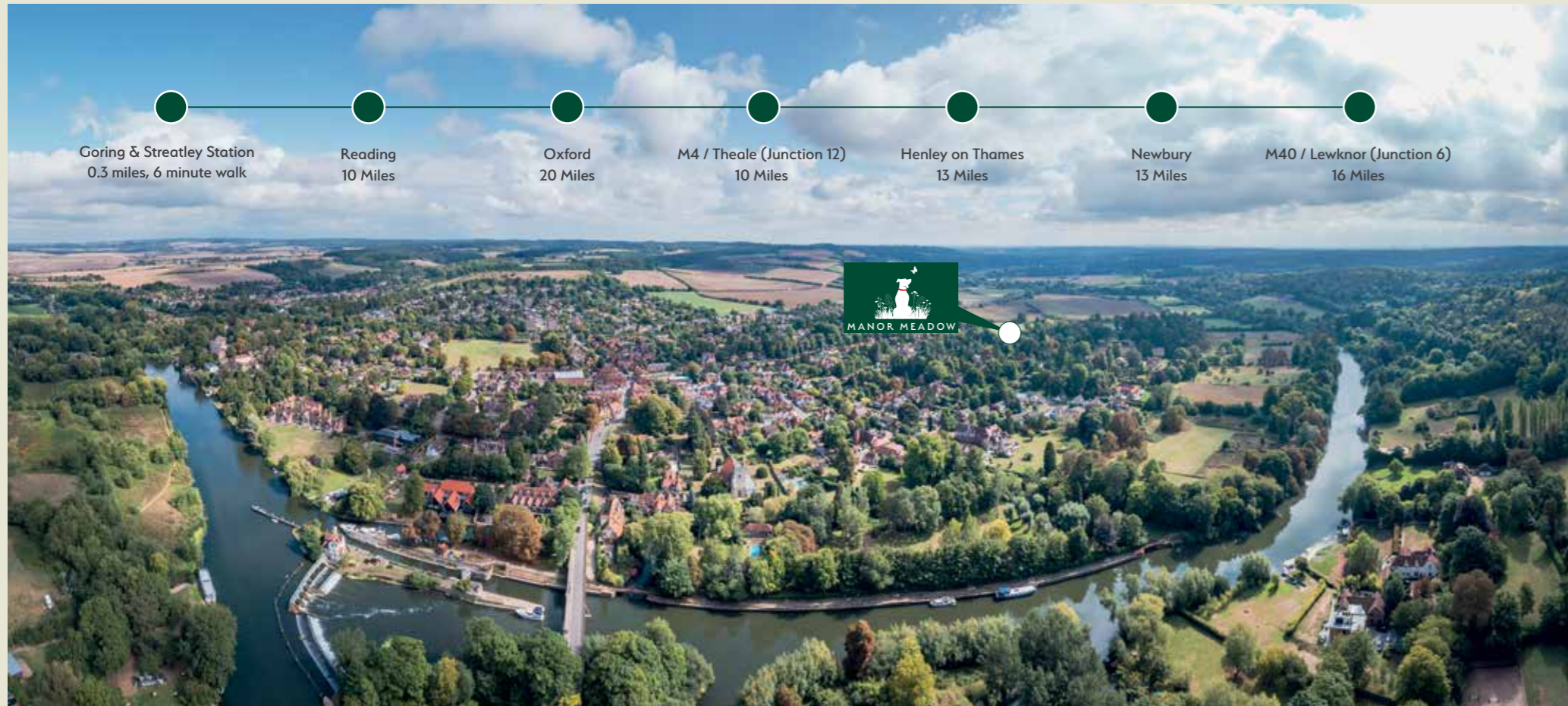
## FIRST & SECOND FLOOR



	mm	ft/in
Master Bedroom	3254 x 3227	10'8" x 10'7"
Ensuite	2627 x 1229	8'7" x 4'0"
Bedroom 2	3584 x 3103	11'9" x 10'2"
Bathroom	2690 x 2684	8'9" x 8'9"

SECOND FLOOR		
	mm	ft/in
Attic Room	5470 x 4020	17'11" x 13'3"

Approximate Dimensions. All dimensions are maximum.



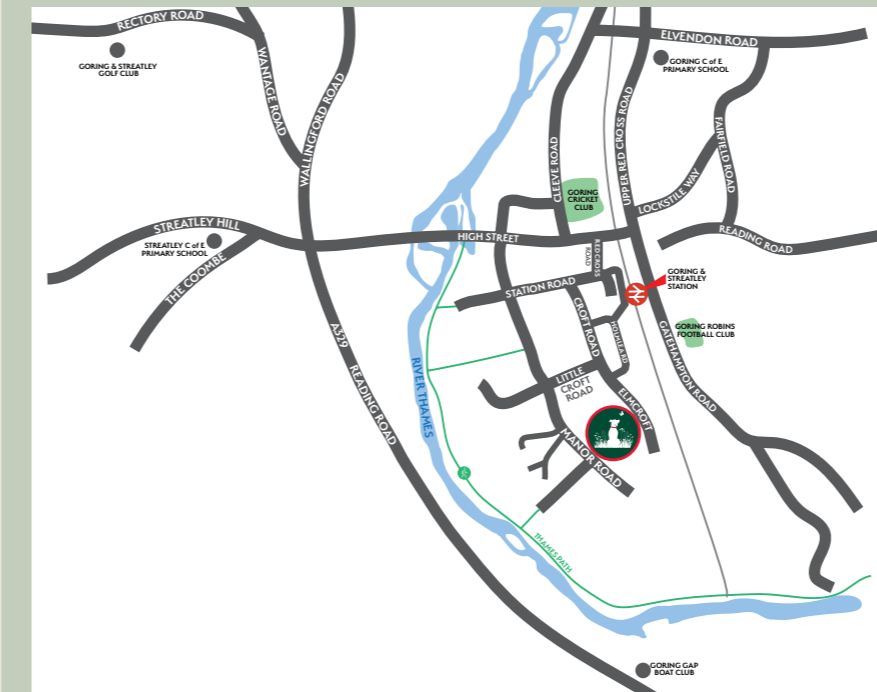
## ELEGANT HOMES

We are a family company specialising in bespoke residential property development. Founded by Chartered Surveyor, Peter Neville in 1998, Elegant Homes Reading is dedicated to providing beautifully designed and crafted new homes in Berkshire and South Oxfordshire. Not only that, but as a family-run business we are passionate about creating communities within our developments, for an environment that improves people's lives. Attention to detail is of paramount importance and we

create each component for our homes with meticulous planning and careful thought. Quality brands and design excellence underpin our ethos and we don't believe in cutting corners. We understand that the little things matter. As with our previous developments, we took a long time to understand the needs of the local community to ensure Manor Meadow is a place to be proud of. The fact that our buyers get to know us and become our friends is testament to this philosophy.



Ash Hurst, Goring



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### GENERAL INFORMATION

**Council Tax:** TBC  
**Predicted Energy Performance Rating:** B / 90  
**Postcode:** TBC  
**Local Authority:** South Oxfordshire District Council  
 Telephone: 01235 422422

### VIEWING

Strictly by appointment through Warmingham & Co.

### DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



A DEVELOPMENT BY



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