



Elegant Homes

HOLLYHOCK HOUSE

PLOT 5 MANOR MEADOW ♦ GORING-ON-THAMES ♦ OXFORDSHIRE

Warmingham
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Semi-Detached Show Home Photograph

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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 detached residence of approximately 2,066 sq ft, including detached garage.

- | | |
|---|--|
| ♦ A delightful newly built energy efficient contemporary yet traditional detached country home of impressive architectural design | ♦ Utility Room
♦ Understairs Cupboard / Tank Room |
| ♦ 10 Year New Home Warranty | ♦ Galleried Landing
♦ Master Bedroom Suite With En-Suite Shower Room, and Dressing Room
♦ 2nd Bedroom With Fitted Wardrobes
♦ 3rd Bedroom
♦ Family Bathroom
♦ Airing Cupboard |
| ♦ Quiet village location adjacent to countryside within walking distance of primary school, mainline railway station to London Paddington & extensive local amenities | ♦ In All Approximately 2,066 Sq Ft |
| ♦ Garage and Private Parking With Electric Car Charging Point | ♦ Professionally Landscaped Gardens & Grounds
♦ Enclosed timber Cycle Store / Shed |
| ♦ Reception Hall
♦ Cloakroom
♦ Study
♦ Fully Fitted Kitchen / Dining / Living Room With French Doors to Garden
♦ Lounge With Log Burner | ♦ The design lends itself to easy conversion to a 4 bedroom property by altering the Dressing Room to a Bedroom |

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, detached country home, 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 2,066 sq ft including detached Garage.

Stylishly finished, to a high specification, Hollyhock House incorporates well-proportioned open plan yet traditional accommodation, with a reception hall leading to the principal reception rooms, including the lounge with log burner. The open plan kitchen / dining / living 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 suite with en-suite shower room, and dressing room, the 2nd bedroom with built-in wardrobes, the 3rd bedroom and a family bathroom.

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. Hollyhock House benefits from having a detached garage and its own private parking for 2 cars with an electric vehicle charging point installed.

The rear garden is laid mainly to lawn with a delightful stone laid terrace running along a main breadth of the house and is flanked by an attractive brick & flint wall and timber close boarded fencing. Boxed hedging flanks 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 / living room, simply perfect for ‘Al-Fresco’ dining.

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



Semi-Detached Show Home Photograph

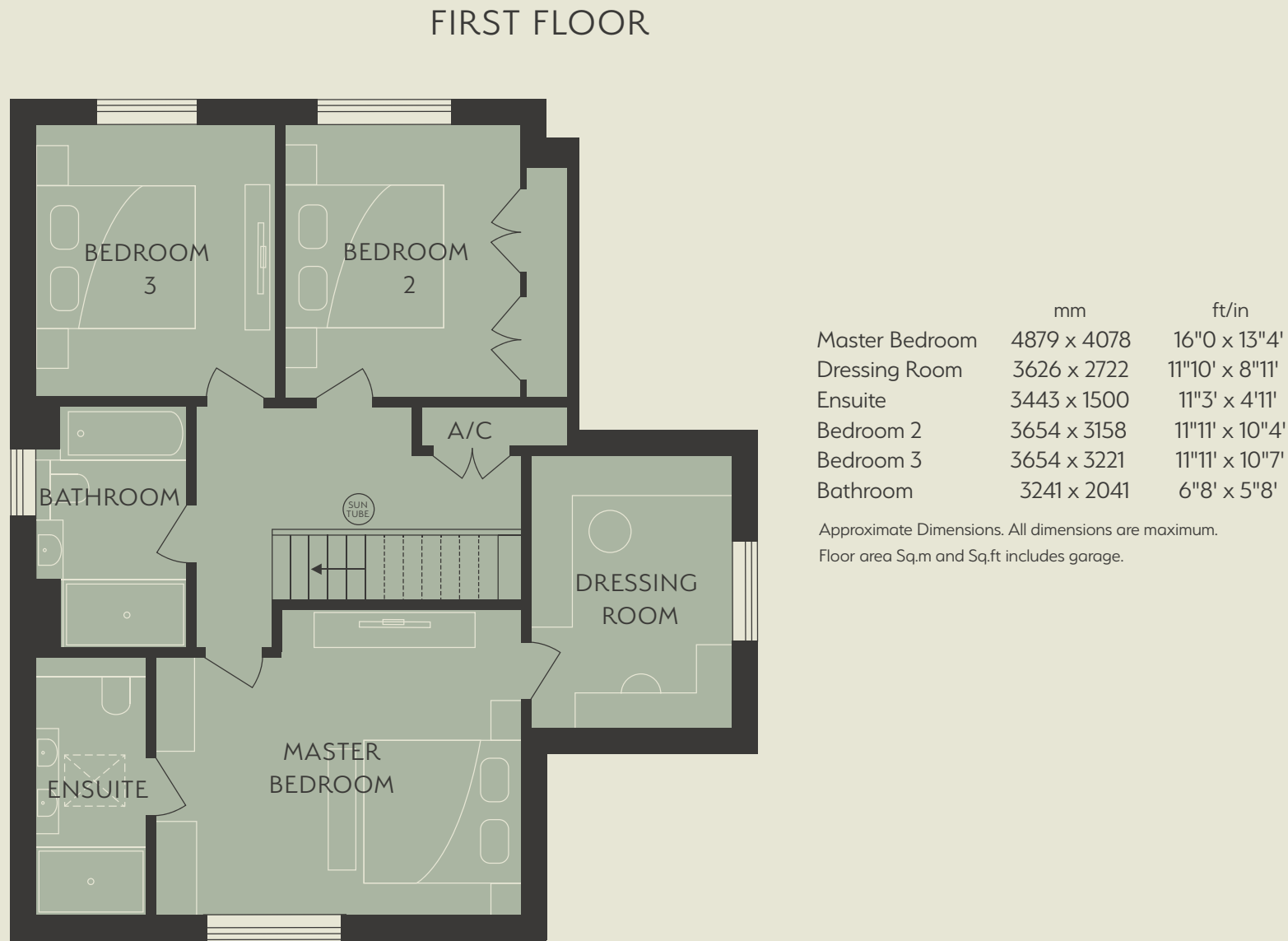
HOLLYHOCK HOUSE - PLOT 5

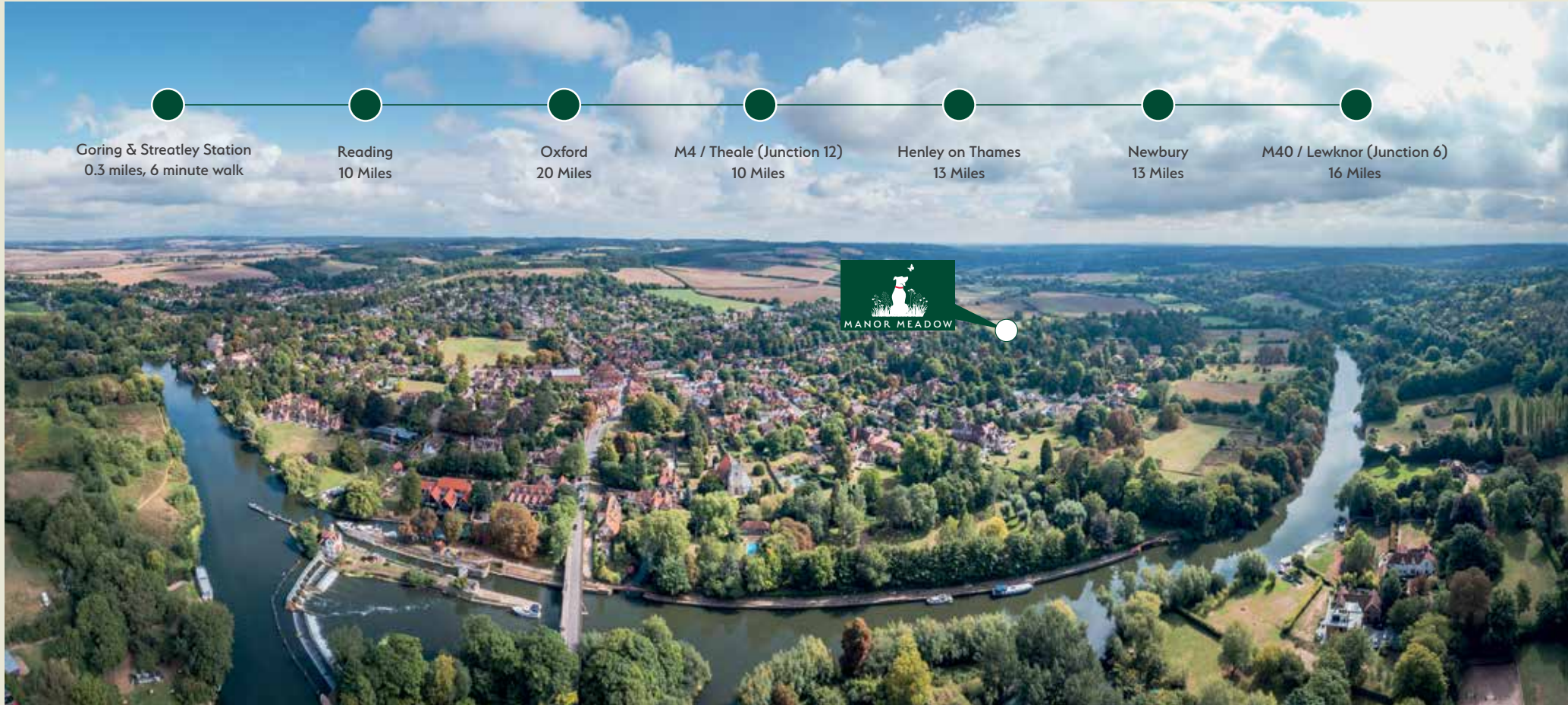
3 BEDROOM DETACHED HOME / TOTAL: 192 SQ.M / 2066 SQ.FT



HOLLYHOCK HOUSE - PLOT 5

3 BEDROOM DETACHED HOME / TOTAL: 192 SQ.M / 2066 SQ.FT





SPECIFICATION

KITCHEN

- ◆ Fully fitted kitchens with soft close cupboard doors and drawers
- ◆ Solid Quartz or similar work surface
- ◆ 600mm wide, full height integrated fridge
- ◆ 600mm wide, full height integrated freezer
- ◆ In-built double oven
- ◆ Fully integrated dishwasher
- ◆ Touch control electric hob with overhead extractor
- ◆ Sink with mixer tap
- ◆ Under cupboard LED lights
- ◆ Recessed ceiling down-lighters
- ◆ In-built larder cupboard

UTILITY

- ◆ Fully fitted utility room with soft close cupboard doors and drawers
- ◆ Sink with mixer tap
- ◆ Solid Quartz or similar work surface
- ◆ Recess for washing machine and dryer

FLOOR FINISHES

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

CENTRAL HEATING

- ◆ Electric air source heat pump providing space heating and hot water
- ◆ Underfloor heating to downstairs
- ◆ Radiators with thermostatic valves on the first floor
- ◆ Electric underfloor heating to upstairs bathroom and en-suite
- ◆ Wall thermostats for both ground and first floor heating controls
- ◆ Log burner

TELEPHONE AND TELEVISION

- ◆ Master BT point suitably located
- ◆ TV points to kitchen/dining/living room, drawing room and bedrooms
- ◆ Cat6 cabling to kitchen/dining/living room, drawing room, study and bedrooms

EXTERNAL FINISHINGS

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

ELECTRICAL

- ◆ A comprehensive electrical installation including LED down lighters or central pendants to all rooms
- ◆ 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 porcelain tiling
- ◆ Roca sanitaryware and brassware
- ◆ All showers have Thermostatic valve with separate rain and hand shower attachments
- ◆ Bath with mixer tap and shower attachment
- ◆ 8mm glass shower screen
- ◆ Large fitted mirror
- ◆ Heated towel radiator with programme timer
- ◆ Bespoke integrated vanity cabinets with shaver socket

WINDOWS, DOORS AND JOINERY

- ◆ UPVC double glazed windows
- ◆ Hardwood front and back door
- ◆ UPVC rear patio doors
- ◆ Suffolk vertical 5-panel internal doors
- ◆ Staircase with oaks handrail and Newell caps
- ◆ All doors have multi-point locking system to "Secured by design" standard

OUTSIDE

- ◆ Driveway with space for two cars
- ◆ Rear patio with access from kitchen/dining room
- ◆ Natural paving slabs to patio
- ◆ Turfed rear lawn
- ◆ Outside water tap
- ◆ External double electric socket to rear
- ◆ Electric vehicle car charger

GARAGE

- ◆ Single garage with automatic sectional vehicle door
- ◆ Hardwood pedestrian door
- ◆ Electric supply with strip lighting and two double sockets



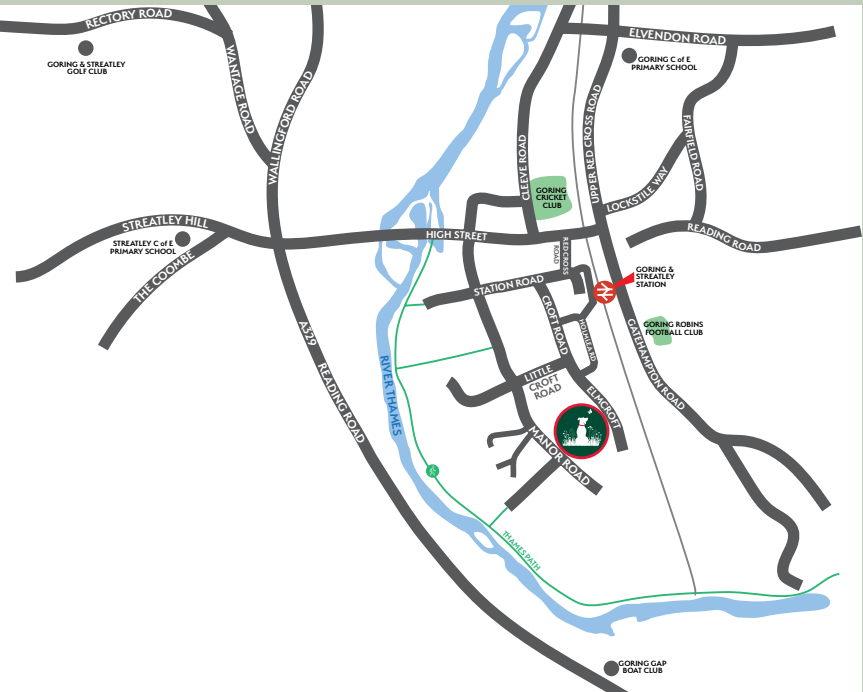
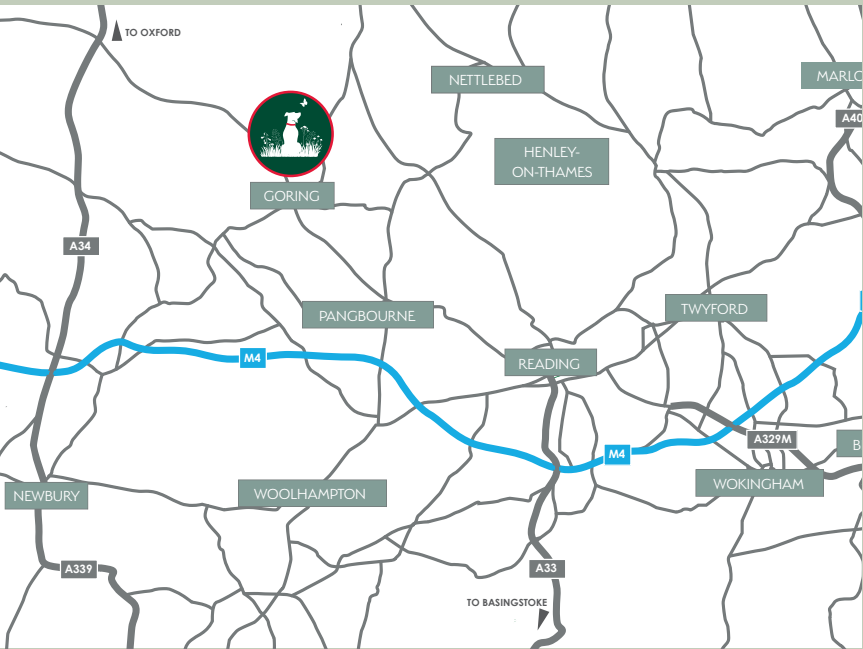
ELEGANT HOMES

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



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



0118 946 2277
The Granary, 1A Patrick Road
Caversham, Reading RG4 8DD
E: info@eleganthomesreading.co.uk
www.eleganthomesreading.co.uk



01491 874144
4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT
E: sales@warmingham.com
www.warmingham.com

