



*Elegant Homes*

## APPLEYARD HOUSE

PLOT 20 ♦ GREENWELL FIELD AT MANOR MEADOW ♦ GORING-ON-THAMES ♦ OXFORDSHIRE

**Warmingham**  
www.warmingham.com





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♦ GORING-ON-THAMES ♦ OXFORDSHIRE

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 4 bedroom detached residence all in approximately 2,824 sq ft, including detached garage.

- |   |  |
|---|--|
| ♦ A delightful newly built energy efficient contemporary yet traditional detached country home of impressive architectural design                                     | ♦ Utility Room<br>♦ Snug<br>♦ Shower Room  |
| ♦ 10 Year New Home Warranty   | ♦ Galleried Landing<br>♦ Principal Bedroom Suite With En-Suite and Dressing Room<br>♦ 2nd Bedroom With En-Suite and Fitted Wardrobes<br>♦ 3rd Bedroom<br>♦ 4th Bedroom<br>♦ Family Bathroom<br>♦ Airing Cupboard |
| ♦ Quiet village location adjacent to countryside within walking distance of primary school, mainline railway station to London Paddington & extensive local amenities |  |
| ♦ Double Garage and Private Parking With Electric Car Charging Point  |  |
| ♦ Reception Hall<br>♦ Study<br>♦ Fully Fitted Kitchen / Dining / Family Room With French Doors to Garden<br>♦ Lounge With Log Burner                                  | ♦ In All Approximately 2,824 Sq Ft<br>♦ Professionally Landscaped Gardens & Grounds<br>♦ 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 4 bedroom, 1 being a principal 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 2,824 sq ft including detached Garage.

Stylishly finished, to a high specification, Appleyard 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 / family 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 principal bedroom suite with en-suite and dressing room, the 2nd bedroom with en-suite and built-in wardrobes, the 3rd bedroom, 4th 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.



## GARDENS & GROUNDS

Privately approached off Manor Road, access is initially provided via a private shared driveway serving a limited number of additional properties. Appleyard House benefits from having a double garage and its own private parking 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 / family room, simply perfect for ‘Al-Fresco’ dining.

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



Show Home Photograph



Show Home Photograph





Show Home Photograph



Show Home Photograph





APPLEYARD HOUSE  
PLOT 20

4 BEDROOM DETACHED HOME - 262 SQ.M / 2824 SQ.FT

Set in an enviable position on a corner plot, Appleyard House is a spacious four-bedroom home of just over 2,800 square feet. Its impressive frontage with spacious driveway provides parking for up to four cars along with a detached double garage. All the downstairs living areas are generously proportioned and can be accessed via the hallway. Designed with modern lifestyles in mind, the open-plan kitchen, dining and family area is ideal for both everyday life and entertaining. From this room, French doors lead out to the generous-sized garden. The garden, which wraps around the entire property with landscaping to the front, is a particular feature and is the perfect size for families. Adjoining the open-plan area is a spacious

lounge with double doors, giving an even greater feeling of space. The lounge fireplace is fitted with an Arada Holborn 5 Widescreen wood burning stove which exceeds Ecodesign requirements. A well-proportioned utility room with door onto the garden and a shower room both provide much-needed facilities for cleaning clothes, children and pets. To the front of the house, a large snug room and a study are ideally positioned for work, rest and play. Upstairs, the principal bedroom enjoys both a dressing room and generous en-suite bathroom. Bedroom 2 also has an en-suite bathroom, while bedrooms 3 and 4 benefit from the family bathroom.



GROUND FLOOR

	mm	ft/in
Kitchen / Dining / Family	7143 x 5950	23'4" x 19'5"
Lounge	4900 x 4135	16'1" x 13'6"
Study	3310 x 2213	10'9" x 7'2"
Utility	2800 x 2600	9'2" x 8'5"
Snug	4555 x 3650	14'9" x 12'0"
Shower Room	2620 x 1650	8'6" x 5'4"
Garage	5972 x 5972	19'6" x 19'6"

Approximate Dimensions. All dimensions are maximum.



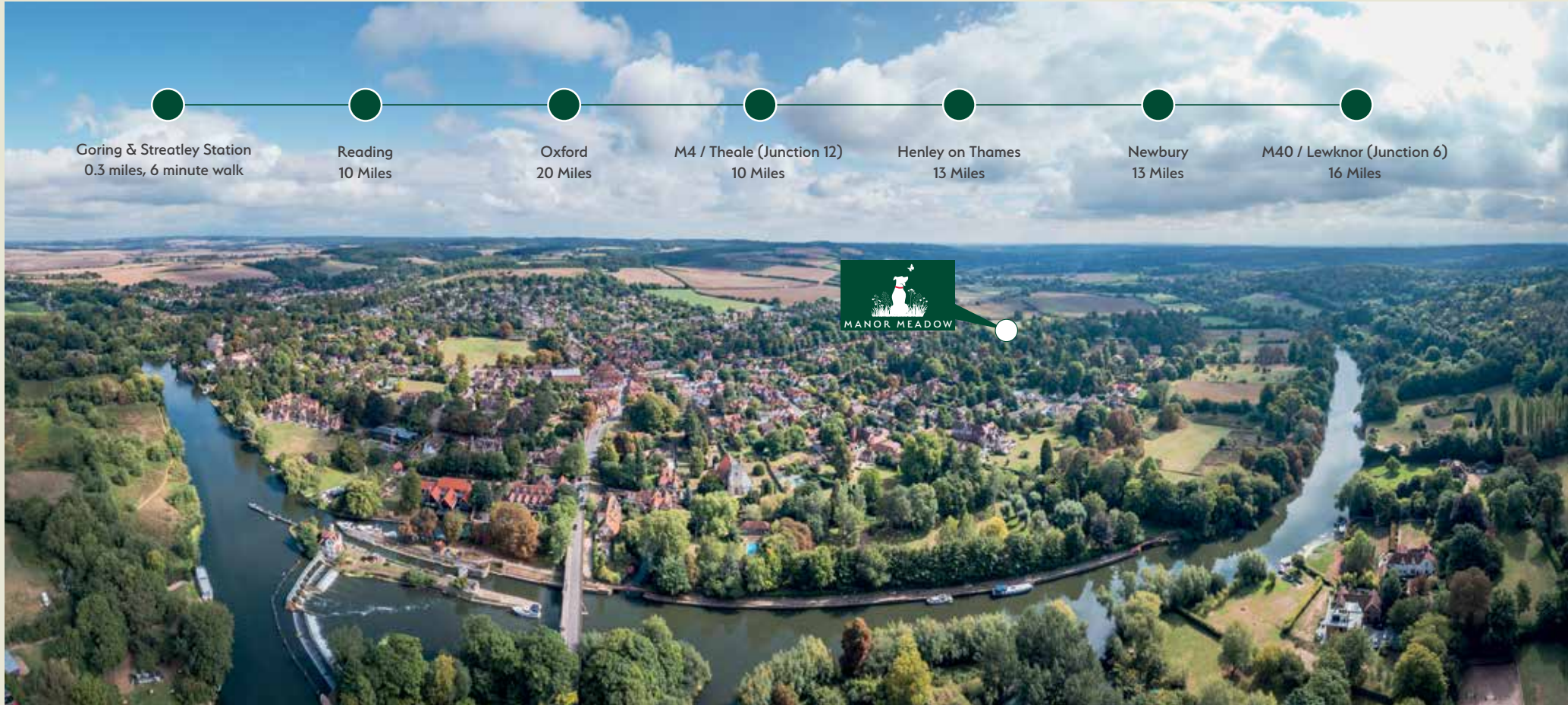
FIRST FLOOR

	mm	ft/in
Principal Bedroom	4555 x 3700	14'9" x 12'1"
Ensuite	3350 x 2747	11'0" x 9'0"
Dressing	3169 x 2900	10'4" x 9'5"
Bedroom 2	4555 x 3650	14'9" x 12'0"
Ensuite	2063 x 1928	6'8" x 6'3"
Bedroom 3	3733 x 2630	12'2" x 8'6"
Bedroom 4	4134 x 2798	13'6" x 9'2"
Bathroom	2345 x 2256	7'7" x 7'4"

Approximate Dimensions. All dimensions are maximum.







## SPECIFICATION

### KITCHEN

- ◆ Bespoke hand-painted, designed and fitted cabinetry with soft close doors and drawers
- ◆ Silestone kitchen worktops
- ◆ Centre island with breakfast bar and double socket
- ◆ Larder cupboard with internal kitchen worktop and solid oak herb racks and drawers
- ◆ Neff appliances
- ◆ Separate integrated tower fridge & freezer
- ◆ In-built double oven
- ◆ Fully integrated dishwasher
- ◆ Quooker boiling water tap
- ◆ Touch control electric hob with downdraft extractor to centre island
- ◆ Ceramic sink with mixer tap
- ◆ Under cupboard LED lights

### UTILITY

- ◆ Ceramic sink with mixer tap
- ◆ Plumbing provided for future provision of washing machine and tumble dryer
- ◆ Plumbing provided for future installation of a water softener

### FLOOR FINISHES

- ◆ Quickstep composite oak effect flooring to kitchen/dining/family room, study, utility and hallway, as well as to WC in Plots 3 and 4
- ◆ Comar carpets to lounge, snug (Plots 1, 2, 19 and 20), stairs, 1st floor hallway and bedrooms
- ◆ Porcelain tiled floor to WC/shower room

### CENTRAL HEATING

- ◆ Electric air source heat pump providing heating within the house and hot water
- ◆ 300lt Hot water tank with separate 50lt buffer tank
- ◆ Underfloor heating to downstairs
- ◆ Radiators with thermostatic valves on the first floor
- ◆ Wall thermostats for both ground and first floor heating controls
- ◆ Arada Holborn 5 Widescreen Wood Burning Stove
- ◆ Fireplace with stone mantel and traditional style chimney

### TELEPHONE AND TELEVISION

- ◆ Master BT point located to media cupboard
- ◆ TV points in kitchen/dining room, 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 rooms and lounges
- ◆ 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 master bedroom dressing room and bedroom 2

### BATHROOM

- ◆ Ground floor wet room with shower
- ◆ Floor and wall tiling
- ◆ Roca sanitaryware and brassware
- ◆ All showers have Thermostatic valve with separate head/hand shower attachments
- ◆ Bath with mixer tap and shower attachment
- ◆ 8mm glass shower screen
- ◆ Large mirror
- ◆ Electric Heated towel radiator with temperature control settings
- ◆ Bespoke shaker-style integrated cabinets with shaver point
- ◆ Porcelain tiles with rectified edges

### WINDOWS, DOORS AND JOINERY

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

### OUTSIDE

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

### GARAGE

- ◆ Double garage with electric opening roller door (Secure By Design Specification)
- ◆ Internal lighting and electrical sockets provided









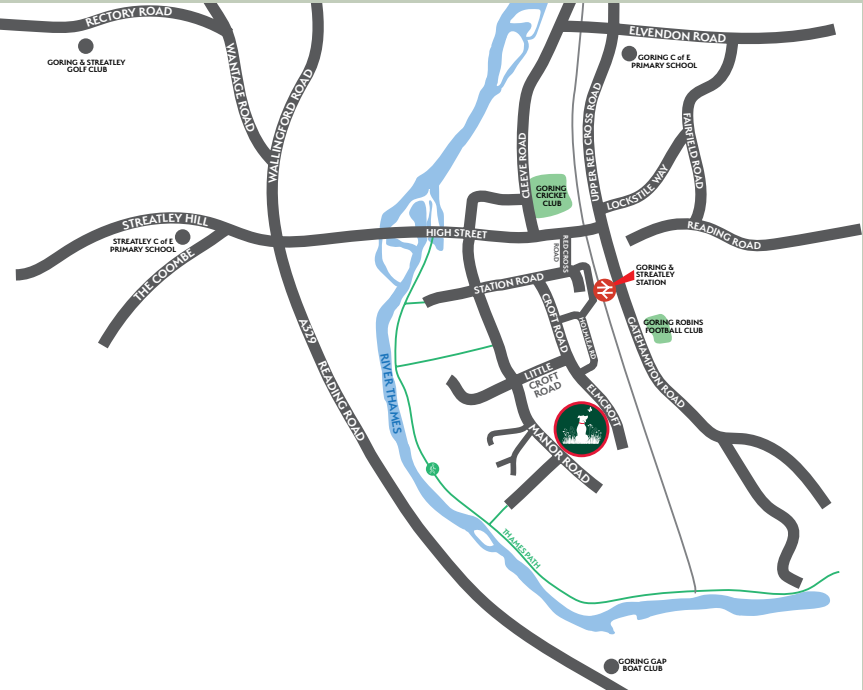
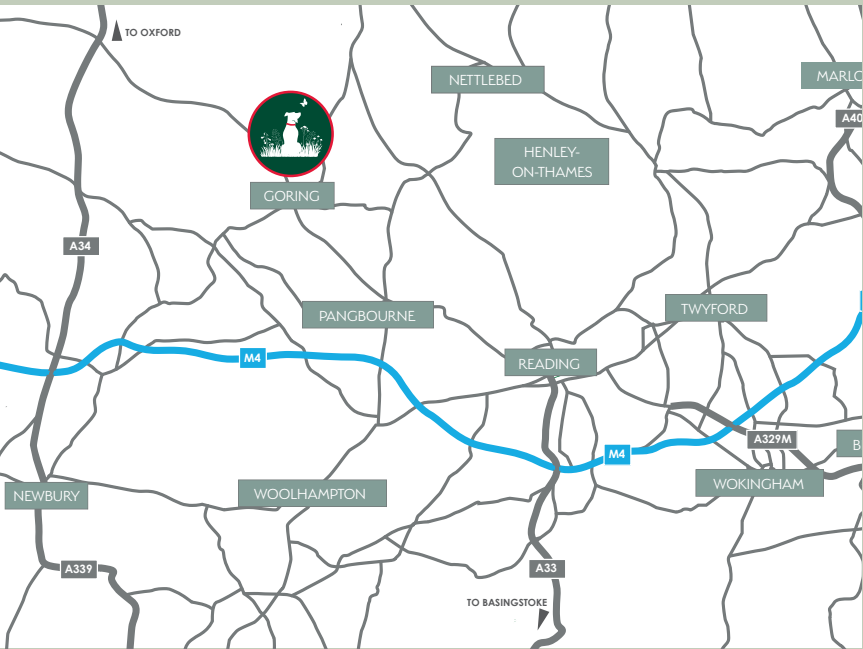
ELEGANT HOMES

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:** RG8 9DZ  
**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.



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