



Elegant Homes

CAMPBELL HOUSE

PLOT 4 ♦ GREENWELL FIELD AT 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 3-bedroom detached residence of approximately 2,185 sq ft, including detached garage.

- | | |
|---|---|
| ♦ A delightful newly built energy efficient contemporary yet traditional detached country home of impressive architectural design | ♦ Utility Room
♦ Cloakroom |
| ♦ 10 Year New Home Warranty | ♦ Galleried Landing
♦ Principal Bedroom Suite With En-Suite and Dressing Room
♦ 2nd Bedroom With En-Suite
♦ 3rd Bedroom
♦ Family Bathroom
♦ Store Cupboard |
| ♦ Quiet village location adjacent to countryside within walking distance of primary school, mainline railway station to London Paddington & extensive local amenities | ♦ All in approximately 2,185 sq ft |
| ♦ Garage and Private Parking With Electric Car Charging Point | ♦ Reception Hall
♦ Study
♦ Fully Fitted Kitchen / Dining / Family Room With French Doors to Garden
♦ Lounge With Log Burner and French Doors to Garden |
| | ♦ 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 principal suite, detached country home, traditional in design, attractively reflecting the local vernacular, having red brick elevations under a pitched clay tiled roof, whilst internally, duly affording a most pleasing modern and contemporary air, extending to approximately 2,185 sq ft including detached garage.

Stylishly finished, to a high specification, Campbell 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 galleried landing leads to the principal bedroom suite with en-suite and dressing room, the 2nd bedroom with en-suite, 3rd bedroom, and a family bathroom, with a storage cupboard off the landing.

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

BUILDING A GREENER FUTURE

Greenwell Field at Manor Meadow is built to blend seamlessly with its natural environment for a greener way of living. The development includes a wildflower meadow to encourage biodiversity and a tranquil environment. At the centre of the open space will be bench seating to give everyone an opportunity to enjoy their natural surroundings.

The landscaped areas are carefully planted with native varieties to fit sympathetically with the environment. All the homes are fitted with air source heat pumps, underfloor heating and electric vehicle chargers.

-  Aylesbury House - Plot 1
-  Orpington House - Plot 2
-  Saxony House - Plot 3
-  Campbell House - Plot 4
-  Mallard House - Plot 19
-  Appleyard House - Plot 20

- | | |
|---|--|
|  Private rear garden grass |  Soft Landscaping to Frontages |
|  Meadow |  Visitor parking |
|  Lawn grass |  Cycles |



GARDENS & GROUNDS

Privately approached off Manor Road, access is initially provided via a private shared driveway serving a limited number of additional properties. Campbell House benefits from having a 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 patio terrace running along the main breadth of the house and is flanked by an attractive 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 gardens and setting must be viewed to be fully appreciated.



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CAMPBELL HOUSE PLOT 4

3 BEDROOM DETACHED HOME - 203 SQ.M / 2185 SQ.FT

Campbell House epitomises modern family living with its clever design and is located directly opposite the central open space with an art installation and bench seating. The heart of the home – a bright and airy open-plan kitchen, dining and family area is accessed from the well-proportioned hallway. Next to this space is the lounge featuring an Ecodesign standard Arada Holborn 5 Widescreen wood burning stove. The lounge also has access to the back garden via French doors. A spacious utility

room is perfect for washing clothes, boots and muddy paws, while the study at the front of the house provides a peaceful place to work or enjoy peace and quiet with a good book. There is also a downstairs cloakroom. Upstairs, the principal bedroom has a spacious en-suite bathroom and dressing room, while bedroom 2 has its own en-suite. Bedroom 3 is served by the family bathroom. Outside, there is plenty of parking for up to three cars and a single detached garage.



GROUND FLOOR

	mm	ft/in
Kitchen / Dining / Family	7624 x 5412	25'0" x 17'8"
Lounge	4513 x 3766	14'8" x 12'4"
Study	3076 x 2400	10'1" x 7'9"
Utility	3572 x 2766	11'7" x 9'1"
Cloakroom	2400 x 1288	7'9" x 4'2"
Garage	6290 x 3252	20'6" x 10'7"

Approximate Dimensions. All dimensions are maximum.

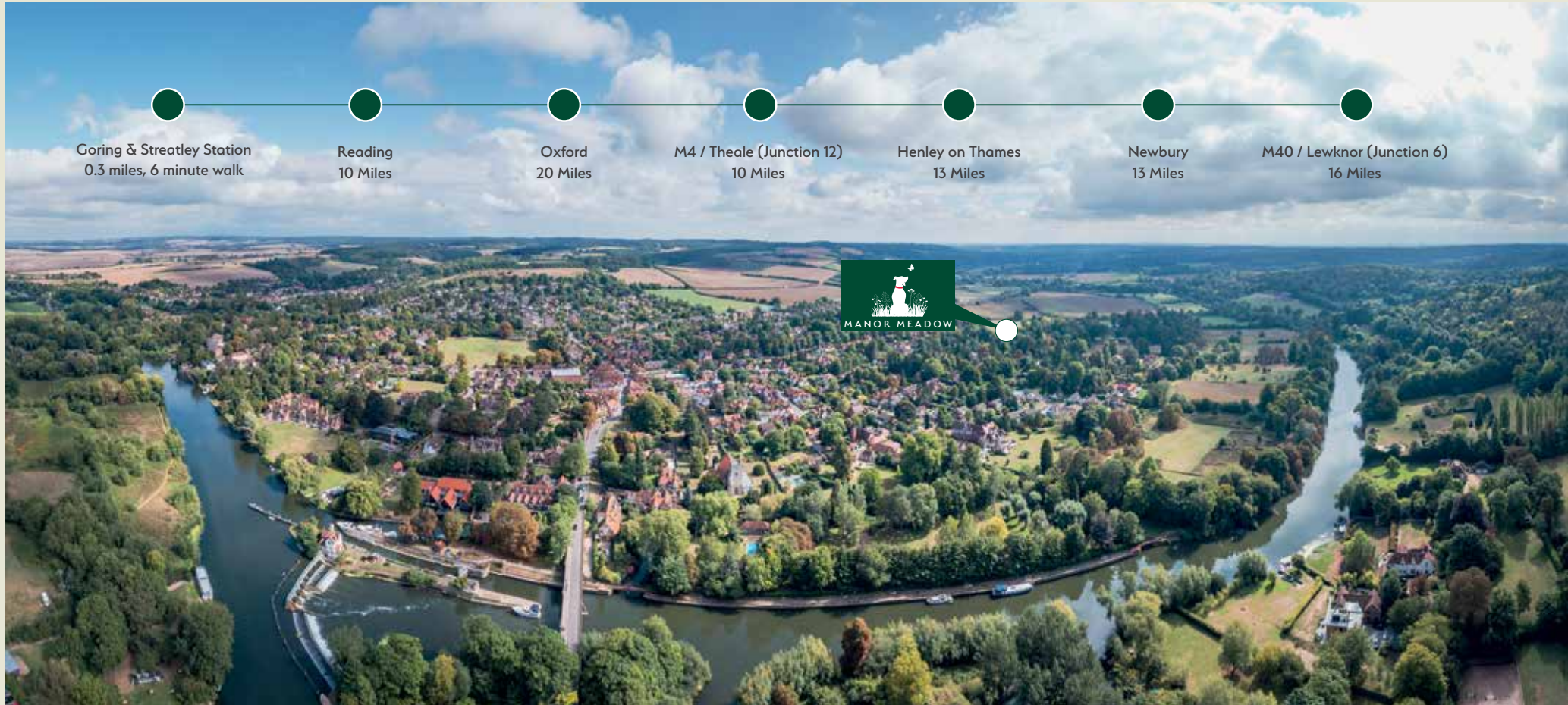


FIRST FLOOR

	mm	ft/in
Principal Bedroom	4197 x 3572	13'8" x 11'7"
Ensuite	3572 x 2129	11'7" x 6'10"
Dressing	3485 x 1522	11'4" x 4'10"
Bedroom 2	3766 x 3598	12'4" x 11'8"
Ensuite	2848 x 1925	9'3" x 6'3"
Bedroom 3	3766 x 3598	12'4" x 11'8"
Bathroom	3485 x 2300	11'4" x 7'5"

Approximate Dimensions. All dimensions are maximum.





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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, hallway & cloakroom
- ◆ Cormar carpets to lounge, stairs, 1st floor hallway and bedrooms
- ◆ Porcelain tiled floor to cloakroom and bathrooms

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
- ◆ Electric underfloor heating to upstairs bathroom and en-suites
- ◆ 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 principal bedroom dressing room, bedroom 2 and 3

BATHROOM

- ◆ 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 and timer 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/family 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

- ◆ Garage with electric opening roller door
- ◆ Internal lighting and electrical sockets provided



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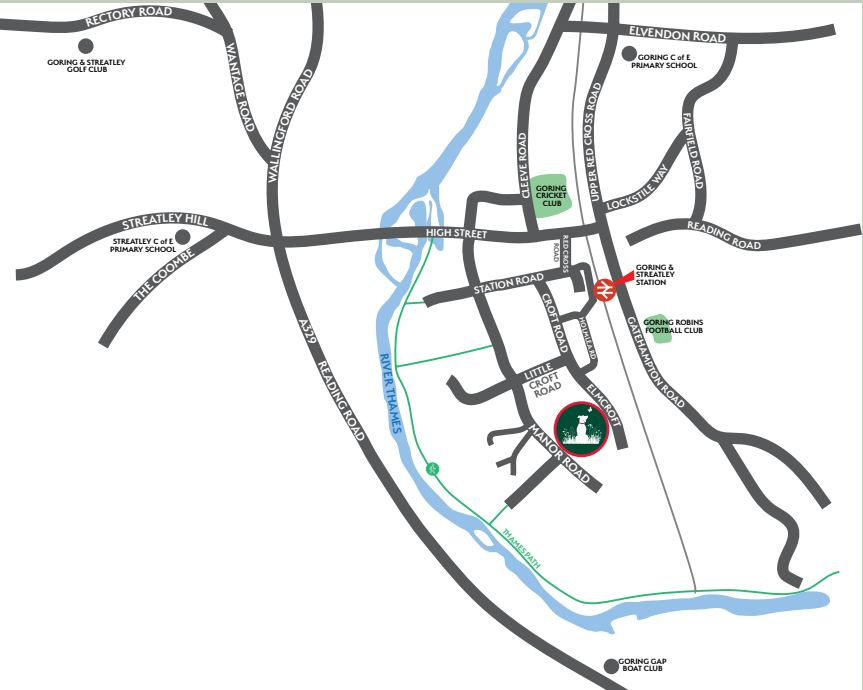
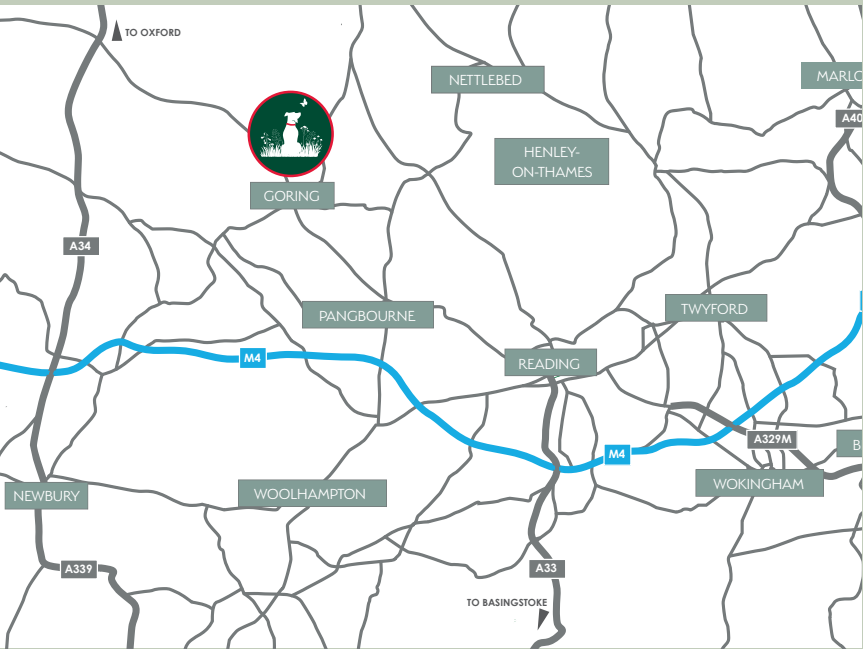


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ELEGANT HOMES

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.



GENERAL INFORMATION
Council Tax: TBC
Predicted Energy Performance Rating: B
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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