

THE MEWS
GROVE PARK
NETTLEBED

Beechcroft
FEEL PERFECTLY AT HOME



THE MEWS



THE LODGE

- | | |
|--|--|
| 15 20 Two-bedroom cottage with terrace and garden | 19 One-bedroom cottage with terrace and garden |
| 16 18 Two-bedroom cottage with terrace | 21 22 Two-bedroom cottage with two terraces and garden(s) |
| 17 Three-bedroom cottage with terrace | 23 Three-bedroom house with garden |

Drawing not to scale.
Landscaping indicative only.





Introducing The Mews at Grove Park

Grove Park, an exceptional development of 27 converted homes, offers a unique opportunity to acquire an individually designed home set within 27 acres of parkland.

Forming part of this historic estate, The Mews is a collection of just nine converted homes, including seven two and three-bedroom cottages, a one-bedroom cottage and a three-bedroom detached house, which are the result of Beechcroft's careful conversion of the estate's former stables. Each property has been designed to provide light filled living space, high quality fixtures and fittings and a terrace or private garden.

The landscaped setting is stunning. A network of footpaths provide access to the private parkland which includes mature woodland, a walled garden, a formal 'secret' garden, croquet lawn and wildlife pond. Both the landscaped setting and private gardens are maintained by an Estate Manager.

Created by Beechcroft's Special Projects, these converted properties are available on the open market but full-time residency is limited by covenant to those over the age of 16 years.





1724: Joyce Grove

Although the current manor house was constructed in 1904–1908, there has been a manor on this site for centuries. It is believed that the name originated from ‘Mr Joyce’s Grove,’ Mr Joyce being a ‘woodman of some standing in the district.’ A plan of 1724 shows Russel’s House, a three-gabled property, standing on the estate.

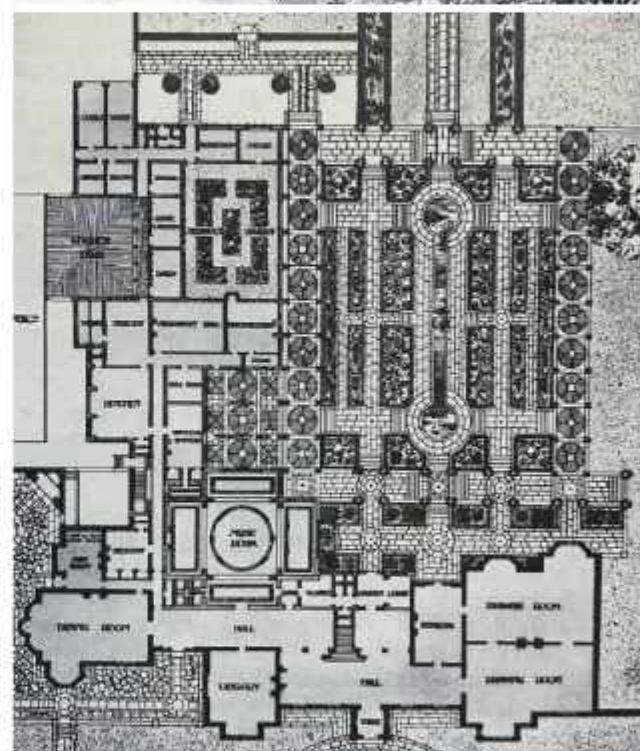
2025: Grove Park

A brief history...

- 1903** Merchant banker, Robert Fleming bought the Nettlebed Estate including the Manor House known as Joyce Grove, and demolished the old manor house.
- 1904** Fleming engaged landscape architect, Charles Edward Mallows, to design a new Jacobean-style manor.
- 1906** Robert Fleming negotiated with the village to secure the land for the main gate and lodge.
- 1908** The new manor at Joyce Grove was completed, along with alterations to the stable block, which are believed to predate the Fleming's new home.
- 1913** A fire at Joyce Grove, which damaged the roof, presented Robert Fleming with an opportunity to extend the house.
- 1917** Fleming's son, Valentine, the MP for Henley-on-Thames, was killed in action and his children, including James Bond author, Ian Fleming, spent extended periods of time, including weekends and holidays, at Joyce Grove.
- 1933** On the death of Robert Fleming, the house passed to his wife, Kate.
- 1935** At around this time, Ian Fleming entertained golfers and bridge players at Joyce Grove.
- 1937** On Kate Fleming's death, Joyce Grove was inherited by their son, Philip, a member of England's successful Olympic rowing team who later passed it to his nephew, Peter.
- 1940** Peter Fleming gave the estate to St Mary's Hospital, London by Deed of Gift and St Mary's used it as a convalescent home during World War II.
- 1950** St Mary's Hospital partnered with the Royal Berkshire Hospital as an NHS training school for nurses.
- 1979** Sue Ryder Charity purchased the estate and opened the house as the Nettlebed Palliative Care Hospital.
- 2020** Sue Ryder marketed the estate which was then sold to Beechcroft.

Images from top:

Joyce Grove in the 1890s which was later demolished
Ground floor plan of the new manor house upon completion in 1908
Beechcroft acquired the house and grounds from Sue Ryder





Live life to the full

**Founded more than 40 years ago,
Beechcroft remains committed to creating award-winning homes
in some of the most desirable locations in southern England.**

In the early days, Beechcroft homes were only available to the over 55s but, over the next few years, there was a growing demand for the 'Beechcroft lifestyle' from homebuyers attracted by Beechcroft's carefully selected locations, the quality of the homes, the landscaped settings and the estate management service.

As a result, in 2000, Beechcroft established its Special Projects Division creating properties that are available on the open market but have a covenant restricting full-time residency to the over 16s.

Today, Beechcroft's portfolio includes newly built and meticulously restored, carefully converted properties and a range of Special Projects, over 55s and open market developments.





A vibrant village nestling in the Oxfordshire countryside

Surrounded by the scenic Chiltern countryside and with two commons and a nature reserve, Nettlebed has a delightfully rural feel, despite being just five miles from Henley-on-Thames and less than 20 miles from Oxford.

Nettlebed is famous for its Creamery, which sells milk, artisan cheeses, eggs and fresh produce and there's also McQueen's Deli & Bakery where you can buy freshly baked bread, pastries, home-made ready meals and so much more.

When it comes to wines, Woods Wine in Nuffield is worth a visit.

Nettlebed Surgery has its own dispensary, although there's a pharmacy and a branch of Boots the Chemist in nearby Henley-on-Thames. For the weekly shop, Henley is also home to Waitrose, Tesco and Sainsbury's supermarkets and a twice-monthly farmers' market.

The village is served by a mobile post office which visits on Mondays and Thursdays from 11.30am to 1.30pm.

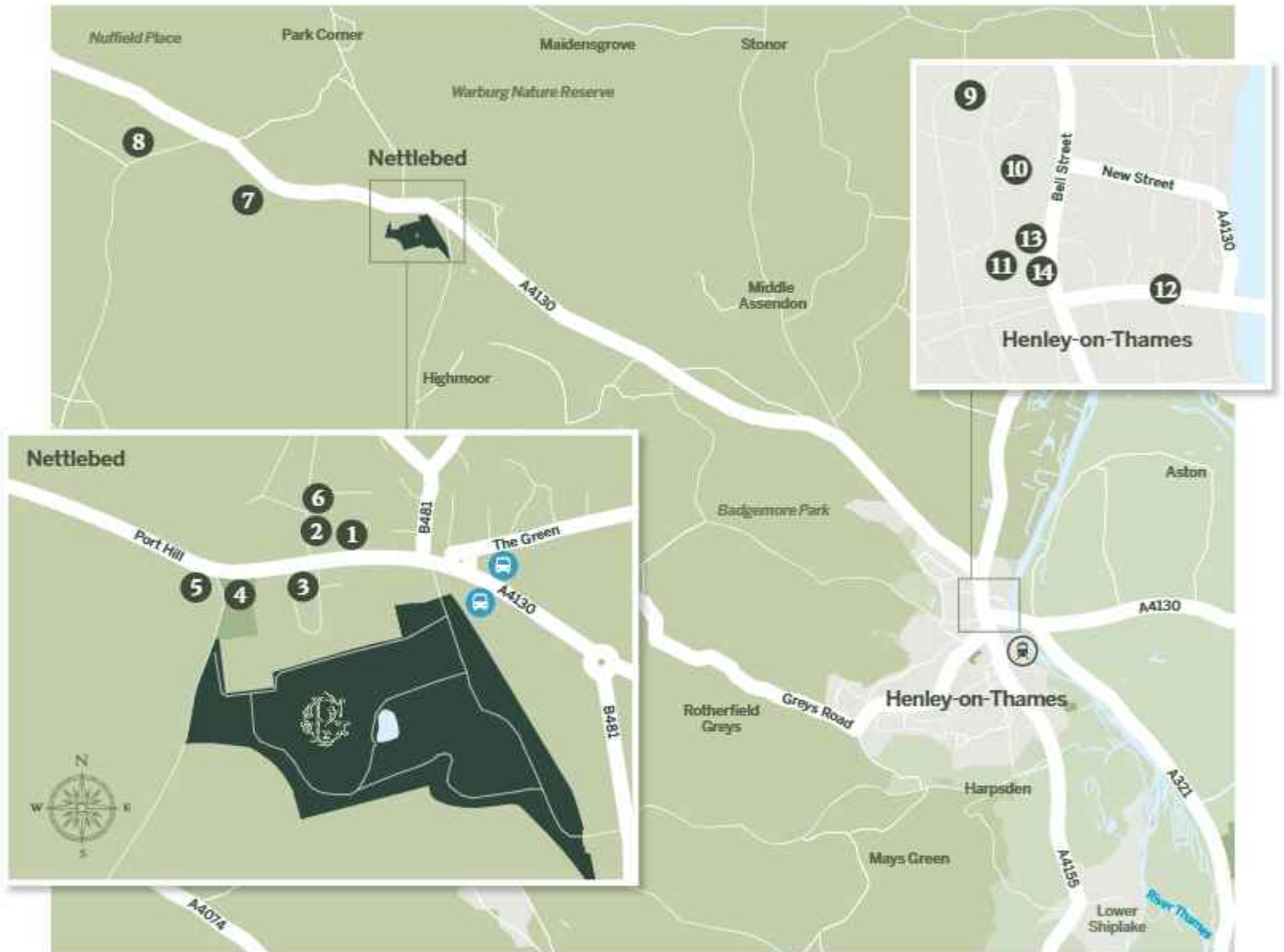
Nettlebed Village Club is at the heart of community life, hosting clubs and classes from Pilates and netball to karate and dance, along with social events including quiz nights, bingo and barbecues. Nettlebed Cricket Club is based at The Sport Pavilion on Priest Hill and there's an excellent golf course at Huntercombe Golf Club in Nuffield.

Eating out locally? Dating back to the 14th century, The White Hart is a stylish, traditional inn with menus influenced by many different cuisines. If you head into Henley-on-Thames, there's an enticing selection of restaurants, historic pubs, coffee shops and tea rooms along with a wealth of independent retailers and High Street names.



Well connected

Road access is good, with the A4130 Wallingford to Henley-on-Thames road and the B481 Reading to Watlington road running through the village and junction 4 of the M40 only about 16 miles away. For rail travel, Henley-on-Thames station is just over five miles away. Bus services run to Abingdon, Wallingford, Oxford, Henley-on-Thames and Reading as well as to Didcot, Princes Risborough and Watlington. If you're traveling abroad, London's Heathrow airport is just over 30 miles away.



- | | | | | |
|--|--|---|--|---|
| 1 The White Hart
0.2 miles | 4 St Bartholomew's Church
0.3 miles | 7 Woods Wine
1.5 miles | 10 Waitrose Supermaket
5 miles | 13 Boots The Chemist
5.2 miles |
| 2 Nettlebed Club
0.2 miles | 5 Nettlebed Creamery
0.3 miles | 8 Huntercombe Golf Club
2.3 miles | 11 Gail's Bakery
5 miles | 14 Gabriel Machin Butcher
5.2 miles |
| 3 McQueen's Deli & Bakery
0.3 miles | 6 Nettlebed Surgery
0.3 miles | 9 Henley Library
4.8 miles | 12 Giggling Squid
5.1 miles |  Nearest bus stops |
|  Henley-on-Thames Railway Station
5.3 miles |  Reading city centre
10.2 miles |  Oxford city centre
19.2 miles |  London Paddington
From 44 mins change at Twyford |  Heathrow Airport
28 miles |

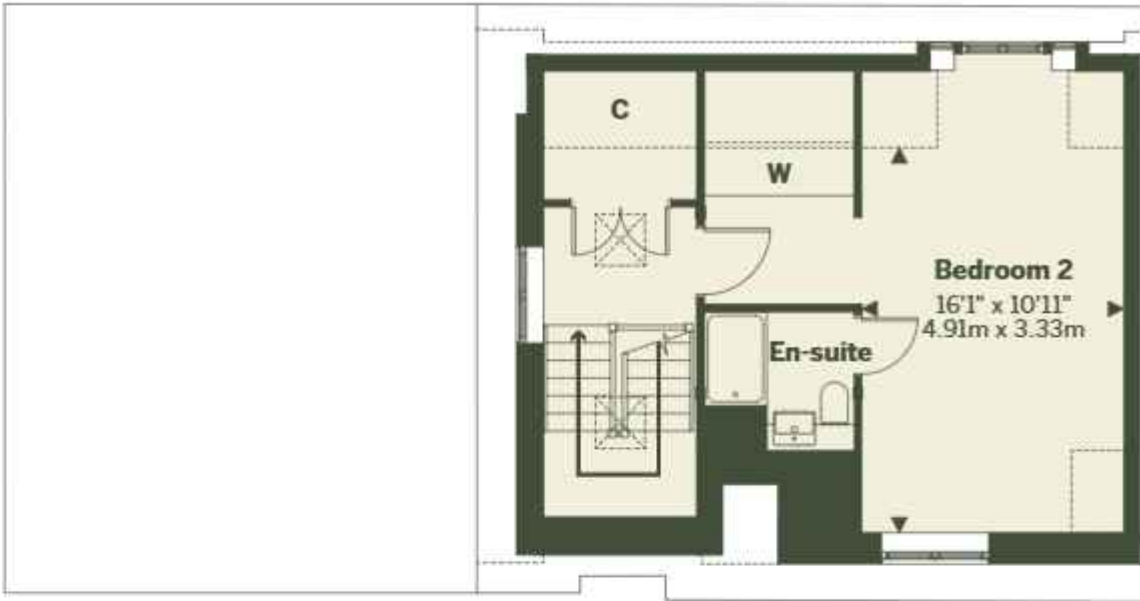
All times and distances are approximate only. Local distances are from The Manor House at Grove Park and taken from Google. Driving distances are taken from the AA route map website using the sat nav postcode. Train times are fastest journey times from Henley-on-Thames Station – thetrainline.com





15 Grove Park

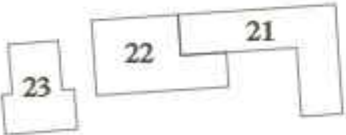
Two-bedroom cottage with terrace and garden



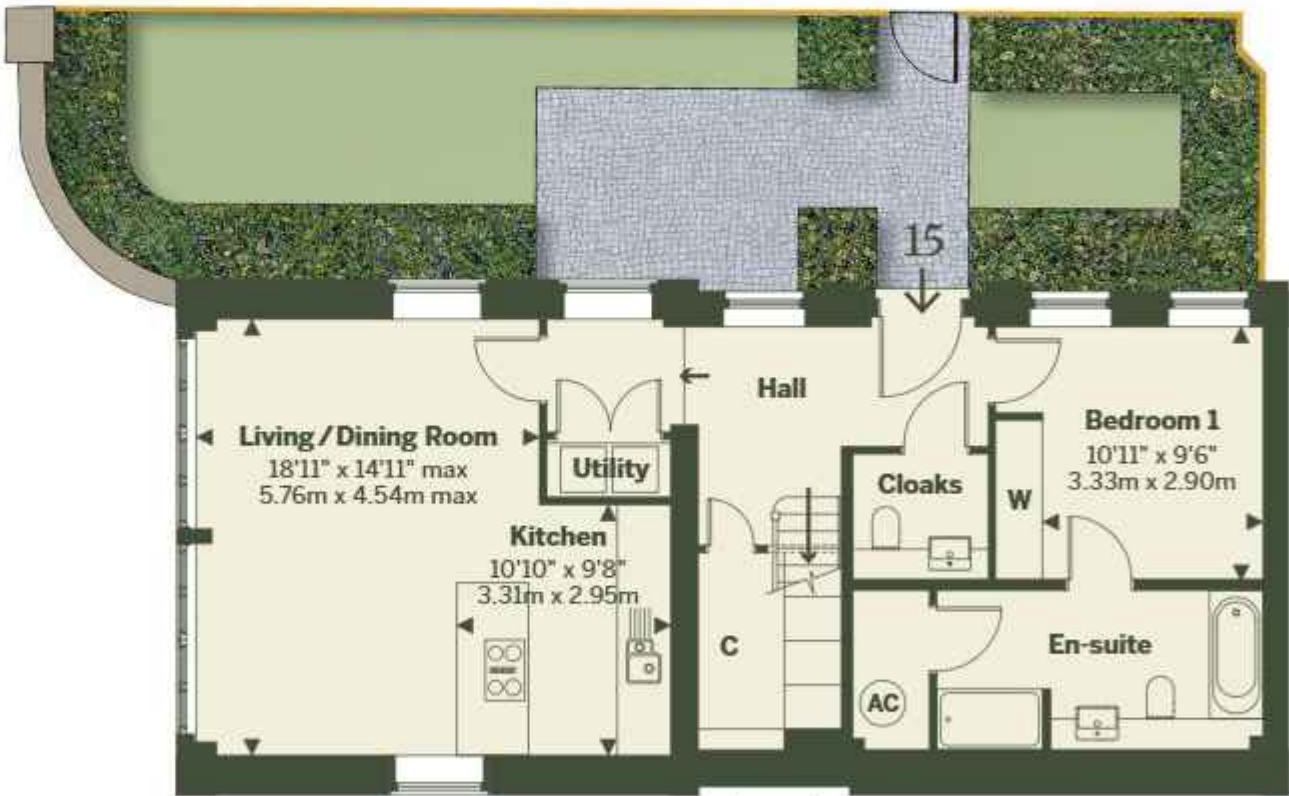
First Floor



First Floor



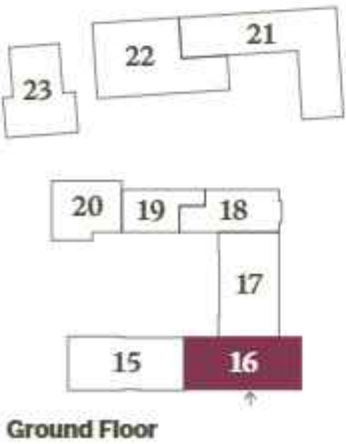
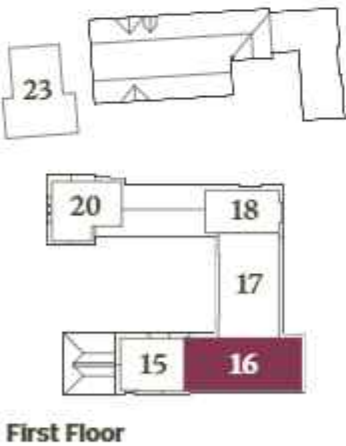
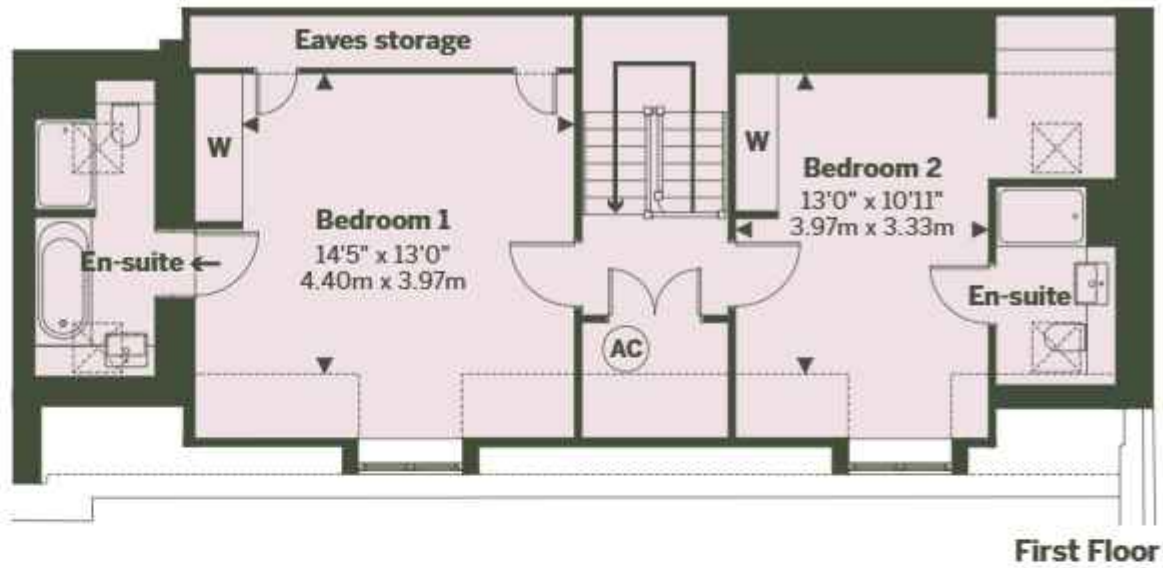
Ground Floor



Ground Floor

16 Grove Park

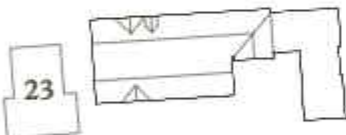
Two-bedroom cottage with terrace



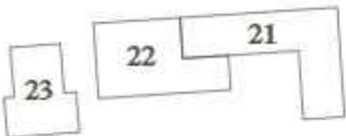
* Obscure glazing

17 Grove Park

Three-bedroom cottage with terrace



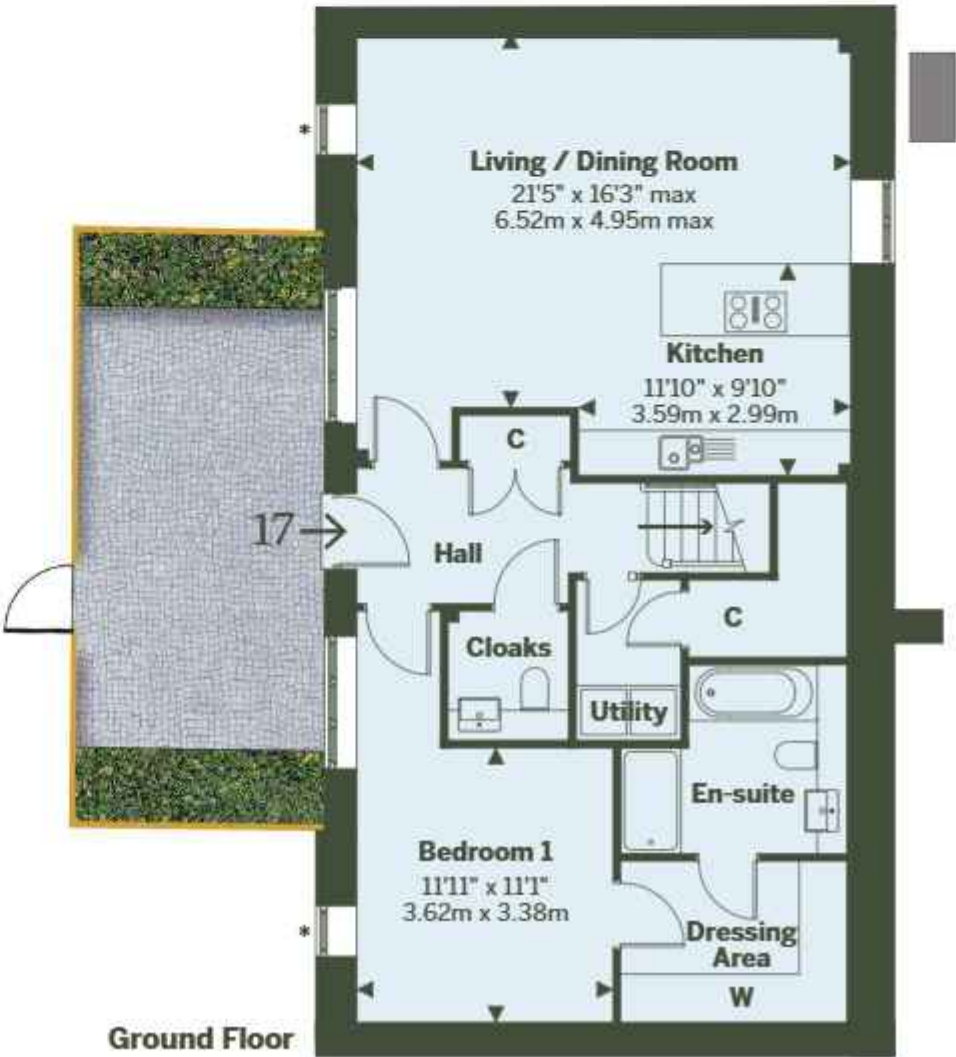
First Floor



Ground Floor

* Obscure glazing

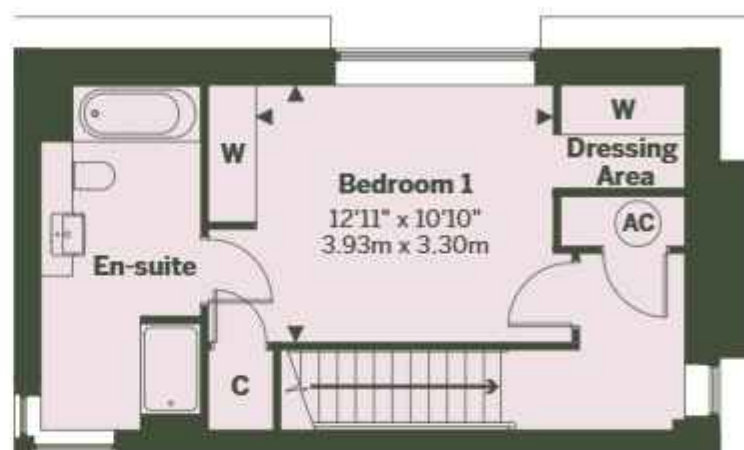
First Floor



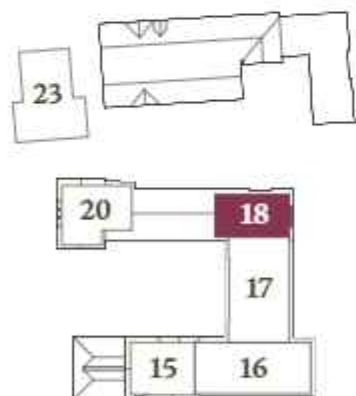
Ground Floor

18 Grove Park

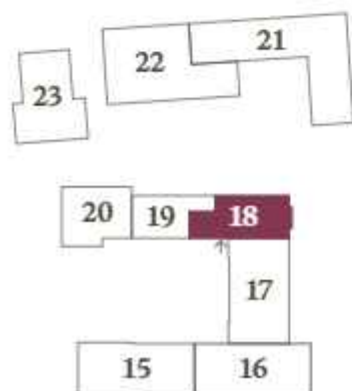
Two-bedroom cottage
with terrace



First Floor



First Floor



Ground Floor



Ground Floor

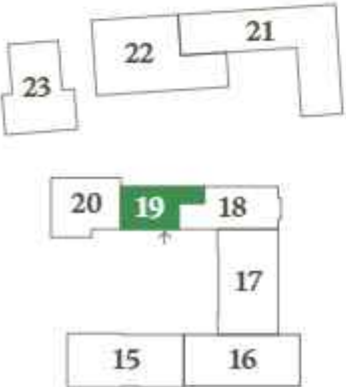
* Obscure glazing

19 Grove Park

One-bedroom cottage
with terrace and garden



First Floor



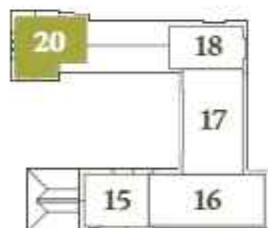
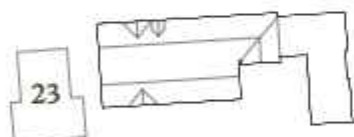
Ground Floor



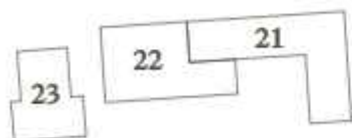
Ground Floor

20 Grove Park

Two-bedroom cottage
with terrace and garden



First Floor



Ground Floor



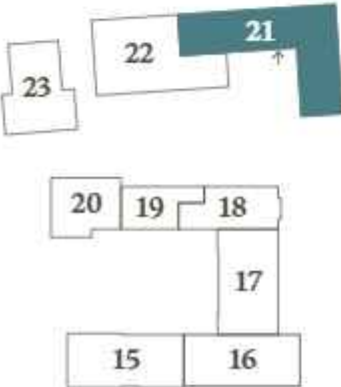
Ground Floor

21 Grove Park

Two-bedroom cottage with two terraces and garden



First Floor



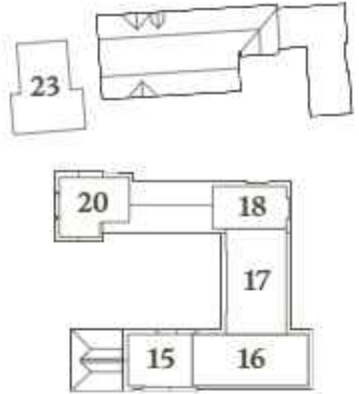
Ground Floor



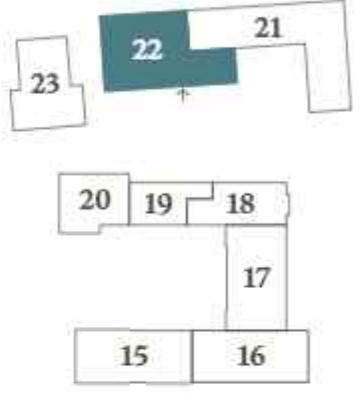
* Obscure glazing

22 Grove Park

Two-bedroom cottage with two terraces and gardens



First Floor



Ground Floor

Ground Floor

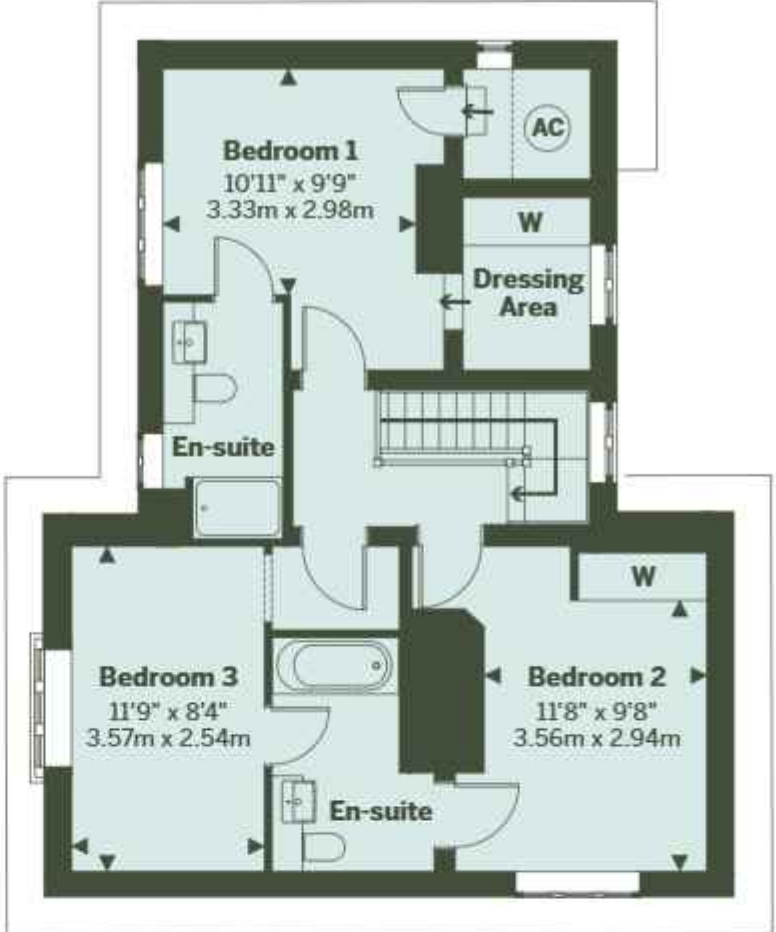


* Obscure glazing

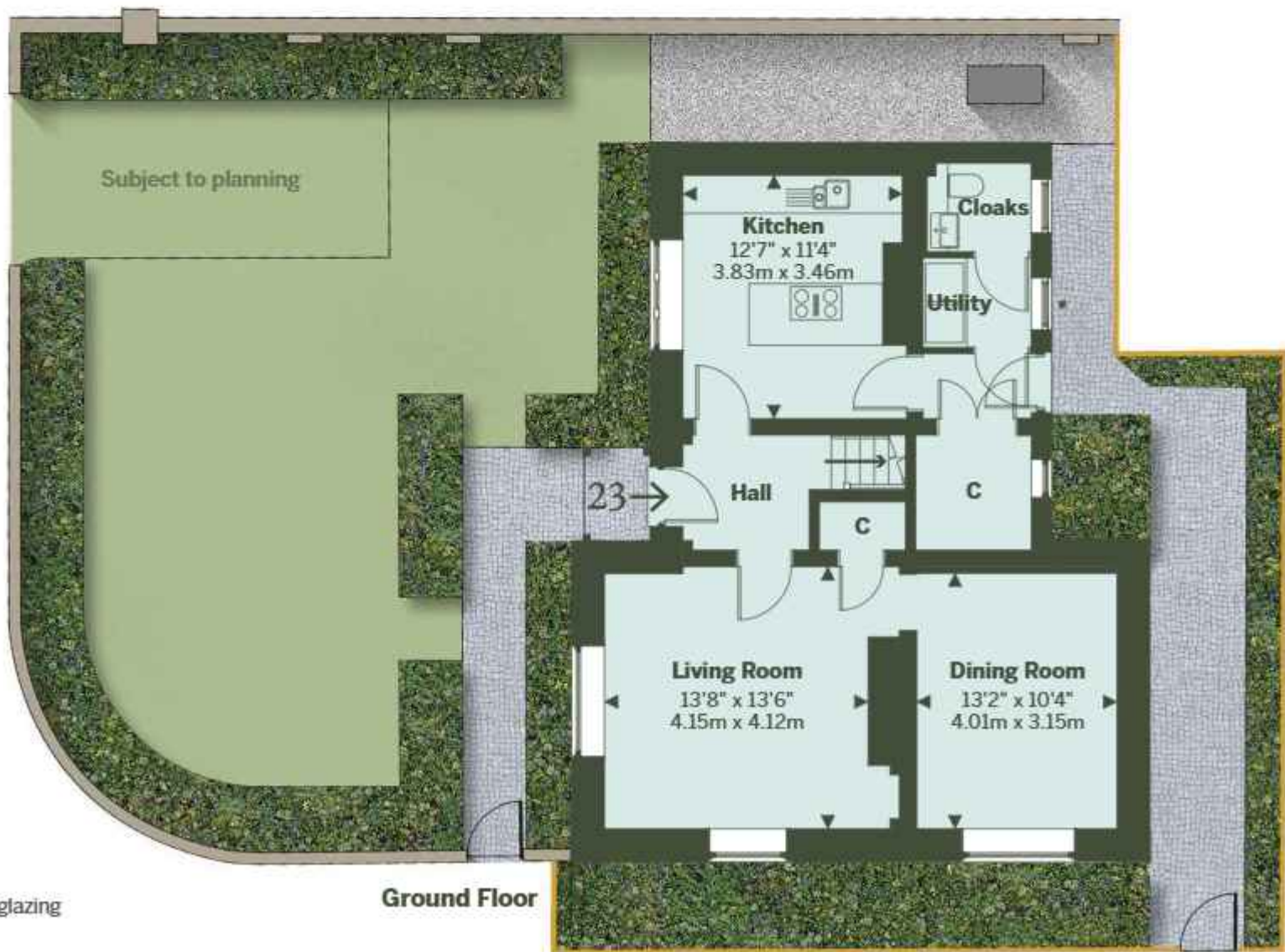


CEDAR COTTAGE
23 Grove Park

Three-bedroom detached house
with garden



First Floor



Ground Floor

* Obscure glazing



The benefits at a glance

From energy efficiency to exquisite landscaping, each carefully crafted Beechcroft home comes with a range of features designed to free you up to enjoy life.



-  Close to local shops & services
-  Easy access to local transport links
-  Grade II listed conversion
-  Gated community
-  Mature grounds
-  Landscaped gardens
-  Communal gardens
-  Private terraces, balconies and gardens
-  Stunning views
-  High-quality specification
-  Security alarms to all homes
-  Electric car charging points*
-  Allocated parking
-  Pet-friendly
-  Warranty
-  Estate Manager

Employed by the Beechcroft Foundation, the friendly Estate Manager at Grove Park takes care of everyday maintenance, keeps a neighbourly eye on homes when owners are away and is on hand to offer help and advice, if and when needed. All properties can be bought and sold on the open market with no exit fees.

* Speak to sales advisor



Enjoy more

We build more into our homes in every way.
More space, more light, more luxury, more style –
from the fixtures and fittings to the finishing touches.





Images are of other similar Beechcroft homes

The specifications

While each Beechcroft development is unique, they all share the same uncompromising commitment to quality.

You can look forward to beautiful spaces that function like a dream, thanks to our meticulous attention to detail and our investment in the best materials, fixtures and fittings.



Stone surfaces complement the interior designed kitchens



Ceramic wall tiling in bathrooms, shower rooms and en-suites



New or newly renovated single glazed timber windows

Kitchens

- Stone surfaces, matching upstands and splash backs complement the interior designed kitchens. Non-porous stone surfaces provide easy-clean, hygienic and antimicrobial protection to reduce the spread and growth of bacteria, mould and mildew
- Laminate surfaces in utility rooms
- A full range of integrated appliances by Bosch including a single oven, induction hob with integrated ventilation system, combination microwave/oven, fully integrated dishwasher, fridge/freezer and wine cooler
- An under mounted stainless steel sink
- Quooker® boiling water tap
- Free-standing Bosch washing machine and tumble dryer in the utility area (except No. 21 which has a washer/dryer)
- Amtico flooring to kitchens and utility rooms
- Water softener to protect appliances from limescale

Bathrooms & shower rooms

- Villeroy & Boch sanitaryware including semi-recessed basins set within vanity units
- Mira Flight shower tray contains BioCote® Technology designed to reduce bacteria and mould growth by up to 99.9% with glass shower screen where applicable
- Kaldewei Saniform bath with glass shower screen where applicable
- Black fittings including Vado basin and mixer thermostatic mixer shower controls
- Fitted vanity units to bathrooms, shower rooms, en-suites and most cloakrooms
- Timber bath panels to match vanity units
- Stone surfaces in bathrooms, shower rooms and en-suites
- Full height ceramic wall tiling around baths and shower cubicles
- Mirrors fitted in en-suites, bathrooms, shower rooms and cloakrooms
- Black electric heated towel rails to bathrooms, shower rooms and en-suites
- Shaver socket to bathrooms, shower rooms and en-suites
- Amtico flooring to bathrooms, shower rooms, en-suites and cloakrooms

Heating & ventilation

- Wet underfloor heating system served by individual air source heat pumps
- Zoned heating with thermostatic controls
- New or newly renovated single glazed timber windows



** Grove Park is registered with ICW and offers a 10-year structural warranty with each new home. ICW are a leading UK provider of building warranties for new homes, which ensures that your home has been built to the highest standards. www.i-c-w.co.uk

† Except those windows deemed as means of escape
Images are indicative only



Low-energy pendant lights and LED downlights



Gated entry system controlled by wi-fi on owners' mobile phones



Fitted wardrobes to bedroom 1 and bedroom 2

Lighting, TV & telephone

- Low-energy fitment pendant lights
- LED downlights to kitchens, dining areas/rooms, dressing areas, landing, halls, bathrooms, shower rooms and en-suites where applicable, plus study in No. 22
- Master digital BT box
- High speed Cat6 wired data network
- Cat6 data points to living rooms, kitchen where separate, bedroom 1 and bedroom 2
- Sky Stream Puck compatible TV system. Outlets to living rooms and bedrooms, plus kitchens of Nos. 21 & 23

Security & safety

- Gated entry system controlled by wi-fi on owners' mobile phones
- Window locks to all windows†
- Security alarm fitted
- Mains operated smoke detectors with battery backup and mains powered carbon monoxide detector
- 10-year warranty issued on build completion**

Internal fittings

- Oak finish internal doors
- Matt black door levers throughout
- Matt black screwless light switches
- Fitted wardrobes to bedroom 1 and bedroom 2
- Cornice to living/dining room (where applicable) and hall
- Coving to all remaining rooms with the exception of kitchens, bathrooms, shower rooms and rooms with sloping ceilings
- Square grooved skirtings and architraves
- Ribbed entrance mat to each front door
- Carpet to living room, stairs, bedrooms and study, where applicable
- Amtico flooring to hall

These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. The descriptions, distances and all other information are believed to be correct, but their accuracy is in no way guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. Restaurants, shops and other amenities are for information purposes only and not as recommendations. Because the scheme is in the course of construction, we must reserve the right to alter the specifications without notice and substitute materials, equipment or fittings of a similar quality. October 2025



This brochure is printed on paper certified in accordance with the FSC® (Forest Stewardship Council®) and is recyclable and acid-free.





Beechcroft is well-known within the property industry for the creation of award-winning developments, many of which feature both period properties and newly built homes.

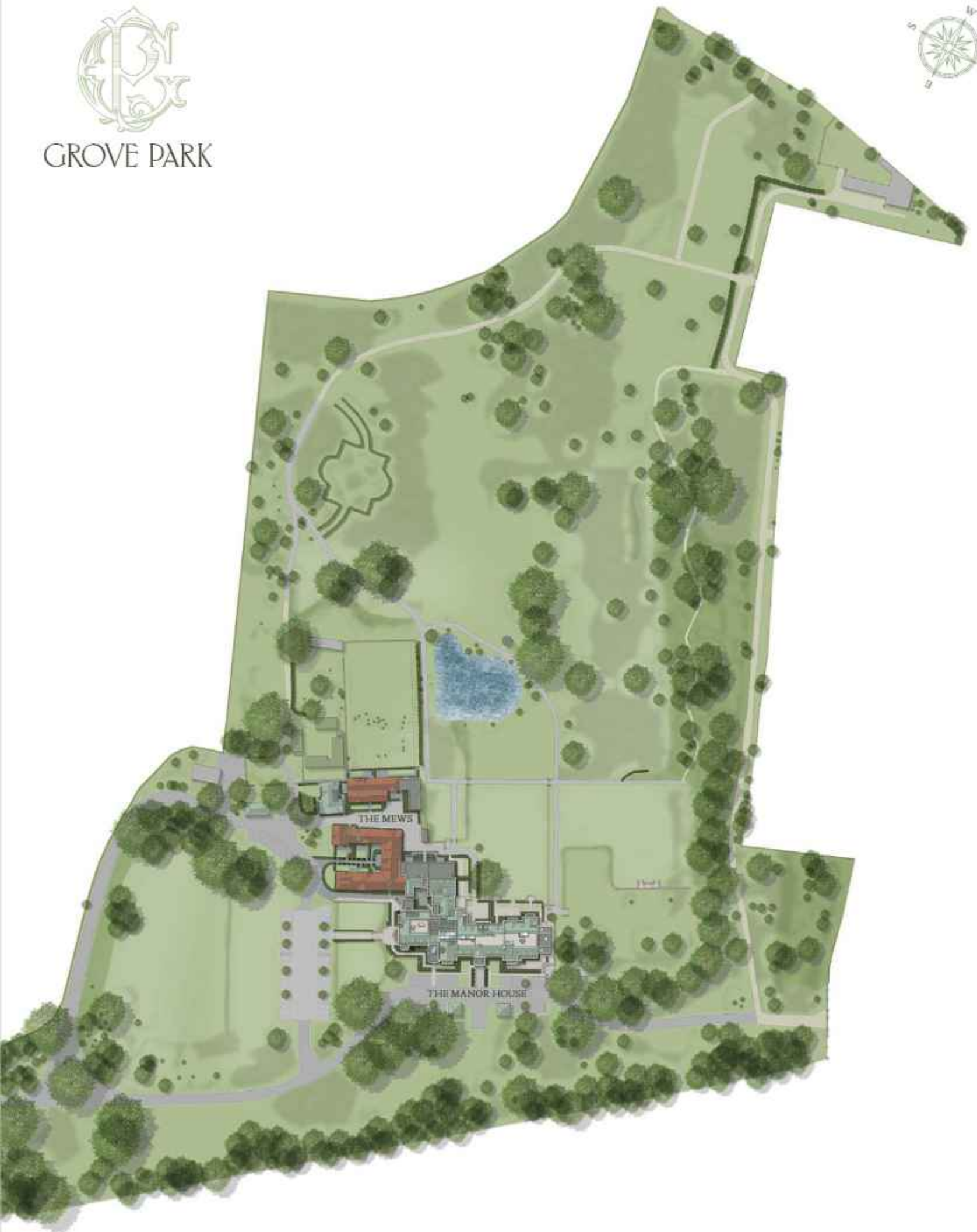
In the restoration and conversion of historic houses and buildings of special architectural merit, the Beechcroft team employs skills developed over the last 40 years, using traditional materials, techniques and craftsmanship.

Beechcroft creates elegant, converted homes that respect the generous proportions and original features of the historic properties, blending these with high-quality fixtures and fittings that complement the period interiors.





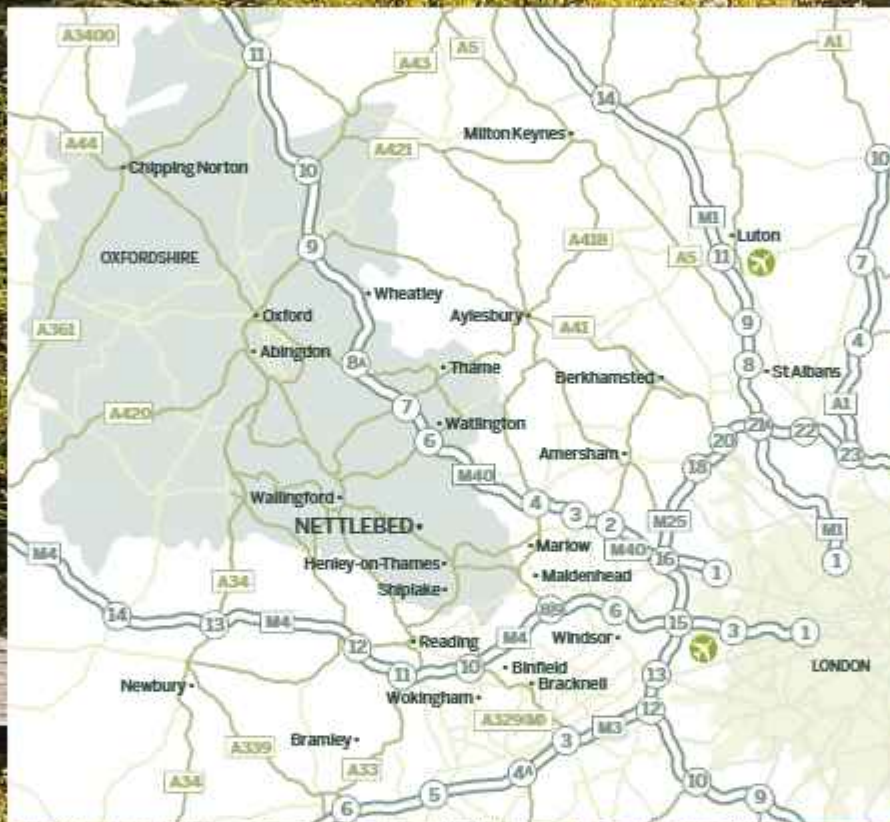
GROVE PARK



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