



Henley Gate

Sonning Common, Oxfordshire.

*The illustration shown is a computer generated image of how the property may look and is indicative only. External details and finished may vary. Please speak to our Sales Consultants for specific details.





Henley Gate

Sonning Common, Oxfordshire

Rivium Homes is delighted to welcome you to Henley Gate, an exclusive development of three luxury, detached 3, 4, and 5 bedroom townhouses crowning the rolling hills of Sonning Common.

Offering contemporary twists on a classic style, Henley Gate is optimally designed for modern, open plan living.

These premium brick and stone homes are coupled with private driveways, off-street parking, and generous, landscaped rear gardens. The interiors are complete with high-specification master suites, studies, and orangeries to provide the quintessence of living.

Henley Gate Location

We know that luxury living is as much about the location of your home as it is the property itself.

That's why we judiciously select optimal sites for each of our builds. Henley Gate is no exception: Sonning Common is a vibrant village nestled just west of Henley-on-Thames, surrounded by rolling farmland and woodland on the edge of the enchanting Chilterns Area of Outstanding Natural Beauty. Sonning Common offers both modern amenities and revered traditional charm to visitors and residents alike.



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Bringing Your Dream Home
to Life

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Plot One - *Henley Gate*

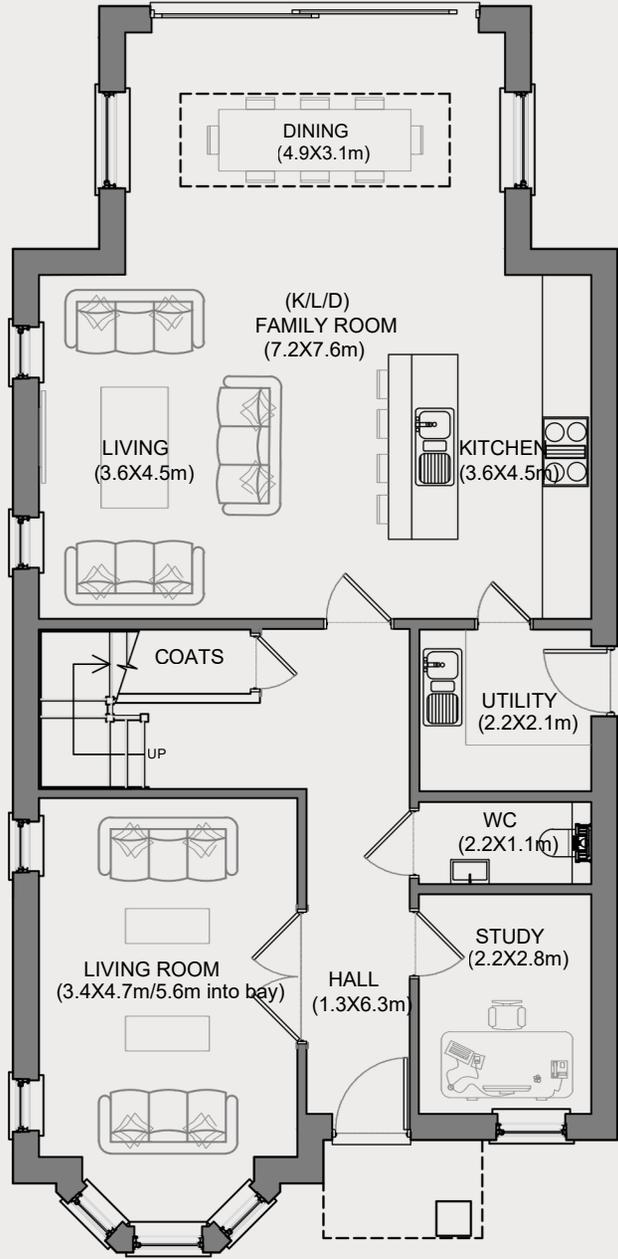
Sonning Common, Oxfordshire

Total Area: 2,394 SQFT (222.4 SQM)

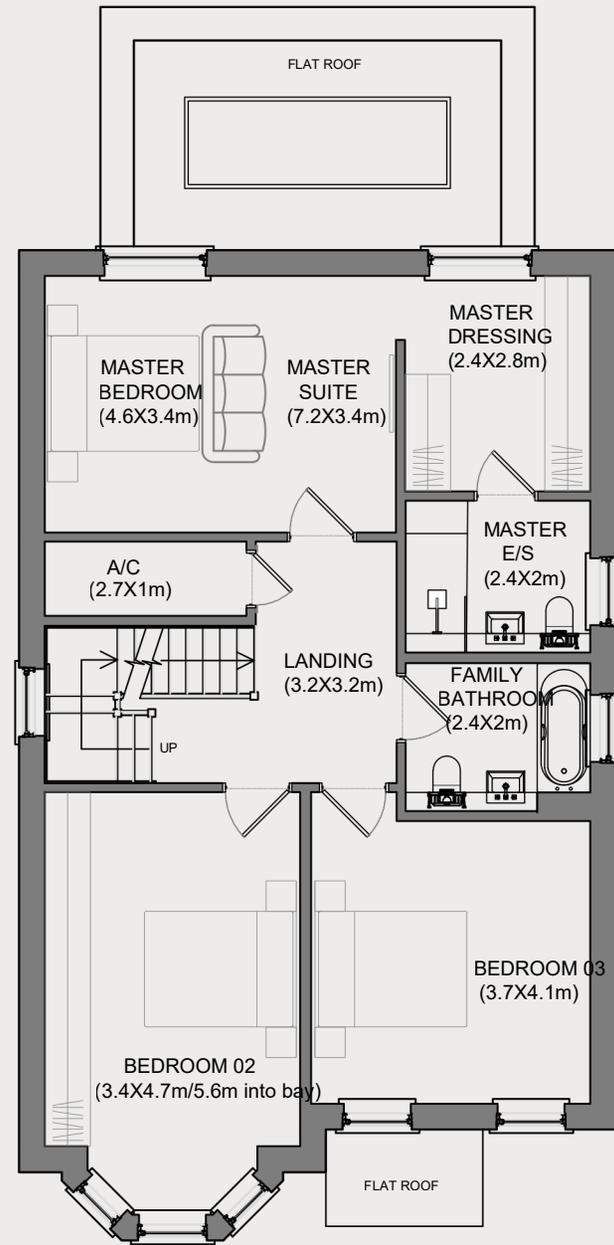
Experience the elegance of this stunning five-bedroom detached residence, distinguished by exquisite coping stone detailing. The home features a magnificent principal suite complete with a spacious walk-in wardrobe, providing a luxurious private retreat. Additional benefits include convenient off-street parking and a securely fenced garden, ensuring both privacy and outdoor enjoyment. This exceptional property offers a perfect blend of style, comfort, and practicality for discerning homeowners.

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Plot One - *Henley Gate*

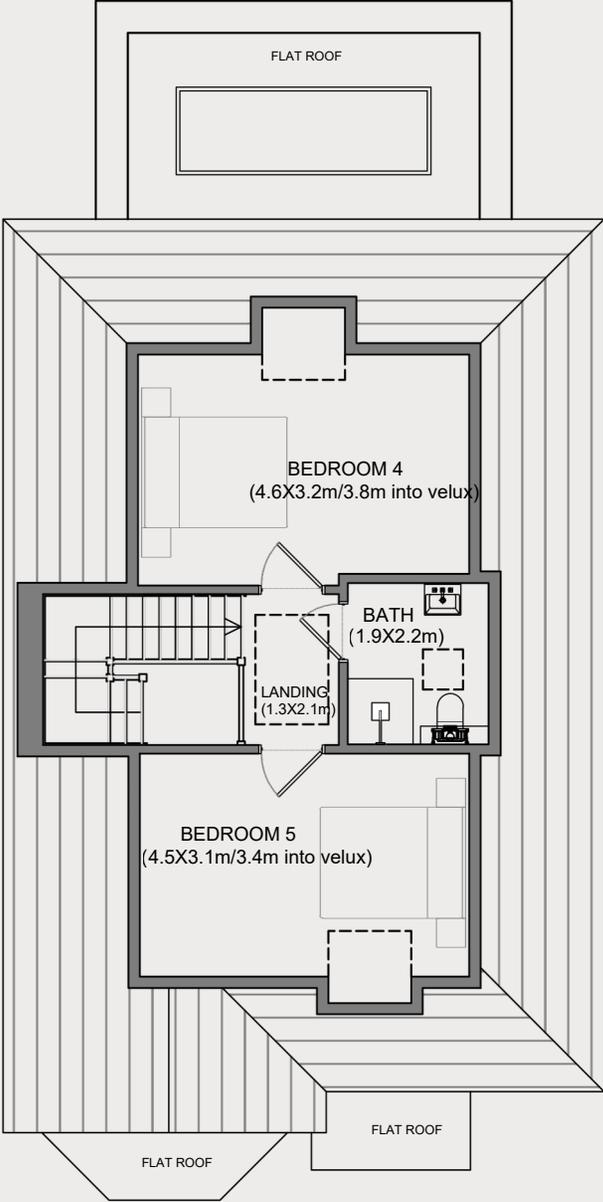


GROUND FLOOR PLAN

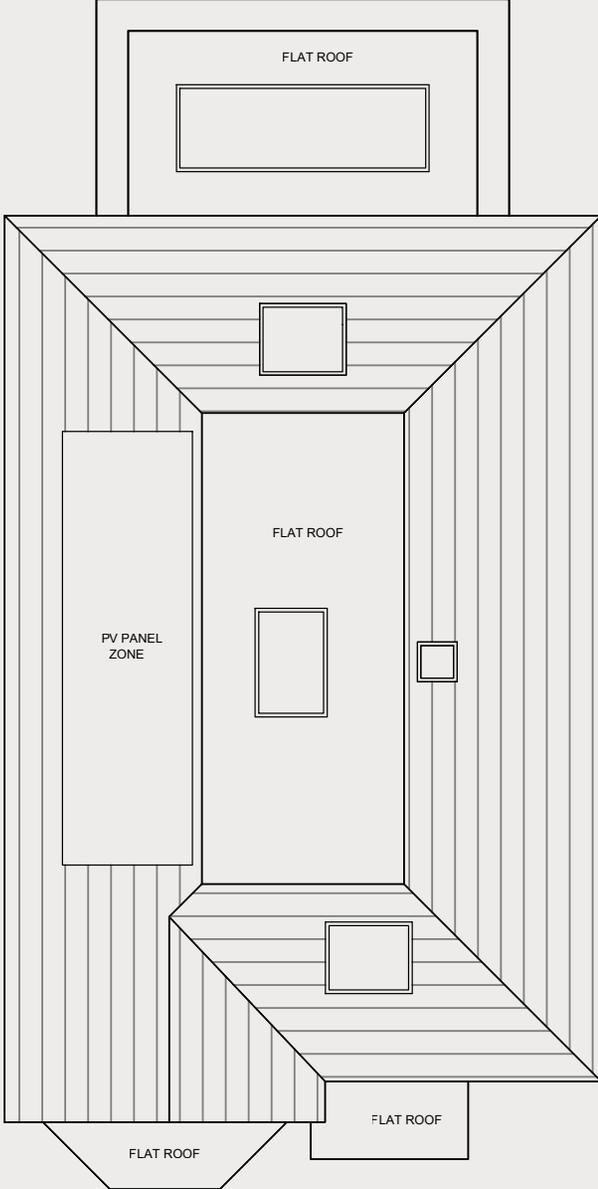


FIRST FLOOR PLAN

Plot One - *Henley Gate*



SECOND FLOOR PLAN



ROOF PLAN



Plot Two - *Regatta House*

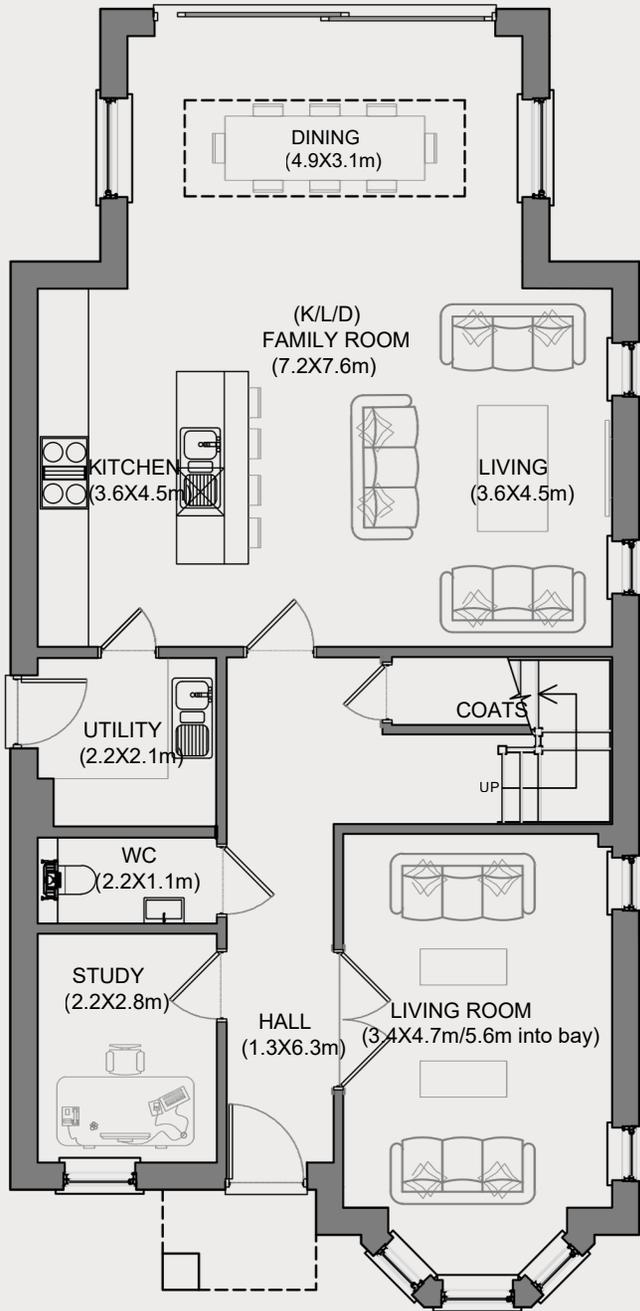
Sonning Common, Oxfordshire

Total Area: 2,373 SQFT (220.5 SQM)

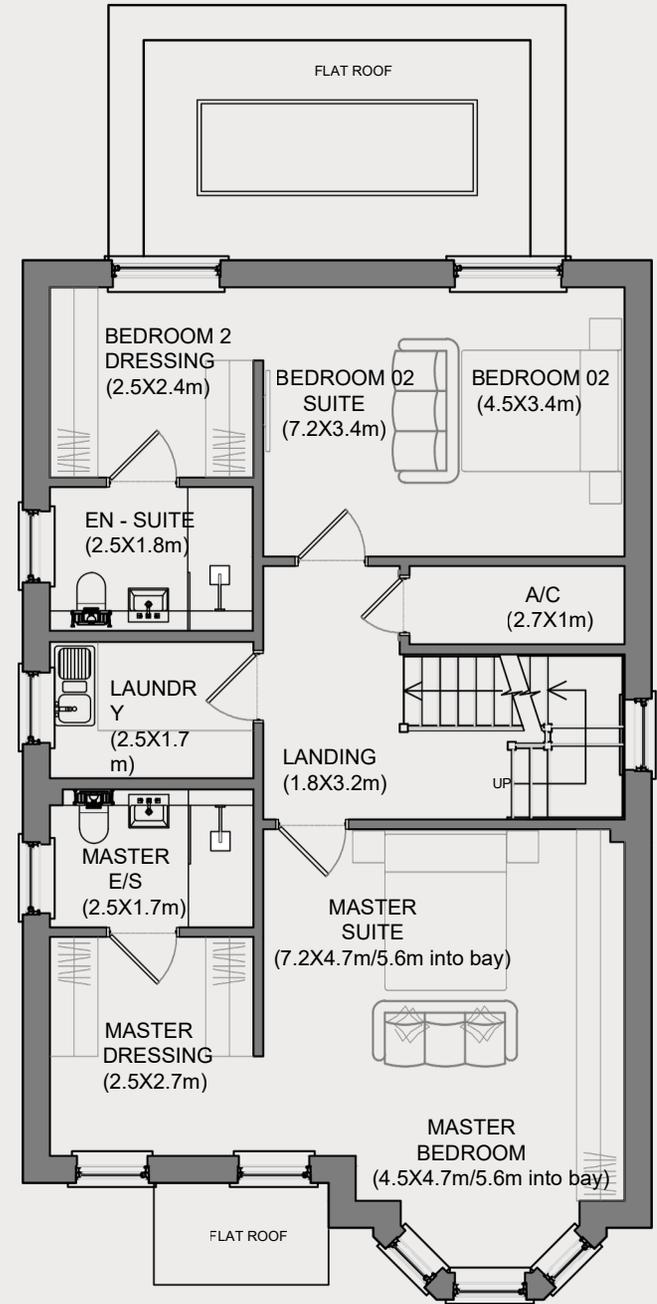
Beautifully presented three-bedroom detached residence, designed to impress with three luxurious master suites, each fitted with its own walk-in wardrobe for optimal comfort and convenience. The property's exterior exudes elegance, featuring refined coping stone details that create a striking, timeless finish. Enjoy the privacy of a landscaped garden, along with the added benefit of secure off-street parking. This exceptional home blends sophisticated style with everyday practicality, offering the perfect retreat for discerning homeowners seeking quality and comfort

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Plot Two - *Regatta House*

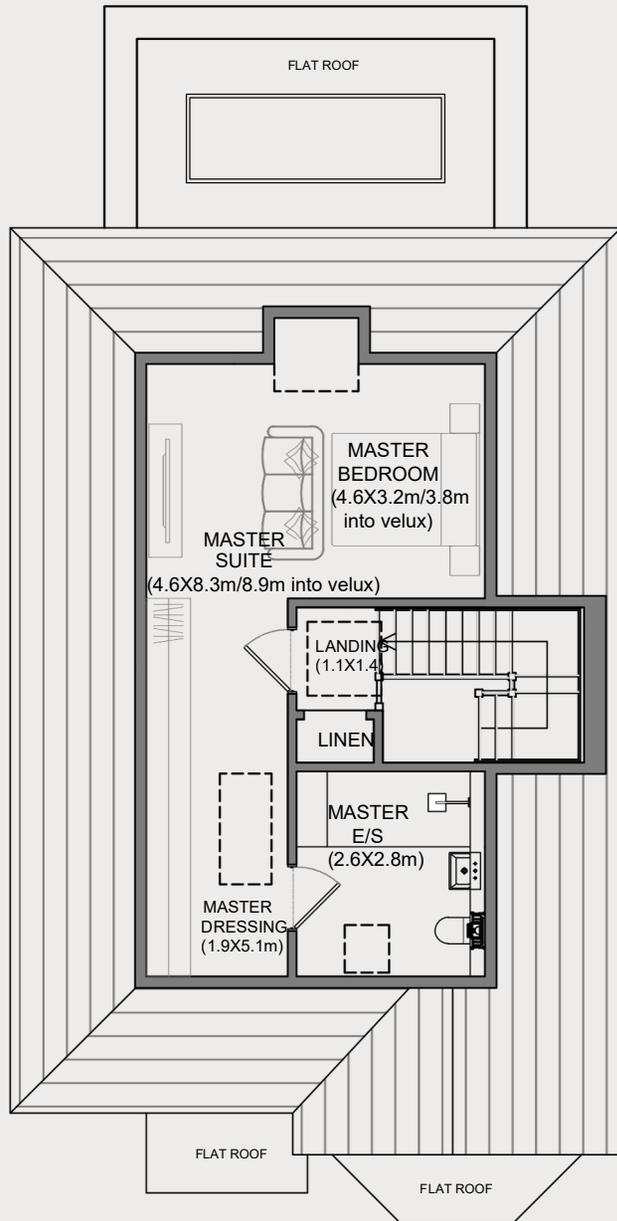


GROUND FLOOR PLAN

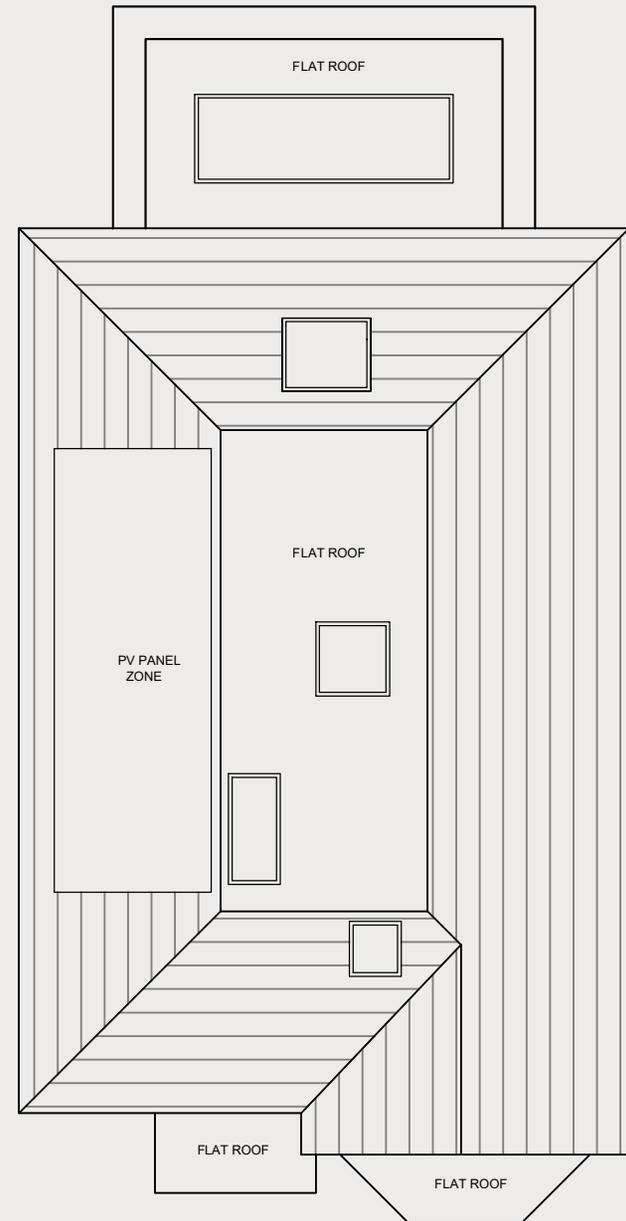


FIRST FLOOR PLAN

Plot Two - Regatta House



SECOND FLOOR PLAN



ROOF PLAN



Plot Three - *Temple Rise*

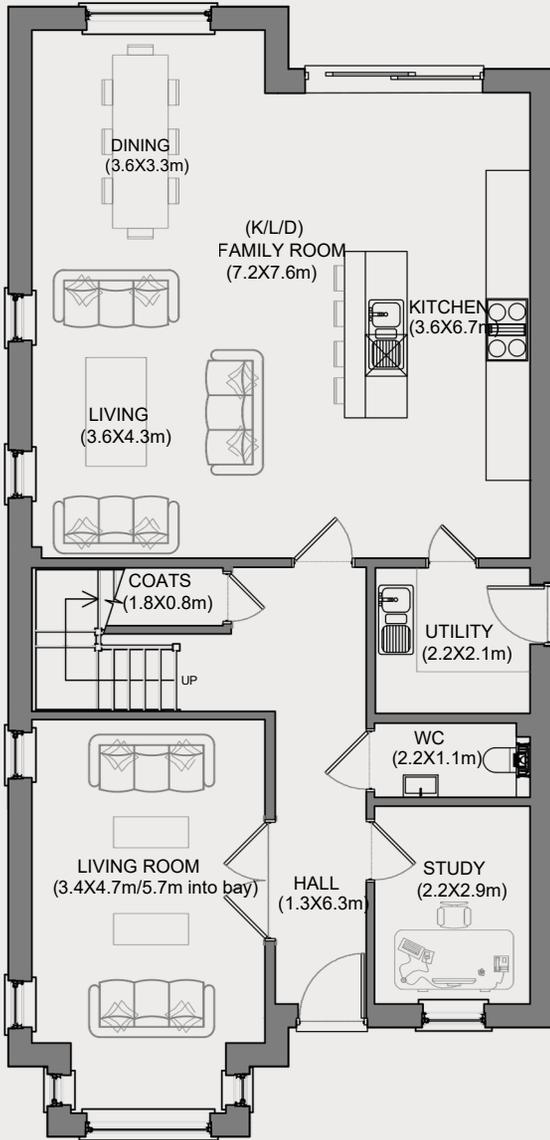
Sonning Common, Oxfordshire

Total Area: 2129 SQFT (197.8 SQM)

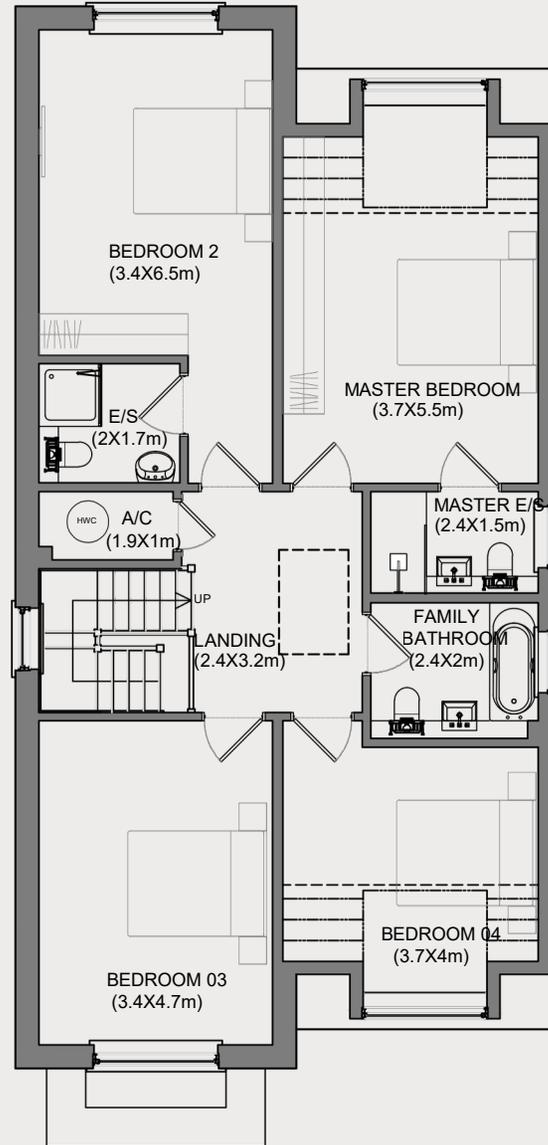
Introducing a beautifully designed four-bedroom detached home, elegantly finished with distinctive coping stone accents that enhance its timeless appeal. The property features convenient off-street parking and a private garden, offering both practicality and outdoor serenity. Inside, enjoy a spacious open-plan living area that seamlessly connects to a separate utility room and a formal living room, creating versatile spaces for both relaxed family living and entertaining guests. This residence perfectly balances classic craftsmanship with modern functionality, making it an ideal family home.

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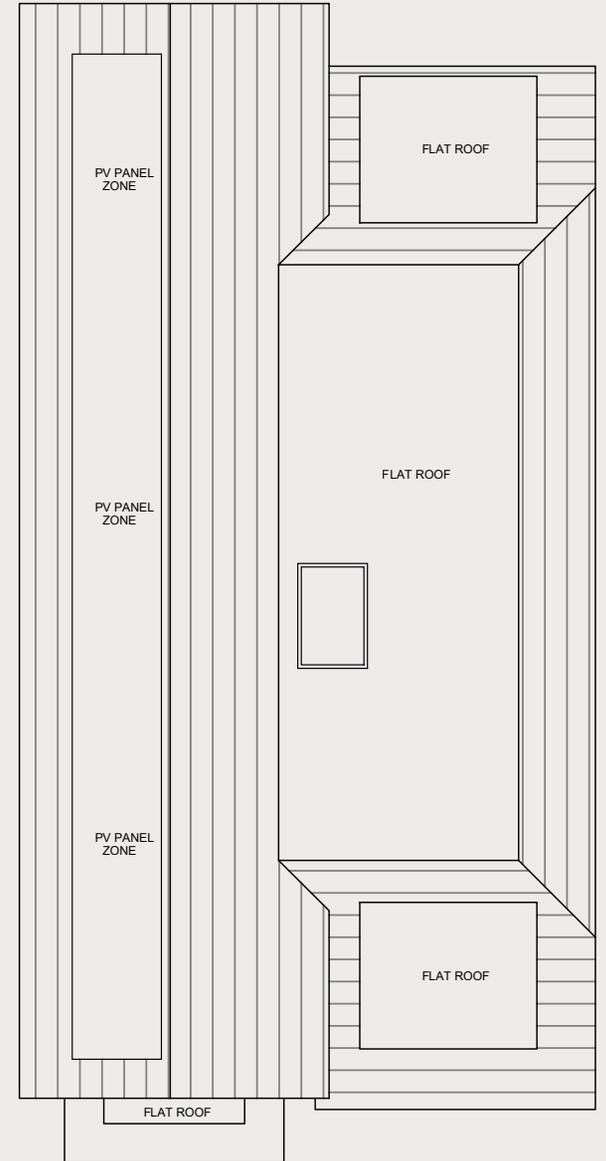
Plot Three - *Temple Rise*



GROUND FLOOR PLAN



FIRST FLOOR PLAN

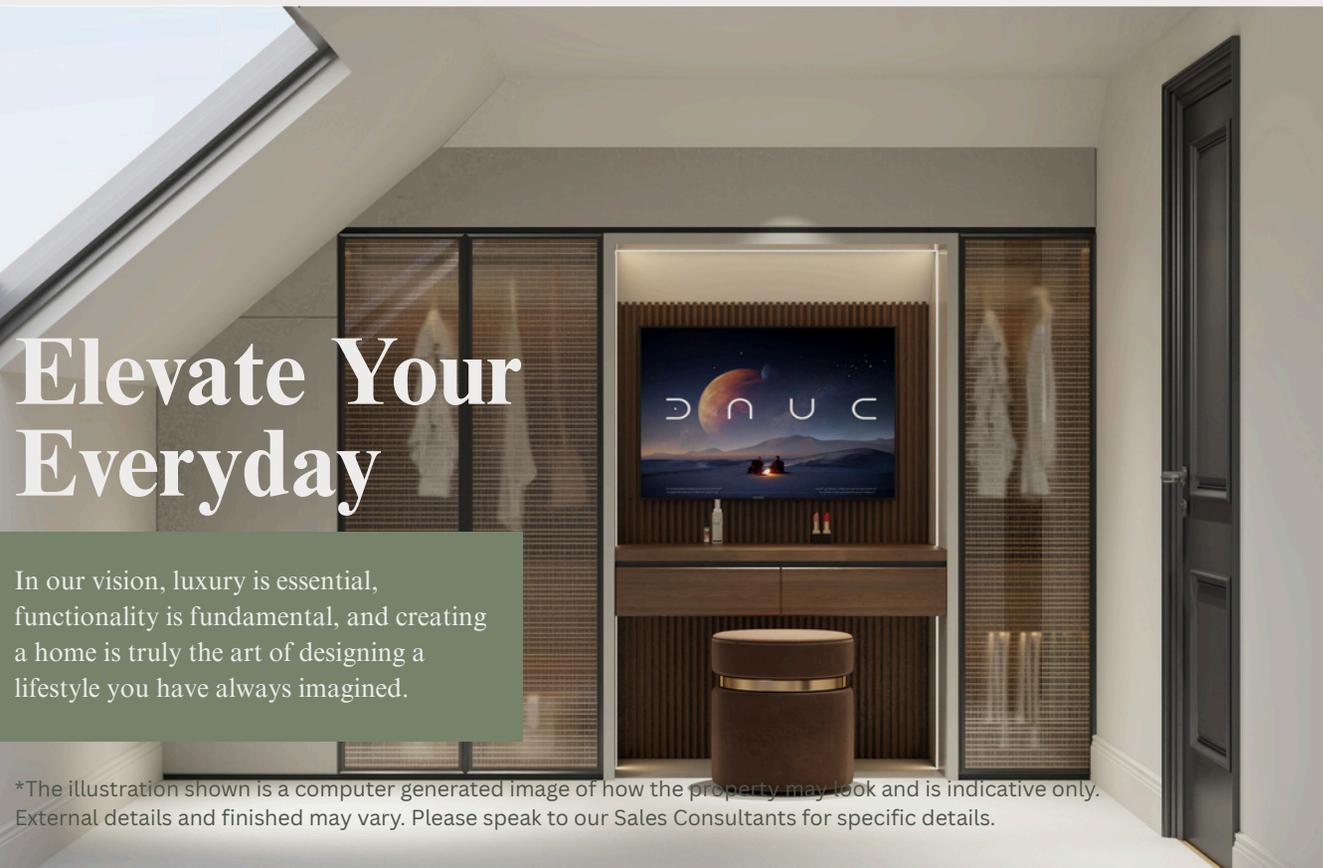


ROOF PLAN

More Than a Finish —A Lifestyle Defined by Distinction



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Elevate Your Everyday

In our vision, luxury is essential, functionality is fundamental, and creating a home is truly the art of designing a lifestyle you have always imagined.

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Finishing Touch

Our finishes embody the highest level of craftsmanship, with exquisite stone materials sourced from around the globe to cultivate a sense of timeless, luxurious elegance.

Interior design is not merely about creating visually striking spaces—it is about shaping environments that are both beautifully functional and deeply personal, transforming every room into a place that truly feels like home.



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Specifications

ELECTRICAL & LIGHTING

- TV points including CAT6 to living area & bedrooms
- BT point to cupboard
- LED light fittings throughout
- Alarm system
- Solar/PV panels complete with inverter and pre-wired for battery
- Contemporary security entrance doors
- Security & acoustic laminated glass to all windows
- Black UPVC low maintenance double glazed windows

DECORATION & FINISH

- Central heating via air source heat pump
- Underfloor heating to ground & 1st floor. Top floor radiators (where applicable)
- Fitted wardrobes to bedrooms 1 & 2
- Contemporary doors with black handles & fittings
- High-quality carpet to all bedrooms
- Porcelain tiled entrance hall & dining area
- Further wooden floors throughout the ground floor
- Bathrooms fully tiled

OUTDOOR FEATURES

- Off-street parking to each plot
- EV charging point to each plot
- Secure dedicated cycle storage
- Large Landscaped rear gardens

KITCHEN

- Engineered wood flooring with underfloor heating
- Contemporary designed handleless kitchen
- Quartz worktop & full height splash back
- Stainless steel sink & mixer tap
- Siemens integrated oven with warming drawer
- Siemens integrated microwave combi oven
- Siemens induction hob with extractor
- Siemens integrated full height fridge
- Siemens under counter freezer in utility
- Siemens integrated dishwasher
- LED ceiling down lights
- Under cupboard LED lighting

*The specification shown is correct at the time of production. Please note that it may not always be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Rivium Homes is continually reviewing and updating the specification on all homes and therefore reserves the right to change specification details. Photographs depict typical Rivium Home interiors and are indicative only. For full details regarding the current specification and finishes, please speak to our sales consultants.

MASTER EN-SUITE

- Double-ended bath with his & hers heated ladder towel rails (plot 2 only)
- Separate, fully equipped shower

EN SUITES

- Fully furnished fitted furniture to all bathrooms
- Thermostatic showers with rain shower heads throughout
- Ladder style heated towel rails
- Porcelain floor & wall tiles
- Fully furnished bathrooms
- Shaver sockets & charging points to all fitted furniture
- Quartz worktops

UTILITY & PANTRY

- Siemens free standing washer/dryer (utility)
- Fully fitted furniture with under cupboard LED lighting
- Quartz worktops

WARRANTY

- 10-year New Build Warranty



Escape it all

Nestled in between the expansive countryside of Sonning Common and the renowned Henley-on-Thames, this boutique development combines rural tranquillity with historic heritage. Enjoy countryside walks, boating on the Thames, and the buzz of Henley's town centre—all just 5 miles from your doorstep.



The Springs Resort & Golf Club

17 mins

With a spa, restaurant, and hotel rooms overlooking the Golf Club, **The Springs Resort** boasts exceptional facilities to imbue your day with the added taste of luxury. Other amenities to enjoy in this scenic spot include a fitness centre, terrace, bar, and a coffee shop. The Springs Resort & Golf Club is a highly regarded destination combining top-class golf, wellness facilities, and quality accommodation in a tranquil English countryside



The Herb Farm & Saxon Maze

2 mins

Neighbouring *Henley Gate* is the quaint **Herb Farm** and accompanying café. This independent, family-run business is a community highlight, hosting an annual Christmas Market and housing The Saxon Maze, a large beech hedge maze just over 1 acre in size.



Grey's Court

8 mins

A stone's throw away is **Grey's Court**, a renowned National trust heritage site. Travel back in time to experience the wonder of this exceptionally preserved Tudor country house and bring your 4-legged friends along to explore its stunning grounds. Greys Court has been featured as a filming location for popular TV series including "Downton Abbey," "Agatha Christie's Poirot," and "Midsomer Murders," highlighting its authentic historic charm



Beale Wildlife Park

23 mins

Beale Wildlife Park is a 350-acre zoo situated by the River Thames. Explore the treasures that this fantastic park has to offer, such as exotic animals, landscaped gardens, lush woodlands, and children's play areas. The park features three main areas: exotic and farm animals, landscaped gardens and woodlands, and children's play areas. Visitors can enjoy seeing a wide variety of animals including lemurs, meerkats, prairie dogs, wallabies, and rare bird species such as green peafowl and Bali starlings. Beale Park also offers animal experiences, an adventure playground, paddling pools, and a narrow-gauge railway with a diesel locomotive



Beale Wildlife Park



**Walking, cycling and driving times taken from google.co.uk/maps and are approximate only. Photographs of Beale Wildlife Park. Not view from the development. Please check the details of the homes you are interested in with our sales consultant.

Local Highlights

Sonning Common is ideally situated in South Oxfordshire, making it the perfect base for exploring the Thames Valley and Chilterns countryside. The village is easily accessible from major roads and public transport routes, connecting swiftly to Reading, Henley, and nearby natural attractions.



Sonning common is home to renowned gastronomic highlights such as **The French Horn**, an iconic riverside hotel and restaurant offering stunning views over the Thames, a sophisticated atmosphere, and an exquisite French menu.

The Bull Inn is another such example, brimming with historic character and rumoured to be a favourite of the actor George Clooney.



The Henley Royal Regatta, the world's most prestigious rowing event, is a mere 5 miles away. Be part of an 180-year-old tradition while taking in the excitement of the iconic race and the uniqueness of the venue. 20 minutes down one of the most beautiful stretches of the River Thames is Temple Island, a unique and exclusive venue open for hospitality during the racing season.



The Bottle & Glass Inn in Binfield Heath is a highly regarded country pub set within beautiful Oxfordshire countryside and housed in a charming 17th-century thatched building. It's known for its welcoming, cozy atmosphere, including two bars—one for drinkers and one with chesterfield sofas and a wood-burner

Finding your way



By Foot

The Herb Farm & Saxon Maze

2
min

CrossFit Sonning Common

17
min



By Car

Reading Station

15
min

Heneley-on-Thames

12
min



Reading Station

London Paddington

22
min

Bond St

31
min



Soak up the character of **The Mill** at Sonning, a converted mill now housing a theatre and restaurant. Combining a consistently fantastic line-up of entertainment, ranging from plays to comedy to nights, with its fantastic architecture and warm, community-oriented atmosphere, it offers the perfect evening's entertainment.

RESTUARANTS & PUBS

The French Horn
Sonning, Reading RG4 6TN

The Bull Inn
High St, Sonning, Reading RG4 6UP

Coppa Club
The Great House, Thames St, Sonning, Reading RG4 6UT

Bottle & Glass Inn
Henley-on-Thames, RG9 4JT

EDUCATION

Schools with an 'Outstanding' rating for pupils of all ages:

- TBirch Copse Primary School
- Gillotts School
- Reading School

Leading Local Independent Schools:

- Rupert House School
- St Mary's Preparatory School
- Shiplake College

SHOPPING

Waitrose & Partners
51 Church Street, Reading, RG4 8AY

Co-op
44 Wood Lane, Sonning Common, Reading, RG4 9SL

Morrisons
Basingstoke Road, Reading, RG2 0HE

GYMS

CrossFit
Sonning Common, Blounts Ct Rd, Sonning Common, Reading, RG4 9PA

PureGym Reading
69 Caversham Rd, Reading, RG1 8AD

Greener living

Our homes are designed to help you save money on your energy bills.

Live in harmony with the green spaces that surround you. Our new homes are optimally designed to reduce their environmental impact and running costs while preserving your comfort. Explore how we are making greener living easy and intuitive:

The benefits of buying our new homes.



Reduced heat loss
Thermal efficiency designed to the highest building regulation standards/requirements.



Energy-efficient heating
Using technologies such as underfloor heating and Air Source Heat Pumps, we have reduced the environmental impact and running costs of your home.



Solar Panels
Ensuring a steady supply of clean, renewable power while lowering your carbon footprint.



Energy-efficient appliances
Keep running costs down with brand new appliances included in the price of your new home.



Multi zone thermostats
Reduce energy waste by only heating the spaces you need.





About us

Rivium Homes was founded upon a desire to create a new age of luxury homes, and our developments are testament to the fact that we take the quintessence of living seriously. We truly love what we do, and you can really see that passion in the finished products.

We are dedicated to turning medium to large scale residences into exquisite homes. Our mission? To redefine luxury living through unparalleled design, precision, and specification, underpinned by an unwavering commitment to sophistication.

Knowledge is what makes us great, and that's why our company name pays homage to the venerable 'quadrivium', the four classical arts taught throughout the ancient world. Our expertise in property development is what sets us apart. Combined, our team have over fifty years of experience in development and real estate, and we know that a home is so much more than a house. That's why our sites seamlessly blend luxury with functionality, ensuring that each property combines classic style with cutting-edge design.

Tai Alvis of Lee
CEO

Rivium Homes Ltd subscribes to and complies with the Consumer Code for New Homes.



Contact Us

 team@rivium.co.uk

 [@riviumhomes](#)

 rivium.co.uk

