



Architect's Impression - Produced by DP Architects

"Indicative rendering for marketing purposes showing the cumulative permissions obtained on the site"

JORDLEYS

MANOR ROAD ♦ GORING-ON-THAMES ♦ OXFORDSHIRE

Warmingham
www.warmingham.com



JORDLEYS

MANOR ROAD ♦ GORING-ON-THAMES ♦ OXFORDSHIRE

Goring & Streatley Station (London Paddington within the hour) - 4 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)

Quietly tucked away a contemporary residence situated in private gardens and grounds of approximately 3 acres, with self-contained annexe, tennis court, and period greenhouse with potting shed, enjoying awe-inspiring views. Planning permission has been granted to further extend and develop in all to approximately 7442 Sq Ft. Located in the exclusive central part of the village off a highly regarded tree lined road adjacent to The River Thames tow path. Easily accessible for the High Street shops and amenities, mainline station providing access to London Paddington in under the hour, and for delightful the riverside and country walks.

- | | | |
|---|---|--|
| ♦ An Inspired Modern & Contemporary Residence Situated Adjacent To The River Thames Tow Path, Yet Close Walking Distance Of Train Station & Extensive Amenities, Set In Approximately 3 Acres Of Stunning Gardens & Grounds, With Far-Reaching Views Afforded, Inclusive Main House, Self-Contained Annexe, Tennis Court, Period Greenhouse With Potting Shed | Mainline Railway Station To London Paddington In Well Under The Hour | ♦ 3 Further Bedrooms
♦ Family Bathroom |
| ♦ Planning Permission To Extensively Enlarge & Adapt, With Potential For Full Replacement If So Desired, Subject To Planning Permission (Option A and Option B) | ♦ Private Electrically Gated Winding Driveway
♦ Spacious Parking Courtyard | ♦ Detached Annexe With Kitchenette & Shower Room |
| ♦ Quintessential English Riverside Village Within Close Walking Of The River Thames, Extensive Amenities, Schooling, and | ♦ Covered Entrance Courtyard
♦ Built-In Store | ♦ Detached Period Greenhouse With Potting Shed
♦ Shed |
| | ♦ Reception Hall
♦ Cloakroom
♦ Coat Cupboard
♦ Broom Cupboard
♦ Boiler Cupboard | ♦ Currently Extending In All To Approximately 2,701 Sq Ft With Potential to Extend to Approximately 7442 Sq Ft |
| | ♦ Sitting / Dining Room
♦ Open Plan Kitchen
♦ Utility Room | ♦ Professionally Landscaped Gardens & Grounds
♦ Tennis Court
♦ Paddock |
| | ♦ Inner Hall
♦ Master Bedroom With En-Suite Shower Room | ♦ In All Extending To Approximately 3 Acres |

SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downslands opposite above the village of Streatley, the area known geographically as the 'Goring Gap' and designated an 'Area of Outstanding Natural Beauty'.

In 2010 Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also the coveted 'South of England' title. Local amenities include a super primary school, an excellent range of interesting shops and restaurants, together with a riverside café, boutique hotel, two olde worlde inns, health centre, veterinary practice, dentist and library. Importantly, a mainline railway station provides fast commuter services to London (Paddington) in well under the hour. The area is also extremely well served by an excellent range of state and private schooling.

The central village 'Conservation Area' has a wealth of architecturally interesting properties, many listed and dating from around the 16th Century. Historically, Goring-on-Thames traces back to Saxon times.

In addition to having well revered and outstanding local state primary and secondary schooling, including a primary school within Goring-on-Thames itself, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

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 Swan at Streatley, a luxury 4 star riverside hotel with adjoining Coppa Club and leisure and fitness facilities.

Crossrail (Elizabeth Line) services have commenced from Reading, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

Jordleys enjoys an exceptionally relaxing ambience and outlook, being privately appointed situated in mature landscaped gardens and grounds adjoining The River Thames tow path, which extend in total to approximately 3 acres, having approximately 1 acre allocated as formal gardens and tennis court, and approximately 2 acres allocated as paddock. Superb and convenient outside amenity is also afforded, with great flexibility in use, complementing the property as a whole extremely well and adding greatly to the overall appeal.



Planning permission was granted in November 2021 to enlarge the main house, whilst duly connecting it to the self-contained annexe, with adaptation and cladding works integral to the new design.

Now with planning permission granted to further extend and develop to approximately 7442 Sq Ft.

Designed and project managed by most-revered architects, Bicknell & Hamilton, famous for contemporary 1960's architecture in Paddington, the main house is quite stunning, and a most charming family home, both contemporary and engaging, presenting itself in a curved format which takes great advantage of the stunning views over its grounds and beyond to the wooded hillside above Streatley-on-Thames, on the opposing side of The River Thames.

More recently modernised, yielding a very real and tasteful quality readily apparent on viewing, spacious and flexible well-appointed accommodation is afforded, including to the main house, a master bedroom suite, 3 further bedrooms, two bathrooms, and a main open plan reception room which is most impressive, by design bringing the gardens visually in to the room itself, whilst the self-contained annexe offers a sitting room / bedroom, kitchenette, and shower room.

Such wonderful properties such as Jordleys are rarely presented to the marketplace, as such viewing is highly recommended.

OUTSIDE

The property occupies an advantageous position off a private gravelled lane, which is situated at the end of Manor Road, with wide and tall electrically operated timber gates opening on to a long winding driveway which privately meanders down to the main gravelled courtyard driveway, flanked by extensive hedging and trees with a lawned garden off to one side.

The extensive gardens and grounds, benefit from a partially elevated setting, with fabulous views over the property's adjoining paddocks and beyond to the wooded hills on the opposing side of The River Thames.

Mainly laid to lawn, a wealth of mature trees, shrubs, hedging, and planted borders provide a simply stunning vista, enhanced by architectural garden walling, providing a most private and tranquil place to spend time, perfect for 'Al Fresco' dining, and most engaging outdoor pursuits.

Off the courtyard driveway, on the opposing side to the main house, there is a stunning period greenhouse with potting shed, which is a real treat. Sheltered behind the greenhouse and potting shed, and enjoying a secret garden esque environment, there is a newly refurbished tennis court with astro turf.

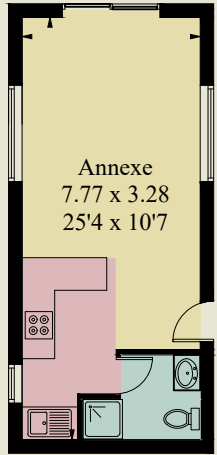
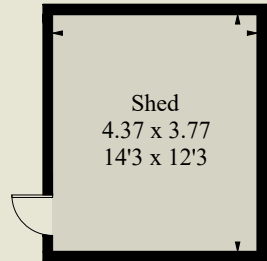
Simply stunning, beautifully planted and designed, the gardens themselves are only enhanced by the peaceful setting and awe-inspiring views, and in all, extend to approximately 3 acres.



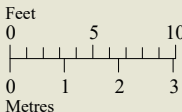
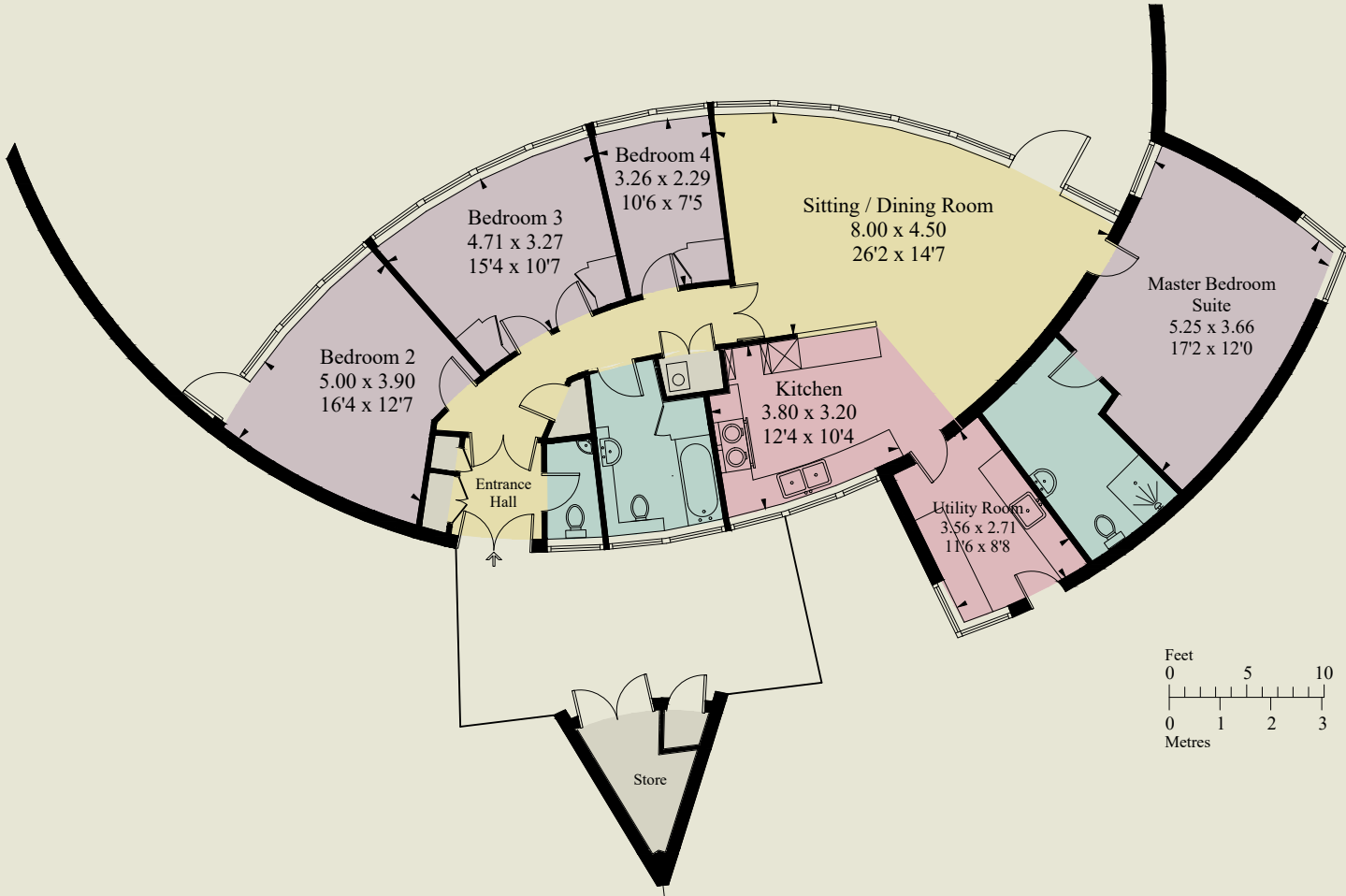
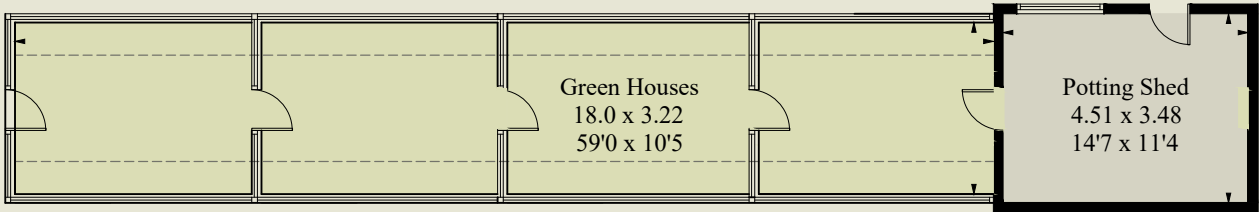


Jordleys, Manor Road, Goring-on-Thames, Oxfordshire, RG8 9EN

Approximate Gross Internal Area = 138 sq m / 1485 sq ft
Outbuildings = 93 sq m / 1001 sq ft Limited Use Area = 20 sq m / 215 sq ft
Total = 251 sq m / 2701 sq ft



(Not Shown In Actual Location / Orientation)

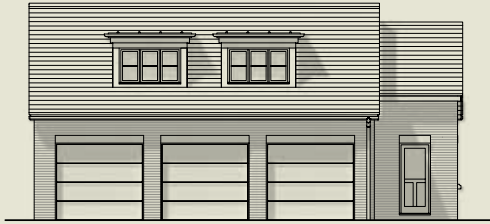


= Reduced head height below 1.5 m

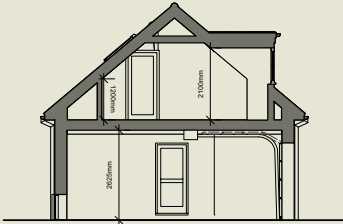
CREATESPACE DESIGN ref 207

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

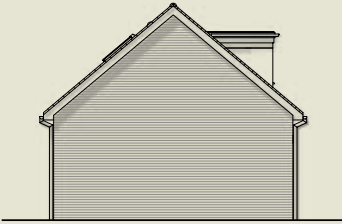
COMPREHENSIVE PROPOSAL FOR MARKETING PURPOSES ONLY



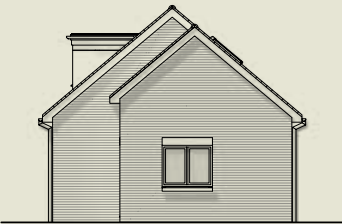
FRONT ELEVATION
Scale: 1:100



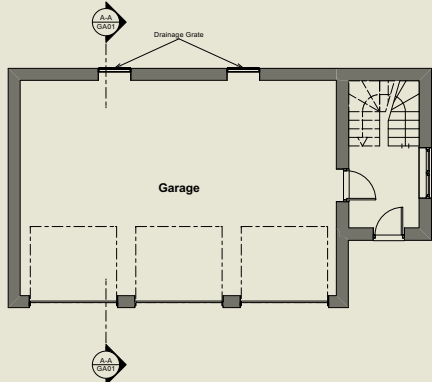
SECTION A-A
Scale: 1:100



LHS ELEVATION
Scale: 1:100

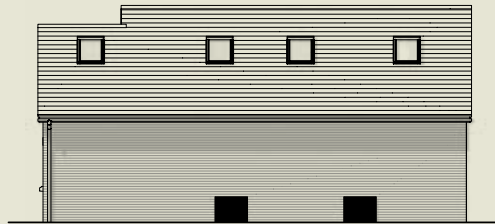


RHS ELEVATION
Scale: 1:100

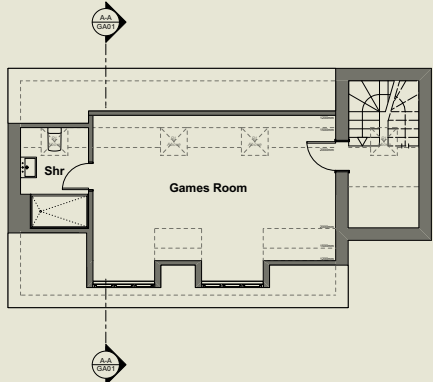


GF PLAN
Scale: 1:100

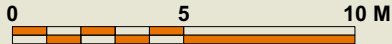
Floor Areas (GIA)
GF: 68.5 sqm
FF: 49.1 sqm



REAR ELEVATION
Scale: 1:100



FF PLAN
Scale: 1:100



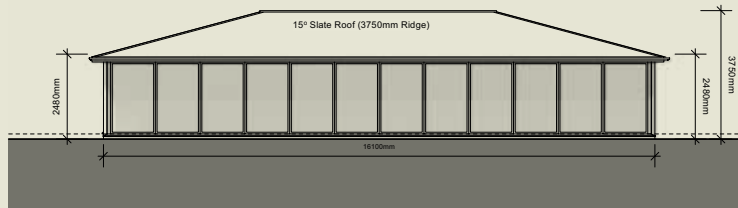
No.	Date:	Revision Notes:	Revised By:	Notes:	dparchitects design planning architecture RIBA AA ASSOCIATION OF ARCHITECTS DP Architects The Old Brewery Tap, 3-5 Shobdon Street, Worthing, West Sussex, BN11 1BU / Tel: 01903 613 005 Email: info@dparchitects.co.uk <td>Client</td> <td colspan="3">CONOR & LUCY ROUGHNEEN</td> <td colspan="3">Drawing</td> <td colspan="3">COMPREHENSIVE PROPOSAL GARAGE PLANS & ELEVATIONS</td>	Client	CONOR & LUCY ROUGHNEEN			Drawing			COMPREHENSIVE PROPOSAL GARAGE PLANS & ELEVATIONS		
						Project	JORDLEYS MANOR ROAD GORING OXON RG8 9EN			Scale 1:100 @A2	Dwg No.	Revision			
										Drawn TL	23 JORD GA01				
										Date 03/07/2023	Status	PLANNING			

Only to be scaled from for planning and land registry purposes. All figured dimensions are in millimeters unless otherwise stated. Contractors must verify all dimensions before starting work and any discrepancies are to be reported to David Parker Architects Ltd

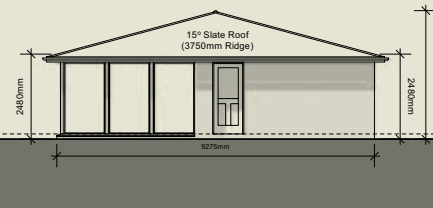
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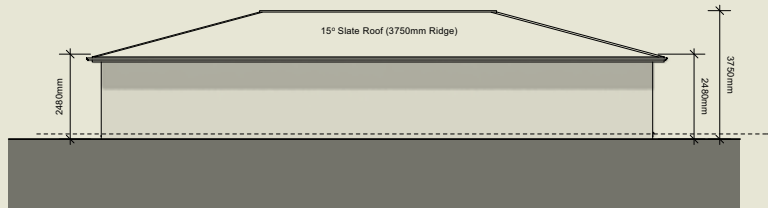
COMPREHENSIVE PROPOSAL FOR MARKETING PURPOSES ONLY



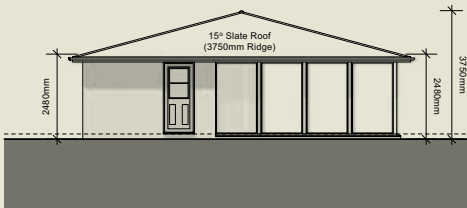
FRONT ELEVATION
Scale: 1:100



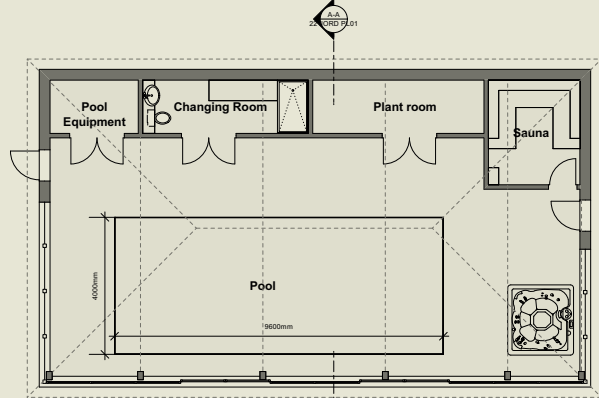
RHS ELEVATION
Scale: 1:100



REAR ELEVATION
Scale: 1:100

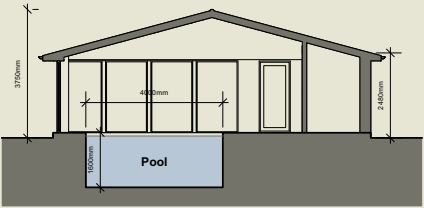


LHS ELEVATION
Scale: 1:100



GROUND FLOOR PLAN
Scale: 1:100

Floor Area (GIA):
134m²
Volume
448m³



SECTION A-A
Scale: 1:100



No.	Date:	Revision Notes:	Revised By:	Notes:	dp architects design planning architecture RIBA Registered Architects AA Architects 2021 DP Architects The Old Brewery Tap, 3 Shildon Street, Worthing, West Sussex, BN11 1BU Tel: 01903 613 005 Email: info@dparchitects.co.uk	Client	CONOR AND LUCY ROUGHNEEN			Drawing			COMPREHENSIVE PROPOSAL		
						Project	NEW POOL BUILDING			POOL HOUSE PLANS & ELEVATIONS					
							JORDLEYS MANOR ROAD GORING RG8 9EN			Scale	1:100@A2	Dwg No.	23 JORD PL01	Revision	
										Drawn	TL				
									Date	03/07/2023	Status	PLANNING			

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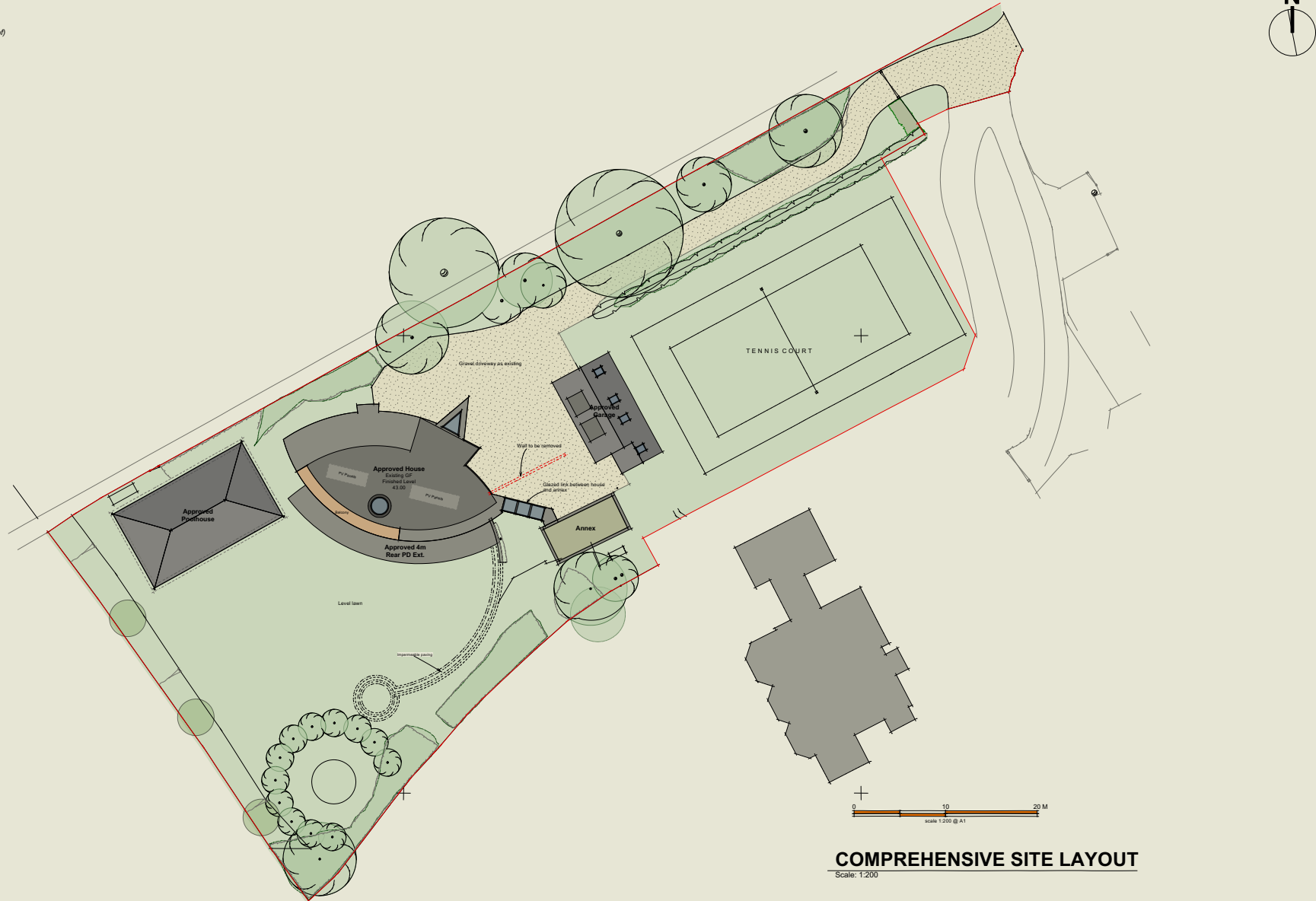
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Planning Option A

COMPREHENSIVE PROPOSAL FOR MARKETING PURPOSES ONLY

FOOTPRINT KEY	
(As defined by the bulk form of the roof)	
EXISTING	
Area	
House	219.3m ²
Annex	32.2m ²
Summerhouse	17.9m ²
Store/Greenhouse	85.9m ²
Greenhouse	5.5m ²
Total	360.8m ²
PROPOSED	
Area	
House	257m ²
Annex	34.2m ²
Rear PD Ext	93.2m ²
Poolhouse	149.3m ²
Garage	81.6m ²
Total	615.3m ²
Total % Increase =	70.5%



No.	Date	Revision Notes	Initials	Notes
A	03/07/2023	Amendments for Marketing Pack	TL	

	MR & MRS ROUGHNEEN	COMPREHENSIVE SITE LAYOUT
JORDLEYS MANOR ROAD GORING OXON RG8 9EW	23 JORD SP01	A
Scale: 1:200 @A1	Drawn: TL	Check: VM
Date: 08/10/2023	Status: PLANNING	

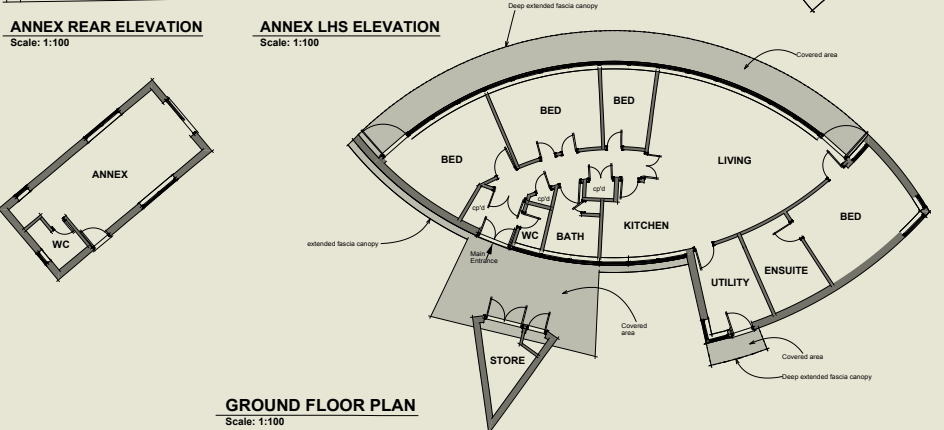
Planning Option B

ANNEX FRONT ELEVATION
Scale: 1:100

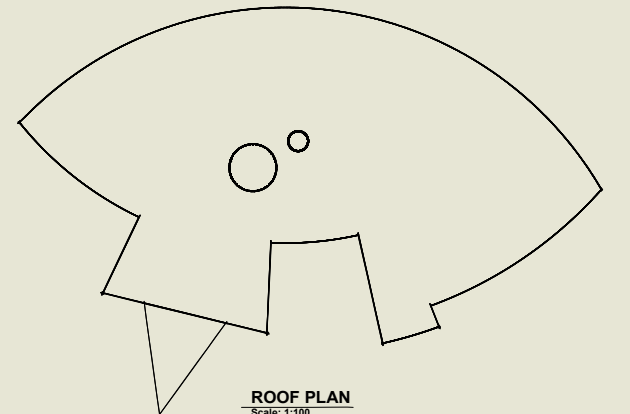
ANNEX RHS ELEVATION
Scale: 1:100

ANNEX REAR ELEVATION
Scale: 1:100

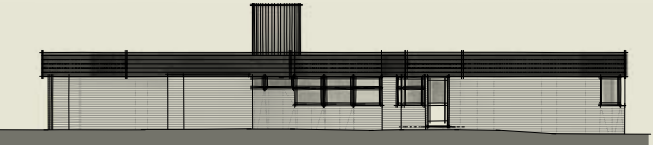
ANNEX LHS ELEVATION
Scale: 1:100



GROUND FLOOR PLAN
Scale: 1:100



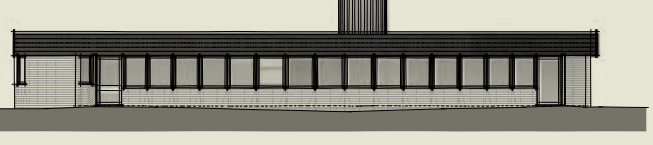
ROOF PLAN
Scale: 1:100



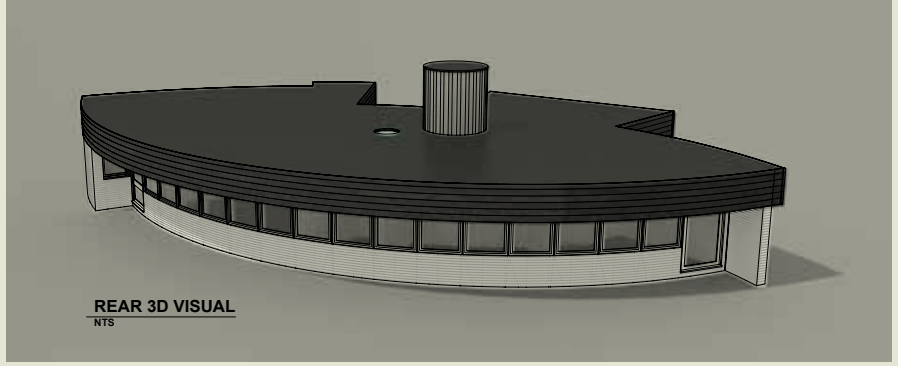
FRONT ELEVATION
Scale: 1:100



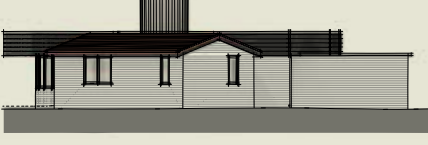
RHS ELEVATION
Scale: 1:100



REAR ELEVATION
Scale: 1:100



REAR 3D VISUAL
NTS



LHS ELEVATION
Scale: 1:100

No.	Date	Revision Notes	Initials
A	27/10/2023	Room names, roof overhangs and GFA added	VM
B	05/11/2023	General notes updated for planning application	VM
C	21/04/2024	General amendments	CS
D	28/04/2024	General amendments and addition of annex	CS

	
MR & MRS HOATH	
DOMESTIC EXTENSION	
JORDLEYS MANOR ROAD GORING RG8 9EW	
EXISTING PLANS, ELEVATIONS & RENDERS	
Scale: 1:100 @ A1	Drawn: VM
Date: 08/10/2023	Status: PLANNING

0 4 8 M
scale 1:100 @ A1

■ = Additional enclosed floor space

GROUND FLOOR PLAN
Scale: 1:100

ROOF PLAN
Scale: 1:100

FRONT ELEVATION
Scale: 1:100

RHS ELEVATION
Scale: 1:100

REAR ELEVATION
Scale: 1:100

LHS ELEVATION
Scale: 1:100

Note:
 External envelope to be upgraded to dramatically increase insulation.
 Walls - where retained, overclad with insulation and timber cladding.
 Roof - overclad with enhanced insulation and new high performance 'samafit' or equivalent weather layer.
 Fenestration - Existing mainly single glazing to be replaced with high performance epoxy coated aluminium double glazed units.
 Fascia - to be overclad with light grey epoxy coated metal fascia (maintenance free)

No.	Date	Revision Notes	Initials	Notes
A	26/10/2020	Annotation amended	VM	
B	05/11/2020	General amendments to notes for planning application	VM	
C	21/04/2021	General revisions	CB	
D	26/10/2021	Amended following clients comments	CB	

design | planning | architecture

DP Architects
The Old Mill, 100, Goring Road, Goring, RG9 9EW
Tel: 01494 600000 Email: info@dparchitects.co.uk

Client	MR & MRS HOATH
Project	DOMESTIC EXTENSION JORDLEYS MANOR ROAD GORING RG9 9EW

PROPOSED PLANS & ELEVATIONS	
Scale Site plan @A1	Drawn No.
Drawn VM	
Date 06/10/2020	Status
	PLANNING

FOOTPRINT KEY

(As defined by the bulk form of the roof)

EXISTING	Area
House	219.3m ²
Annex	32.2m ²
Summerhouse	17.9m ²
Store/Greenhouse	85.9m ²
Greenhouse	5.5m ²
Total	360.8m²

PROPOSED	Area
House	241m ²
Annex	34.2m ²
Summerhouse	17.9m ²
Store/Greenhouse	85.9m ²
Total	379.0m²
Total % increase =	5.0%

Proposed Site Plan showing buildings, landscaping, and annotations. The plan includes a main house (FGFL 43.0m), an annex, a summerhouse, a store, a greenhouse, and a tennis court. Landscaping features include trees, grass, and a gravel driveway. Annotations specify materials like permeable asphalt for the tennis court and permeable paving for parking areas. A red line indicates the TBC by client boundary.

N

0 10 20 M
scale 1:200 @ A1

KEY

- Gravel driveway to remain as existing
- Grass
- Existing planting
- Existing trees
- Proposed trees
- Buildings
- Red line (TBC by client)

PROPOSED SITE PLAN

Scale: 1:200

Compatible with and read in accordance with Appendix 2 Forge Engineering Flood Risk Assessment August 2021.
Existing and proposed site plans show permeable and impermeable areas.

No.	Date	Revision Notes	Drawn	Check
A	21/04/2021	General revisions.	CB	
B	28/04/2021	General revisions and table of areas added.	CB	
C	20/07/2021	Drainage overmarks added.	CB	
D	19/08/2021	Notes amended to comply with Forge Engineering FRA.	CB	

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MR & MRS HOATH

JORDLEYS

MANOR ROAD

GORING

OXON

RG8 9EW

PROPOSED SITE PLAN

Scale: 1:200 @ A1

Drawn: VM

Date: 12/10/2020

Status: PLANNING

Location:

JORDLEYS,
HARTSWOOD MANOR ROAD,
GORING,
READING
RG8 9EN

Drawing title

TITLE PLAN



LEGEND

— The property

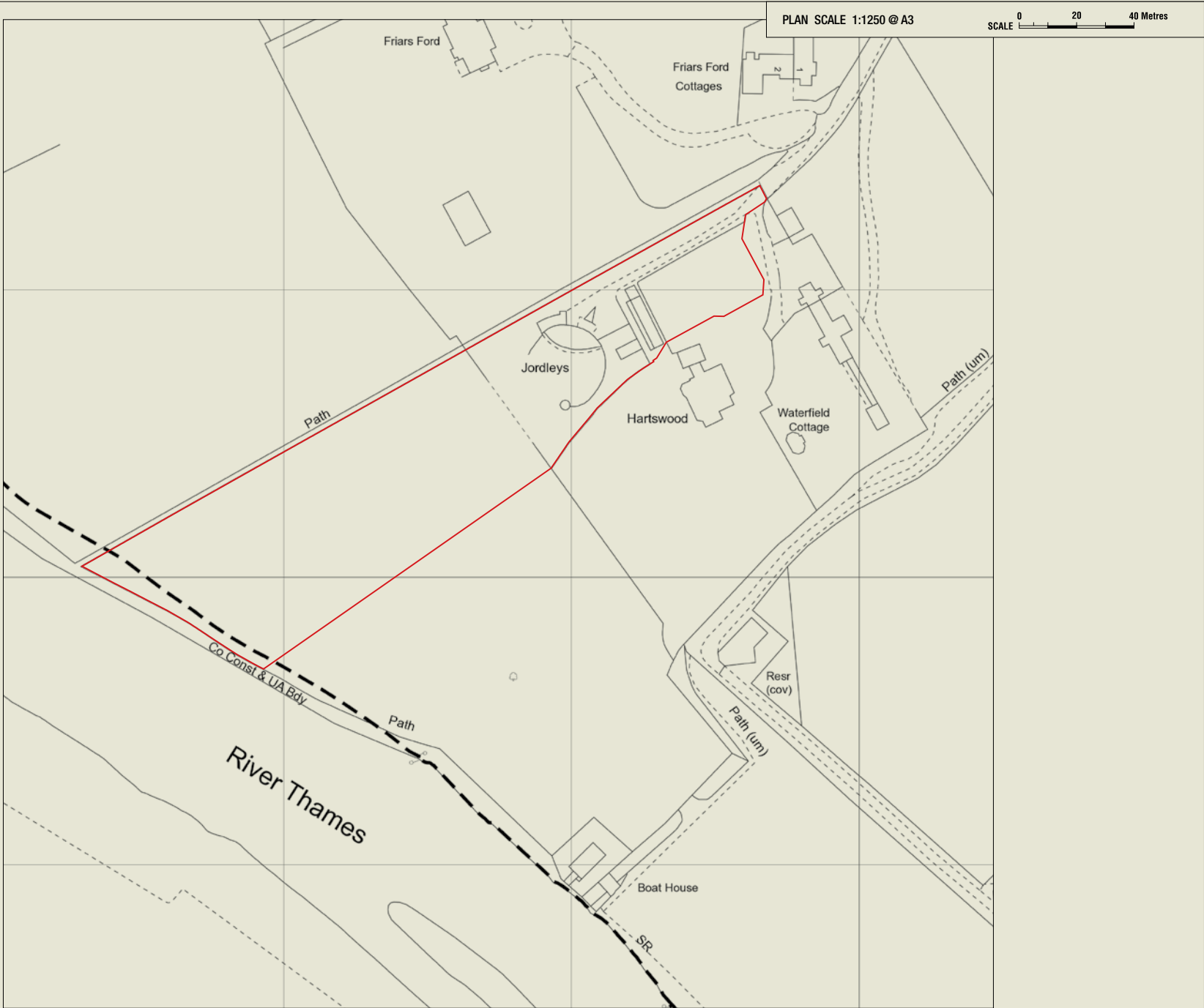
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Drawing number:

NH - RG89EN - T1 - 01

Date: 19/11/2021
Client: Parrott & Coales
Revision:

DAVID WADDAMS
www.davidwaddams.co.uk



GENERAL INFORMATION

Services: Mains water, electricity, drainage, and gas are connected. Gas fired central heating.

Main House Energy Efficiency Rating: F / 27

Annexe Energy Efficiency Rating: E / 46

Postcode: RG8 9EN

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring-on-Thames turn left and proceed down the High Street and left again into Manor Road opposite the Miller of Mansfield. Follow the road round to left by the John Barleycorn and then continue immediately across into the continuation of Manor Road. At the end of Manor Road, take the last right lane which runs down to Jordleys, accessed through private electrically controlled timber gates.

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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