

REGENCY GARDENS

BENSON, OXFORDSHIRE

EXCEPTIONAL TWO, THREE, FOUR AND FIVE BEDROOM HOMES

TOGETHER WE MAKE THE BEWLEY DIFFERENCE



BEWLEY
HOMES

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REGENCY GARDENS

WHERE YOUR DAYS UNWIND AND YOUR LIFE UNFOLDS

Welcome to Regency Gardens in sought-after Benson, Oxfordshire - an exciting new community of 2, 3, 4, and 5-bedroom energy-efficient homes. This picturesque riverside village has a strong sense of community and a host of amenities, including local shops, a post office and cosy pubs, creating a warm welcome. If you love the outdoors, the nearby Chiltern Hills Area of Outstanding Natural Beauty and the Thames Path are perfect for exploring.

Located in South Oxfordshire, near the banks of the River Thames, Benson offers a scenic backdrop to daily life. The village is just 12 miles from Oxford and 15 miles from Reading, ideal for commuters who seek easy access to key towns and cities, while enjoying the peacefulness of village living. Benson is well-connected by the A4074 and is close to the M40 motorway for access to London and the Midlands.

At Regency Gardens, you'll enjoy the perfect blend of countryside and modern living. The development is thoughtfully designed with beautifully landscaped open spaces. Each home offers a high specification and features contemporary finishes and open-plan living areas, perfect for today's lifestyle.

Whether you're seeking a spacious family home or a relaxing retreat, discover the Bewley difference at Regency Gardens.

Lifestyle photography is indicative only. Travel times from Google Maps are approximate only.



River Thames, Benson



The Crown, Benson



Waterfront Café, Benson



Benson

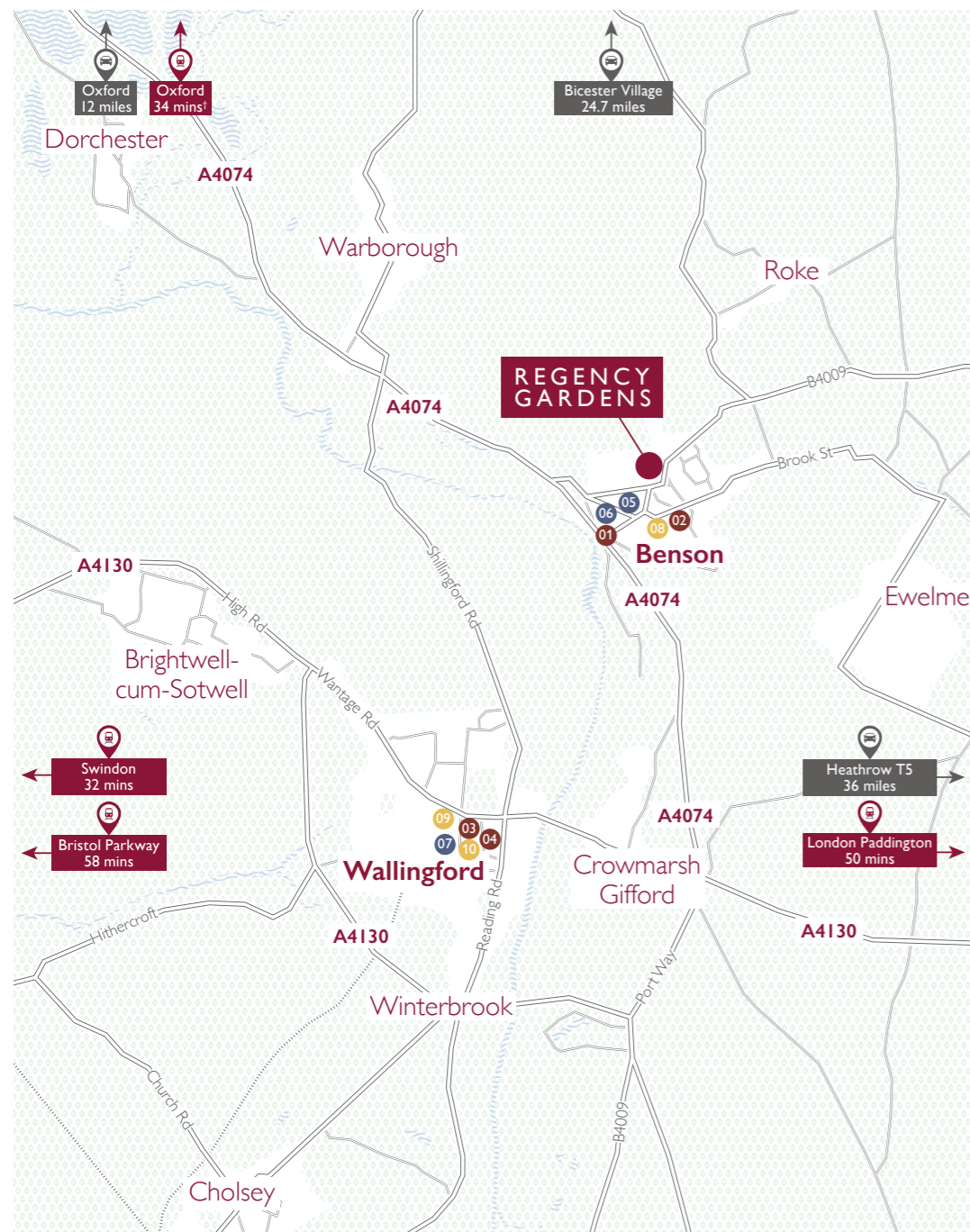


REGENCY GARDENS

THE BACKDROP TO YOUR LIFE

Benson village combines convenience and charm with its range of amenities, including independent shops, a pharmacy, and welcoming pubs like The Crown Inn, ideal for dining and socialising. The Waterfront Café offers a delightful riverside spot for lunch, while the village park provides recreational facilities, a play area, and a vibrant community centre hosting activities such as youth football, senior clubs, art, and dance.

For families, Benson Primary School is well-regarded, with access to excellent secondary schools in nearby towns. When you're ready to explore beyond the village, take a stroll along the River Thames to the picturesque market town of Wallingford, just three miles from home. For bustling shops, entertainment venues and cultural attractions, Oxford and Reading are just a short drive away, offering plenty of opportunities for leisure and exploration.



- FOOD & DRINK**
 - 01. Waterfront Café
 - 02. The Crown Inn
 - 03. Shellfish Cow Restaurant & Bar
 - 04. Five Little Pigs
- EDUCATION**
 - 05. Benson C of E Primary School
 - 06. Benson Community Pre-school
 - 07. Wallingford School
- SHOPPING**
 - 08. Co-op Food
 - 09. Waitrose
 - 10. Wallingford Market
- Distance by road from Regency Gardens**
- Travel time from Cholsey or Didcot Parkway Station**

BY CAR FROM REGENCY GARDENS



BY TRAIN FROM CHOLSEY STATION (12 MINUTE DRIVE FROM REGENCY GARDENS)



Travel times from Trainline/Google Maps are approximate only. † Not a direct route.



CREATED FOR THAT SENSE OF ARRIVAL

From the moment you set eyes on your dream Bewley home you will notice our hallmark quality which makes it a joy to create your own unique style throughout.

At Bewley Homes we pride ourselves on attention to detail. The elevations of each home have been designed to create an appealing street scene and a true sense of arrival. By using a variety of brick colours and treatments, and adding feature details, our architects ensure that character is built in. This means a new Bewley home offers the very best of both worlds: the latest

in building design technology combined with features previously only associated with more traditional properties. Our customers tell us that having considered a second-hand home against new, a Bewley home exceeds all expectation and meets their desire for flexible living in low maintenance homes and well-planned space.

“The Bewley sales team could not have been more helpful and communicative. We spend a lot of time being uncontactable due to our jobs, but the staff were fantastic at working around this and developed a great rapport with us. So much so, that the buying process was a pleasure and not at all stressful!”

Existing Bewley Homeowners



Computer generated imagery is indicative only. Photography of previous Bewley show home is indicative only.





Key:

- | | | | |
|---|---|---|---|
|  | The Bray
2 Bedroom Home
Plots 34, 35, 41, 42, 43, 44, 61,
62, 63, 64, 66, 67 & 77 |  | The Eton
4 Bedroom Home
Plots 40 & 54 |
|  | The Chertsey
2 Bedroom Home
Plots 57, 58, 59 & 60 |  | The Shepperton
4 Bedroom Home
Plot 39 |
|  | The Esher
3 Bedroom Home
Plots 4, 5, 9, 10, 51, 52 & 53 |  | The Cookham
4 Bedroom Home
Plot 1 |
|  | The Weybridge
3 Bedroom Home
Plots 47 & 48 |  | The Windsor
4 Bedroom Home
Plots 3 & 8 |
|  | The Medmenham
3 Bedroom Home
Plots 45, 46, 49 & 50 |  | The Henley
4 Bedroom Home
Plots 2, 6, 7 & 56 |
|  | The Marlow
3 Bedroom Home
Plot 78 |  | The Hampton
5 Bedroom Home
Plots 38 & 55 |
|  | The Pangbourne
3 Bedroom Home
Plot 37 |  | Affordable Housing |
|  | The Moulsoford
3 Bedroom Home
Plot 65 |  | BCP Bin Collection Point |
|  | The Walton
3 Bedroom Home
Plots 31 & 36 |  | CS Cycle Store |
| | |  | P/S Pump Station |
| | |  | LAP Local Area of Play |



Development layout and masterplan are not to scale. These plans are indicative and are intended for guidance only, and do not form part of any contract agreement. They do not show ownership boundaries, easements or wayleaves. If levels are shown they are indicative and subject to change during phases of construction. Please speak to your Sales Executive for accurate drawings. In view of the natural contours and level changes to some areas of this development, it is important that working drawings are discussed if more clarity is required on any garden area, prior to reservation. It may not be possible to indicate all level changes on our brochure site layout. Speak to a Sales Executive for accurate details. New and existing trees are drawn indicatively only. Please refer to the landscaping conveyancing plan for accurate detail. Layout is subject to change. Please ask your Sales Executive for more information. House numbering is plot based and will change. Housing Association is mixed use tenure. Attenuation Basin, a drainage channel. Chimneys are for decorative purposes only.

REGENCY GARDENS

BENSON, OXFORDSHIRE

THE BRAY

2 BEDROOM HOME

PLOTS 34, 35*, 41, 42*, 43, 44*, 61, 62*, 63, 64*, 66, 67* & 77

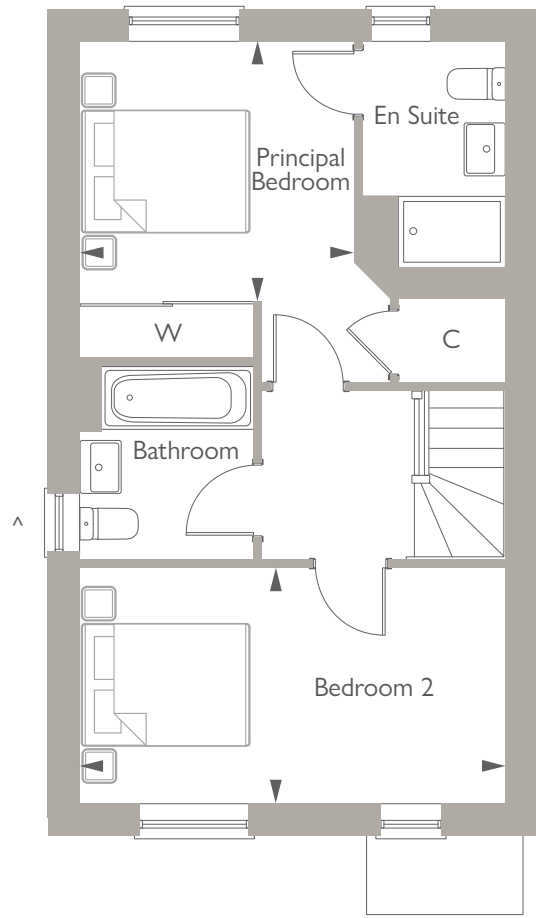
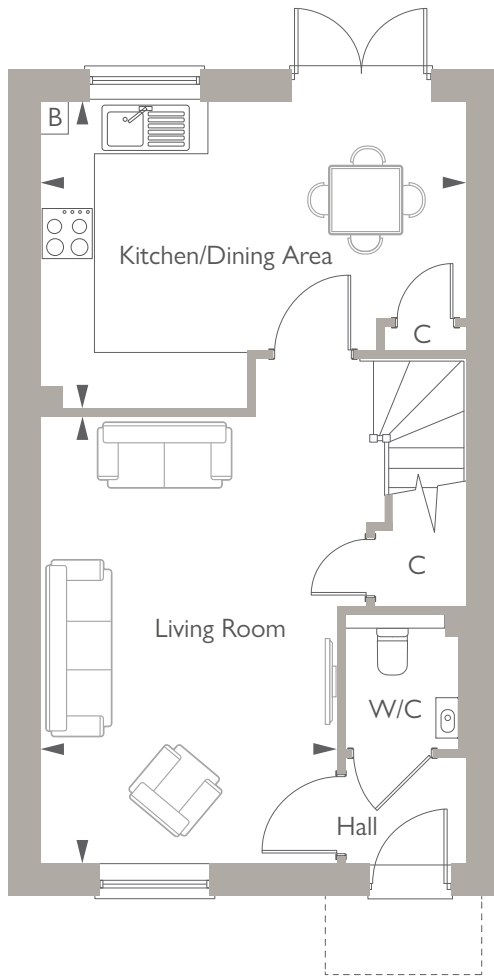


The 2-bedroom Bray is a stylish, low-maintenance home, ideal for first-time buyers or downsizers.

The open-plan kitchen/dining area, with French doors to the private garden, is perfect for outdoor dining. A spacious living room offers comfort and versatility. Practical features include a ground-floor cloakroom and understairs storage. Upstairs, two double bedrooms provide peaceful retreats, with the principal bedroom boasting fitted wardrobes and an en suite.

A family bathroom and allocated parking complete this modern home.

BEWLEY
HOMES



GROUND FLOOR

Living Room
4.99m x 3.31m 16'4" x 10'10"

Kitchen/Dining Area
4.76m x 3.43m 15'7" x 11'3"

Total Area 872.09ft²

^No window to Plot 67

FIRST FLOOR

Principal Bedroom
3.06m x 2.91m 10'0" x 9'7"

Bedroom 2
4.76m x 2.63m 15'7" x 8'8"

*Denotes handed plot. B denotes boiler. C denotes cupboard. W denotes wardrobe. ◀Point from which dimensions are taken. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image of The Bray house type is indicative only. External elevational finishes will vary. Landscaping is shown as a guide only. Furniture layouts are indicative only and may vary.

REGENCY GARDENS

BENSON, OXFORDSHIRE

THE CHERTSEY

2 BEDROOM HOME

PLOTS 57, 58*, 59 & 60*

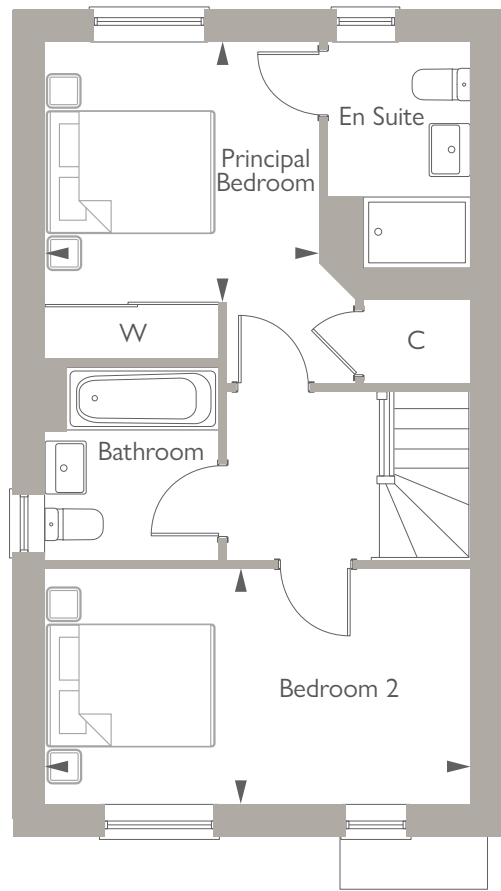
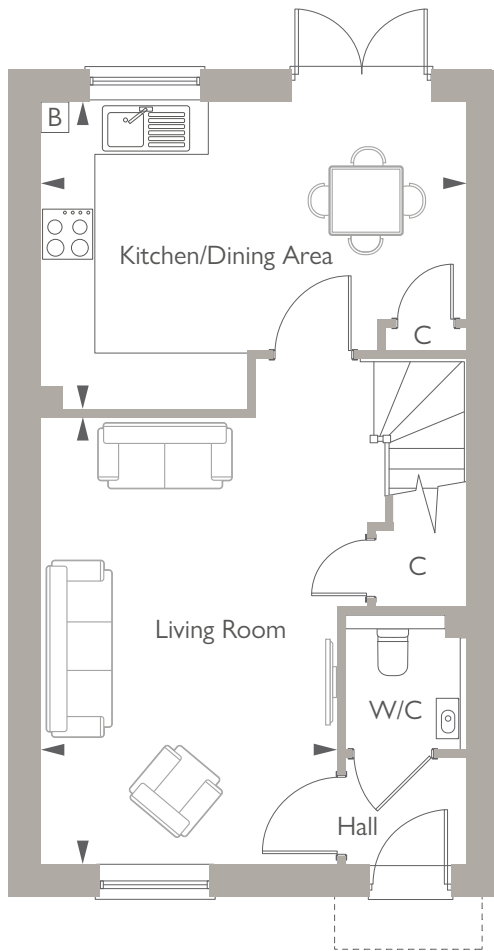


The Chertsey combines contemporary design and functionality for modern living.

The rear kitchen/dining area, with integrated appliances and French doors to the garden, extends your living space. The cosy living room is perfect for relaxing, while a hallway cloakroom adds convenience. Upstairs, two double bedrooms are complemented by a family bathroom. The principal bedroom features an en suite and fitted wardrobes.

Allocated parking ensures practicality, making The Chertsey a stylish, comfortable home.

BEWLEY
HOMES



GROUND FLOOR

Living Room
4.99m x 3.31m 16'4" x 10'10"

Kitchen/Dining Area
4.76m x 3.43m 15'7" x 11'3"

Total Area 872.09ft²

FIRST FLOOR

Principal Bedroom
3.06m x 2.91m 10'0" x 9'7"

Bedroom 2
4.76m x 2.63m 15'7" x 8'8"

*Denotes handed plot. B denotes boiler. C denotes cupboard. W denotes wardrobe. ◀ Point from which dimensions are taken. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image of The Chertsey house type is indicative only. External elevational finishes will vary. Landscaping is shown as a guide only. Furniture layouts are indicative only and may vary.

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THE ESHER

3 BEDROOM HOME

PLOTS 4, 5*, 9, 10*, 51, 52 & 53*

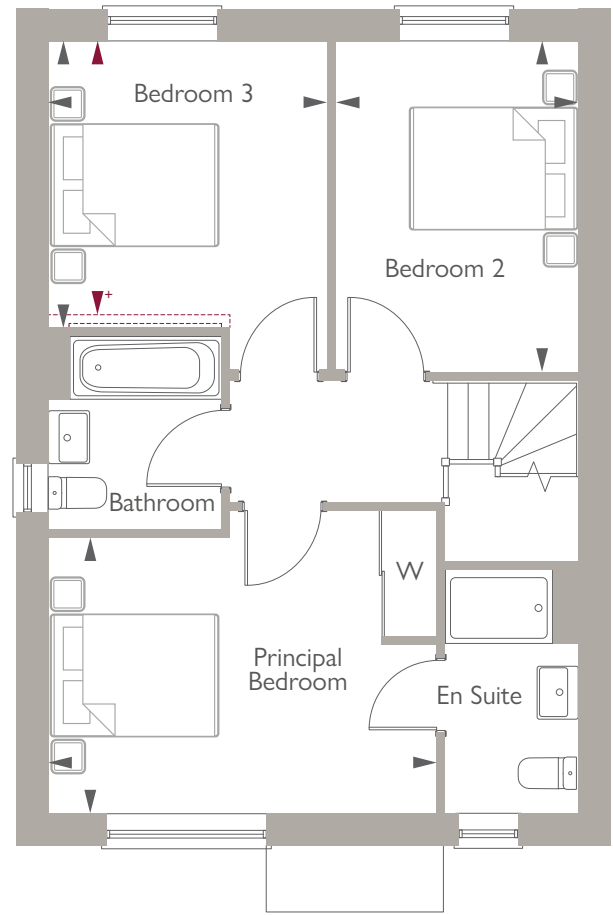
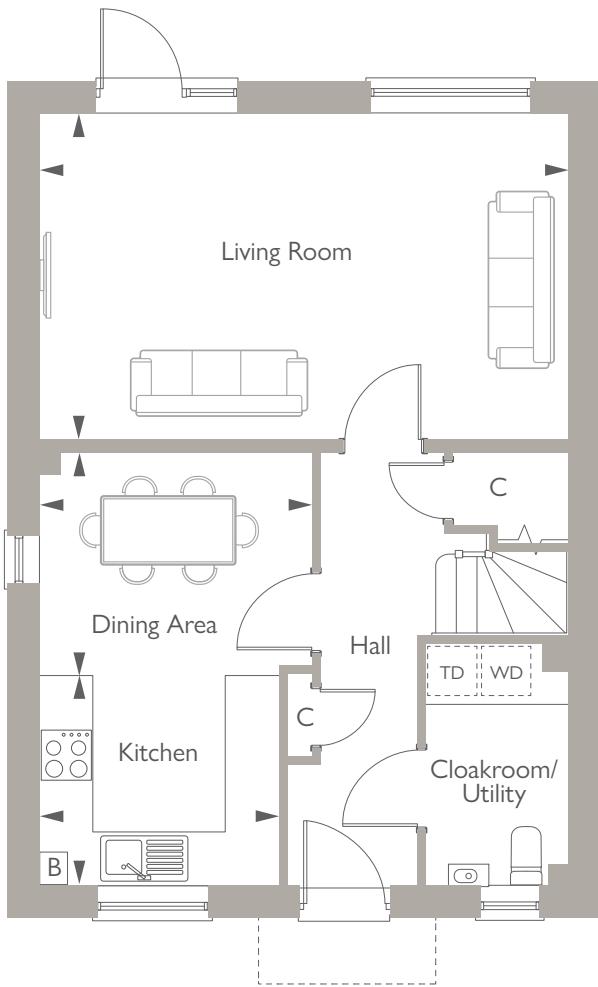


The Esher combines modern design with practical living for contemporary lifestyles.

The ground floor features a stylish kitchen and dining area with integrated appliances, and a cosy living room with French doors leading to the garden. A cloakroom/utility and a storage cupboard add convenience. Upstairs, three double bedrooms and a family bathroom make up this floor. The principal bedroom boasts an en suite and fitted wardrobes.

Allocated parking for two cars completes this elegant, functional home.

BEWLEY
HOMES



GROUND FLOOR

Living Room
5.93m x 3.64m 19'5" x 11'11"

Kitchen
2.68m x 2.35m 8'9" x 7'9"

Dining Area
3.05m x 2.49m 10'0" x 8'2"

Total Area 1100.93ft²

Plot 51 is a detached home

FIRST FLOOR

Principal Bedroom
4.34m x 3.09m 14'3" x 10'1"

Bedroom 2
3.69m x 2.71m 12'1" x 8'10"

Bedroom 3
3.20m x 3.12m 10'6" x 10'3"

+Bedroom 3
3.12m x 3.10m 10'3" x 10'0"

+Denotes dimension change to Homes 4, 5, 9 and 10 only

*Denotes handed plot. B denotes boiler. C denotes cupboard. W denotes wardrobe. TD denotes space for tumble dryer. WD denotes space for washer dryer. TD and WD are not included. ◀ Point from which dimensions are taken. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. ▲ Point from which dimension variation is taken. ----- Denotes wall variation. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image of The Escher house type is indicative only. External elevational finishes will vary. Landscaping is shown as a guide only. Furniture layouts are indicative only and may vary.

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BENSON, OXFORDSHIRE

THE WEYBRIDGE

3 BEDROOM HOME

PLOTS 47 & 48*



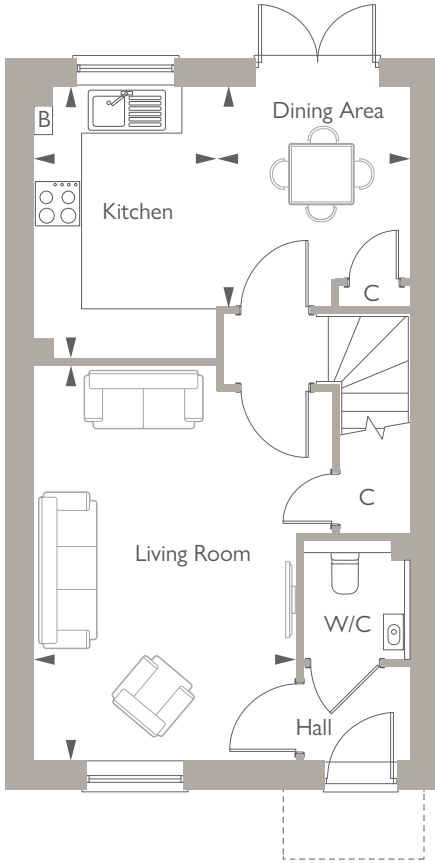
The 3-bedroom Weybridge is a charming home designed for young and growing families, blending style and practicality.

The ground floor features a spacious living room leading to an open-plan kitchen/dining area with integrated appliances and French doors to the garden—perfect for meals and entertaining. A cloakroom and storage add everyday convenience.

Spread over three stories, the first floor offers two double bedrooms and a family bathroom. The top floor is dedicated to the principal bedroom, complete with a walk-in wardrobe and en suite shower room, creating a private retreat.

With two parking spaces, The Weybridge is perfectly equipped for modern family living.

BEWLEY
HOMES



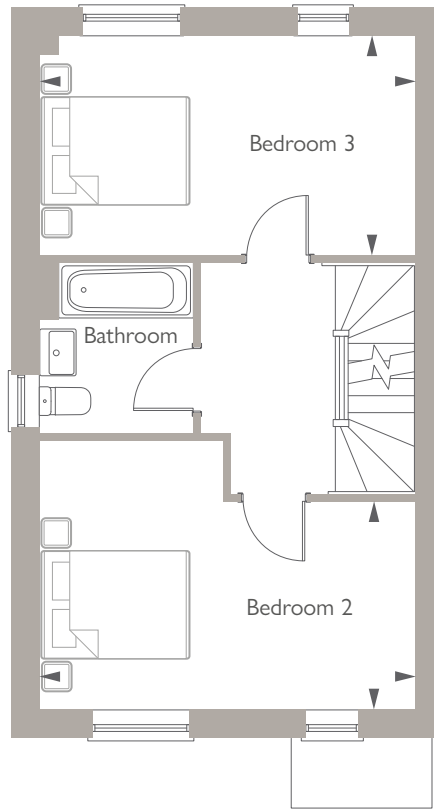
GROUND FLOOR

Living Room
4.99m x 3.31m 16'4" x 10'10"

Kitchen
2.78m x 2.31m 9'1" x 7'7"

Dining Area
3.43m x 2.45m 11'3" x 8'0"

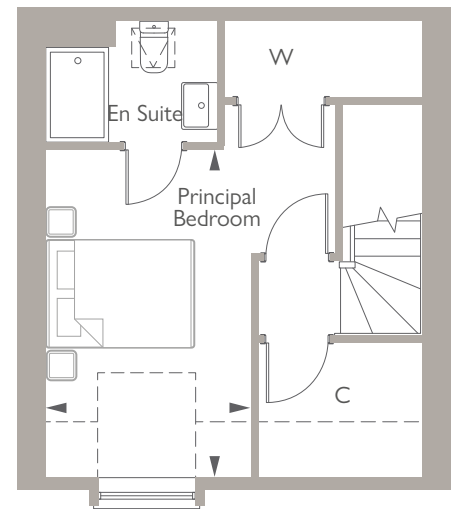
Total Area 1143.56ft²



GROUND FLOOR

Bedroom 2
4.76m x 2.63m 15'7" x 8'8"

Bedroom 3
4.76m x 2.78m 15'7" x 9'1"



GROUND FLOOR

Principal Bedroom
4.13m x 2.59m 13'7" x 8'6"

*Denotes handed plot. B denotes boiler. C denotes cupboard. W denotes wardrobe. ◀ Point from which dimensions are taken. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image of The Weybridge house type is indicative only. External elevational finishes will vary. Landscaping is shown as a guide only. Furniture layouts are indicative only and may vary.

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BENSON, OXFORDSHIRE

THE MEDMENHAM

3 BEDROOM HOME

PLOTS 45, 46*, 49 & 50*

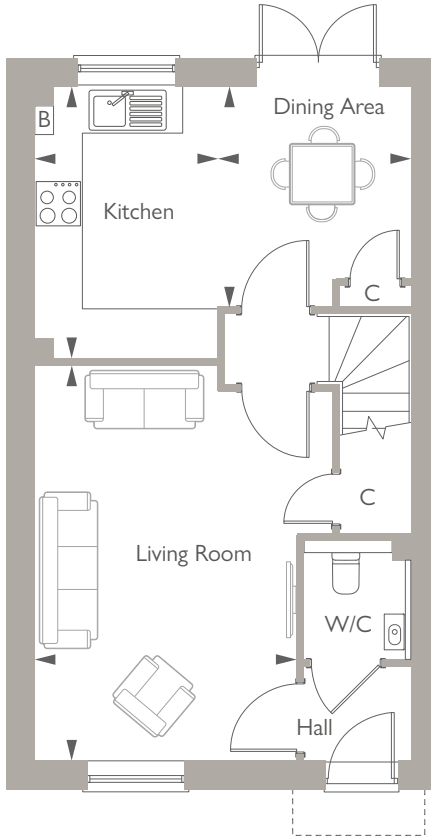


The 3-bedroom Medmenham is a stylish, practical home for growing families.

The ground floor features a spacious living room and an open-plan kitchen/dining area with integrated appliances and French doors to the garden. A cloakroom and storage add convenience. The first floor offers two double bedrooms and a family bathroom, while the top floor is a private retreat with the principal bedroom, walk-in wardrobe, and en suite.

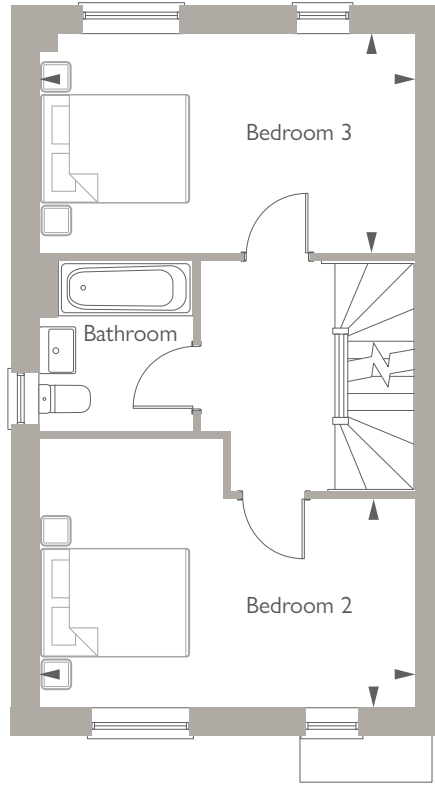
Two parking spaces complete this modern family home.

BEWLEY
HOMES



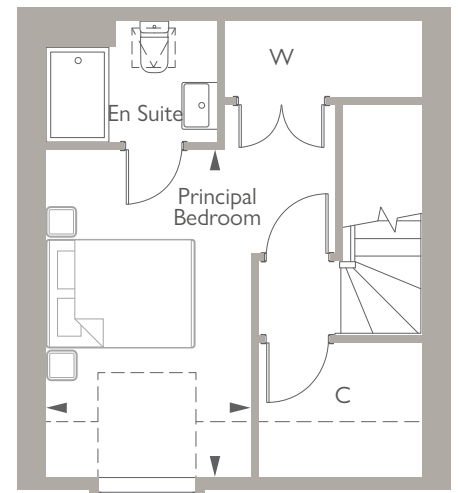
GROUND FLOOR

Living Room	4.99m x 3.31m	16'4" x 10'10"
Kitchen	2.78m x 2.31m	9'1" x 7'7"
Dining Area	3.43m x 2.45m	11'3" x 8'0"
Total Area 1143.56ft ²		



GROUND FLOOR

Bedroom 2	4.76m x 2.63m	15'7" x 8'8"
Bedroom 3	4.76m x 2.76m	15'7" x 9'1"



GROUND FLOOR

Principal Bedroom	4.13m x 2.59m	13'7" x 8'6"
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*Denotes handed plot. B denotes boiler. C denotes cupboard. W denotes wardrobe. ◀Point from which dimensions are taken. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image of The Medmenham house type is indicative only. External elevational finishes will vary. Landscaping is shown as a guide only. Furniture layouts are indicative only and may vary.

REGENCY GARDENS

BENSON, OXFORDSHIRE

THE MARLOW

3 BEDROOM HOME

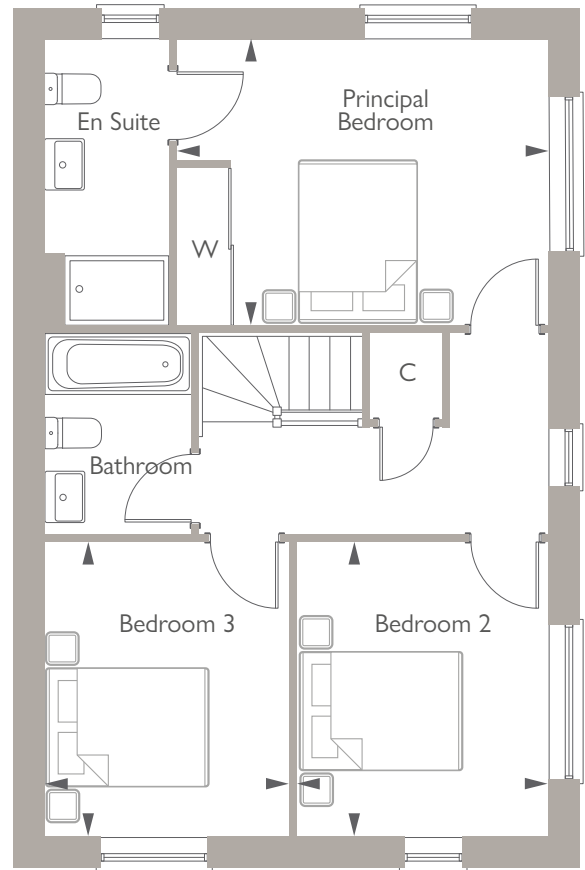
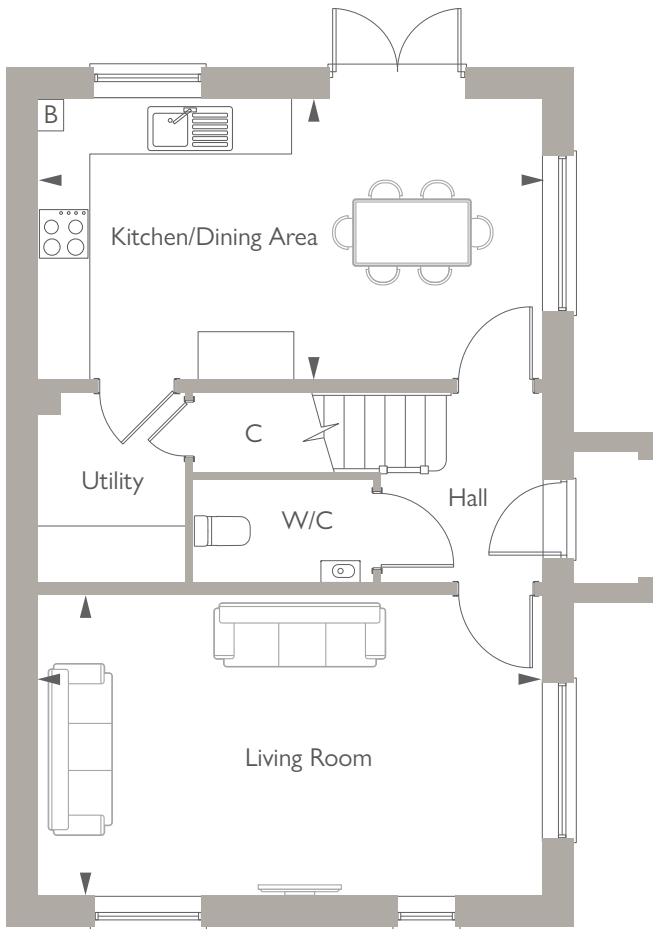
PLOT 78



The Marlow, is a stylish 3-bedroom home located on the edge of the development facing farmland.

The open-plan kitchen/dining area, with integrated appliances and French doors to the garden, is perfect for meals and entertaining. A dual-aspect living room offers a peaceful retreat, while a utility room, cloakroom, and storage add practicality. Upstairs, three double bedrooms and a family bathroom provide comfort, with the principal bedroom featuring fitted wardrobes and an en suite for a private sanctuary.

BEWLEY
HOMES



GROUND FLOOR

Living Room
5.82m x 3.46m 19'1" x 11'4"

Kitchen/Dining Area
5.82m x 3.24m 19'1" x 10'8"

Total Area 1150ft²

FIRST FLOOR

Principal Bedroom
4.28m x 3.29m 14'0" x 10'9"

Bedroom 2
3.40m x 2.90m 11'2" x 9'6"

Bedroom 3
3.40m x 2.82m 11'2" x 9'3"

*Denotes handed plot. B denotes boiler. C denotes cupboard. W denotes wardrobe. ◀Point from which dimensions are taken. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image of The Marlow house type is indicative only. External elevational finishes will vary. Landscaping is shown as a guide only. Furniture layouts are indicative only and may vary.

REGENCY GARDENS

BENSON, OXFORDSHIRE

THE PANGBOURNE

3 BEDROOM HOME

PLOT 37

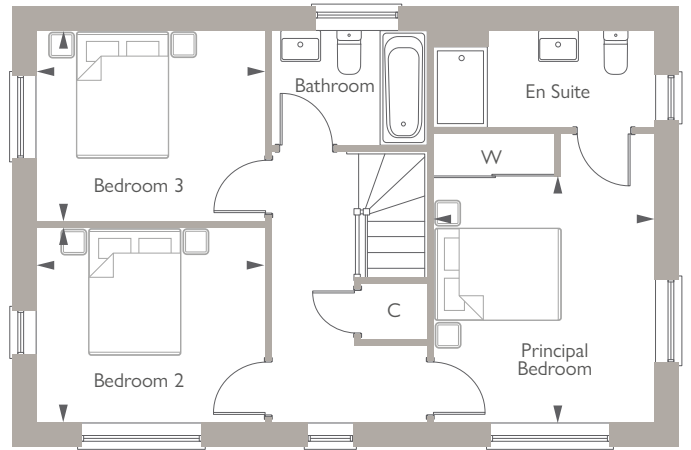
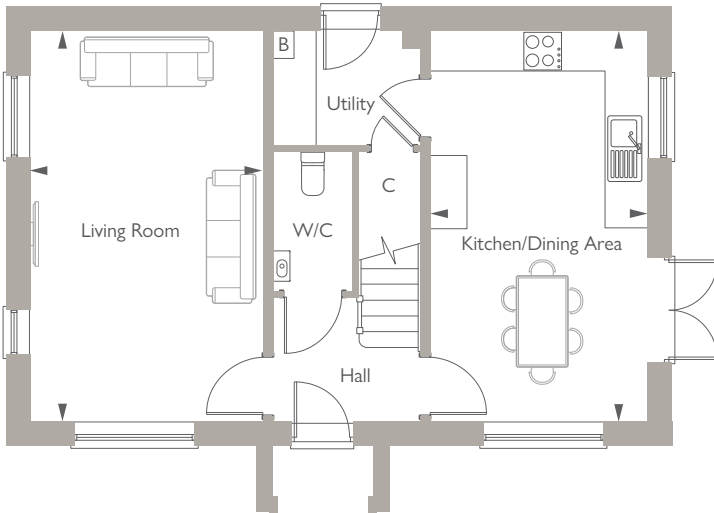


The Pangbourne is a stylish 3-bedroom home located on the edge of the development with fresh green farmland as your outlook.

The kitchen/dining area, with integrated appliances and French doors to the garden, is ideal for meals and entertaining. A utility room adds storage, and the large living room offers a peaceful retreat. Upstairs, three bedrooms include a principal suite with fitted wardrobes and an en suite.

Additional features include a family bathroom, two storage cupboards, dedicated parking, and a single garage.

BEWLEY
HOMES



GROUND FLOOR

Living Room
5.82m x 3.46m 19'1" x 11'4"

Kitchen/Dining Area
5.82m x 3.24m 19'1" x 10'8"

Total Area 1150.45ft²

FIRST FLOOR

Principal Bedroom
3.67m x 3.29m 12'0" x 10'9"

Bedroom 2
3.40m x 2.89m 11'2" x 9'6"

Bedroom 3
3.40m x 2.82m 11'2" x 9'3"

*Denotes handed plot. B denotes boiler. C denotes cupboard. W denotes wardrobe. ◀ Point from which dimensions are taken. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image of The Pangbourne house type is indicative only. External elevational finishes will vary. Landscaping is shown as a guide only. Furniture layouts are indicative only and may vary.

REGENCY GARDENS

BENSON, OXFORDSHIRE

THE MOULSFORD

3 BEDROOM HOME

PLOT 65

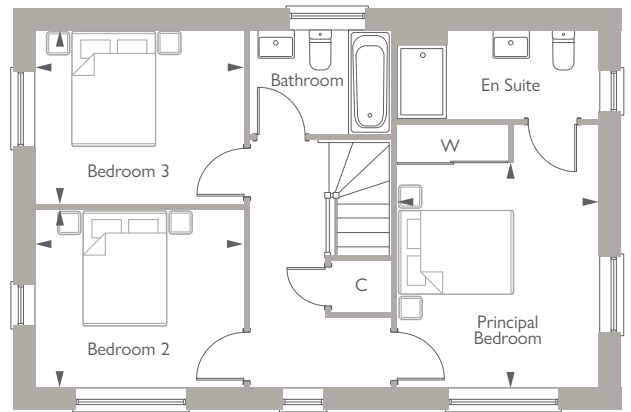
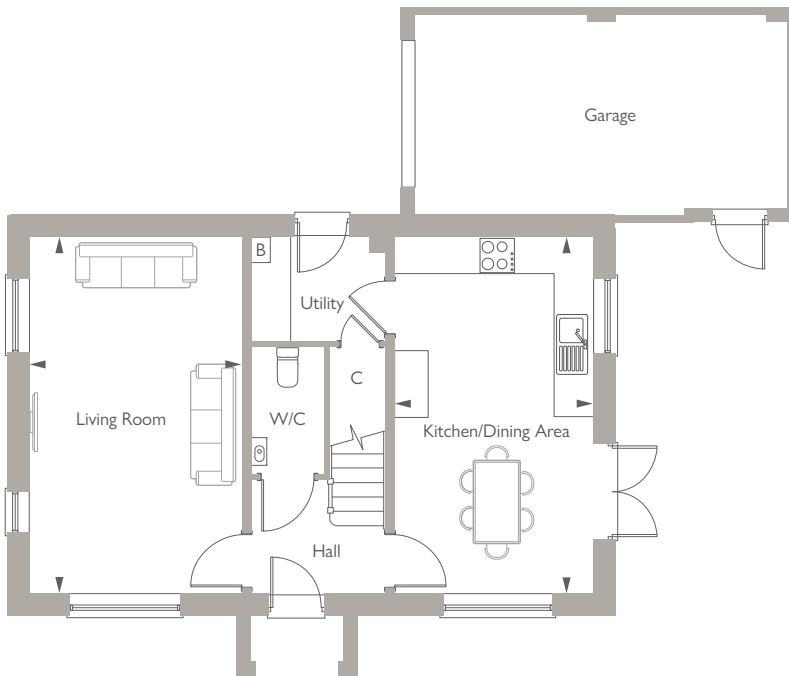


The Moulford is a stylish 3-bedroom detached home with a double-fronted exterior.

This home has a highly sought-after location on the corner of Buzzard Mead next to green open space. Inside, a spacious living room offers a relaxing retreat, while the kitchen/dining area, with a separate utility room and French doors to the garden, is perfect for family life. Upstairs, three double bedrooms include a principal bedroom with fitted wardrobes and an en suite, alongside a family bathroom.

A garage and parking complete this elegant and practical home.

BEWLEY
HOMES



GROUND FLOOR

Living Room
5.82m x 3.46m 19'1" x 11'4"

Kitchen/Dining Area
5.82m x 3.24m 19'1" x 10'8"

Total Area 1150.45ft²

FIRST FLOOR

Principal Bedroom
3.67m x 3.29m 12'0" x 10'9"

Bedroom 2
3.40m x 2.89m 11'2" x 9'6"

Bedroom 3
3.40m x 2.82m 11'2" x 9'3"

*Denotes handed plot. B denotes boiler. C denotes cupboard. W denotes wardrobe. ◀ Point from which dimensions are taken. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image of The Moulsoford house type is indicative only. External elevational finishes will vary. Landscaping is shown as a guide only. Furniture layouts are indicative only and may vary.

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BENSON, OXFORDSHIRE

THE WALTON

3 BEDROOM HOME

PLOTS 31* & 36

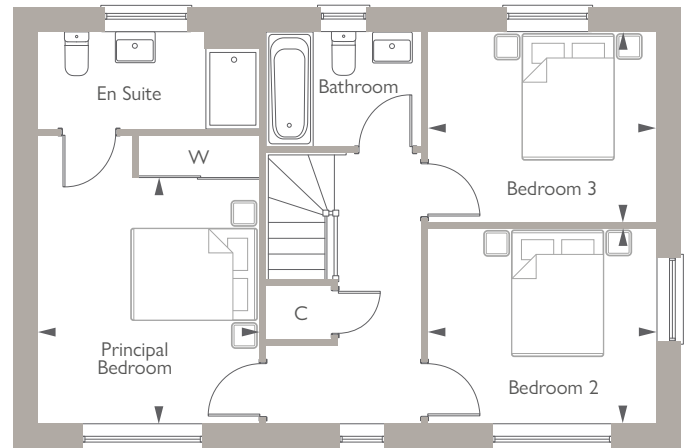
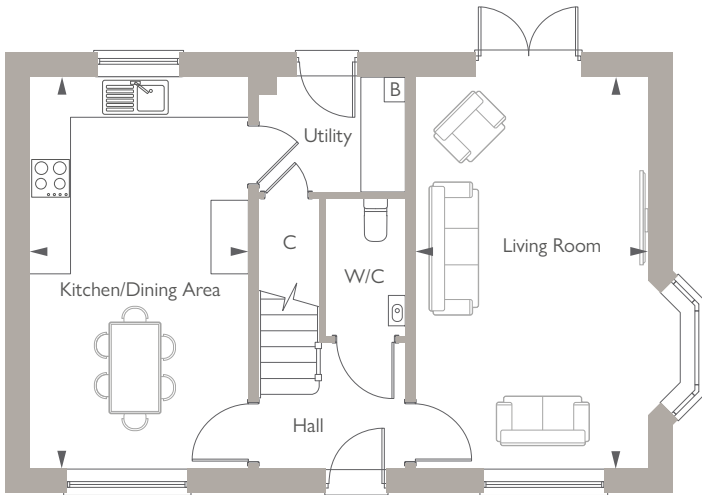


The Walton is a stylish 3-bedroom home designed for modern living.

The ground floor features a spacious kitchen/dining area, a utility room, a WC, and a large living room with a bay window and French doors to the garden. Upstairs, three bedrooms include a principal bedroom with an en suite, while a family bathroom serves the others.

With generous spaces, elegant finishes, and a single garage, The Walton is perfect for modern families.

BEWLEY
HOMES



GROUND FLOOR

Living Room
5.82m x 3.46m 19'1" x 11'4"

Kitchen/Dining Area
5.82m x 3.24m 19'1" x 10'8"

Total Area 1158.2ft²

FIRST FLOOR

Principal Bedroom
3.66m x 3.29m 12'0" x 10'10"

Bedroom 2
3.39m x 2.89m 11'1" x 9'6"

Bedroom 3
3.39m x 2.82m 11'1" x 9'3"

*Denotes handed plot. B denotes boiler. C denotes cupboard. W denotes wardrobe. ◀ Point from which dimensions are taken. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image of The Walton house type is indicative only. External elevational finishes will vary. Landscaping is shown as a guide only. Furniture layouts are indicative only and may vary.

REGENCY GARDENS

BENSON, OXFORDSHIRE

THE ETON

4 BEDROOM HOME

PLOTS 40 & 54*

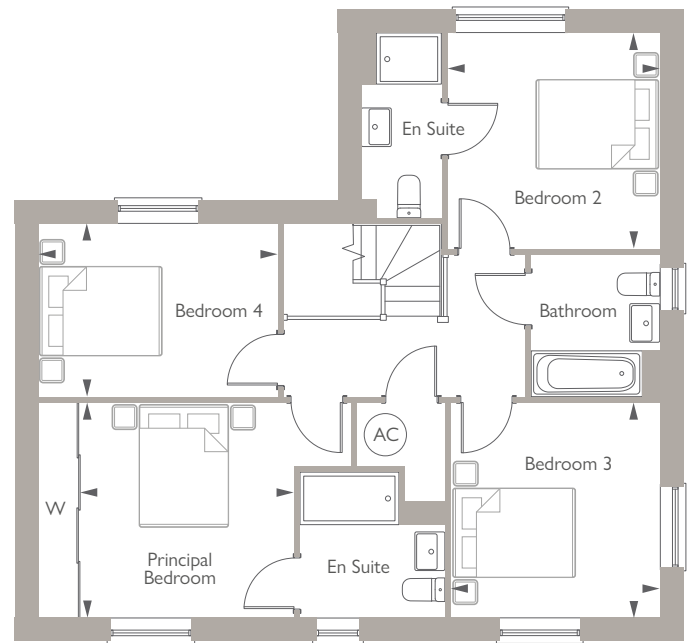
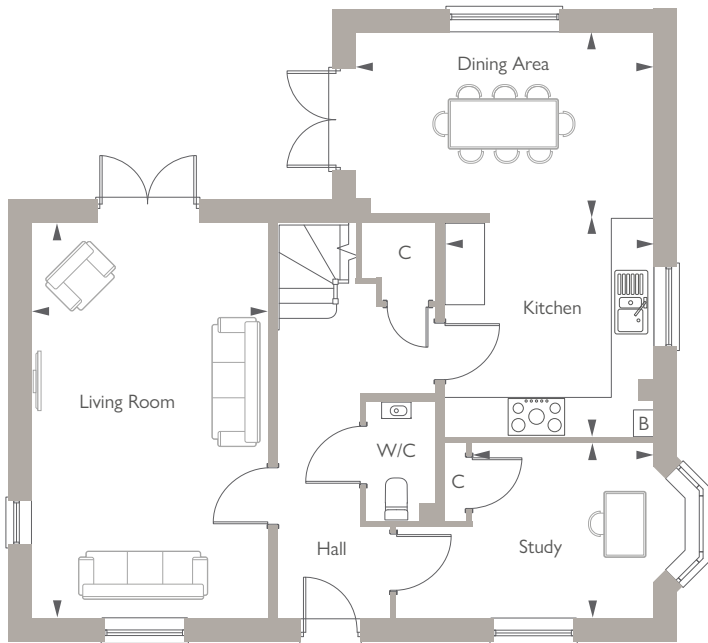


The Eton is a stylish 4-bedroom detached home offering comfort and functionality.

The kitchen/dining area, with French doors to the garden, is perfect for entertaining. A cloakroom, study, and spacious living room add convenience and natural light. Upstairs, four double bedrooms include two with en suites, and the principal bedroom features fitted wardrobes.

A family bathroom, ample storage, a single garage, and parking complete this desirable home.

BEWLEY
HOMES



GROUND FLOOR

Living Room	6.04m x 3.61m	19'10" x 11'10"
Kitchen	3.42m x 3.20m	11'2" x 10'6"
Dining Area	4.58m x 2.76m	15'0" x 9'1"
Study	2.79m x 2.68m	9'2" x 8'9"

Total Area 1533.64ft²

FIRST FLOOR

Principal Bedroom	3.29m x 3.28m	10'10" x 10'9"
Bedroom 2	3.30m x 3.25m	10'10" x 10'8"
Bedroom 3	3.29m x 3.20m	10'10" x 10'6"
Bedroom 4	3.66m x 2.65m	12'0" x 8'8"

*Denotes handed plot. B denotes boiler. C denotes cupboard. W denotes wardrobe. ◀ Point from which dimensions are taken. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image of The Eton house type is indicative only. External elevational finishes will vary. Landscaping is shown as a guide only. Furniture layouts are indicative only and may vary.

REGENCY GARDENS

BENSON, OXFORDSHIRE

THE SHEPPERTON

4 BEDROOM HOME

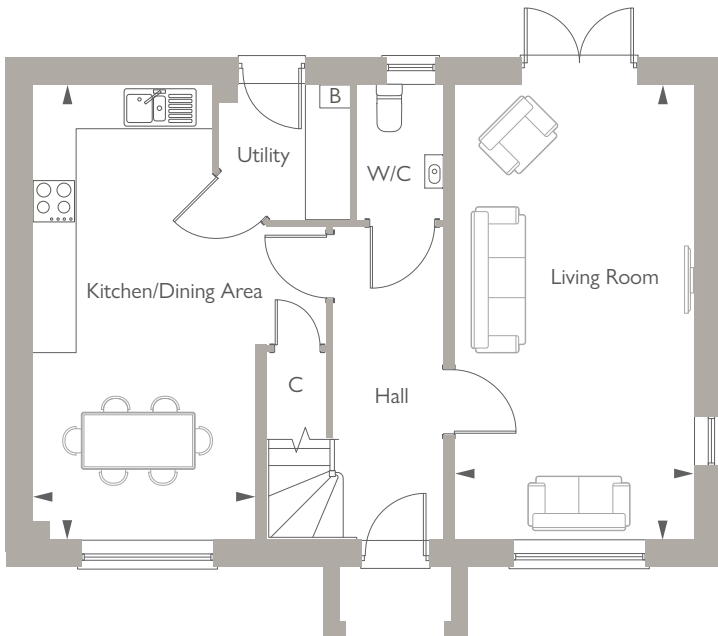
PLOT 39



The Shepperton is a stylish three-storey home designed for modern family life. Located on the edge of the development, you will wake up feeling tranquil to views of green open farmland.

The open-plan layout includes a spacious kitchen/dining area, utility room, and cloakroom, with a light-filled living room featuring French doors to the garden. The first floor has three double bedrooms, one with an en suite, and a family bathroom. The second-floor principal bedroom offers privacy with fitted wardrobes, a large shower room and an airing cupboard.

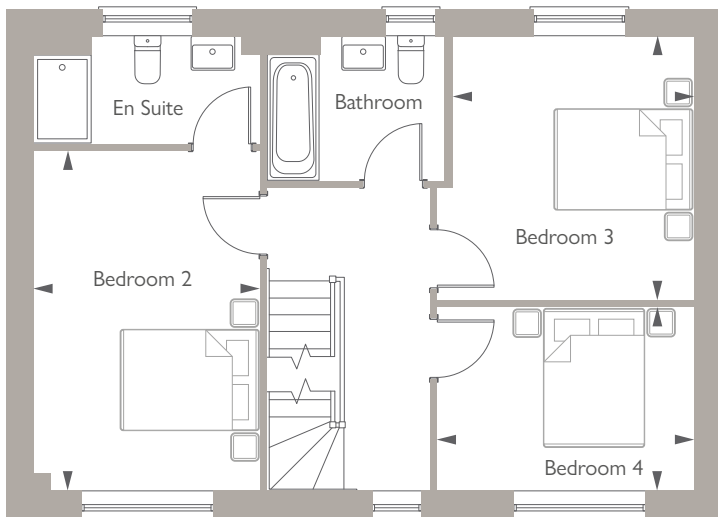
BEWLEY
HOMES



GROUND FLOOR

Living Room
6.15m x 3.25m 20'2" x 10'8"

Kitchen/Dining Area
6.15m x 2.98m 20'2" x 9'9"

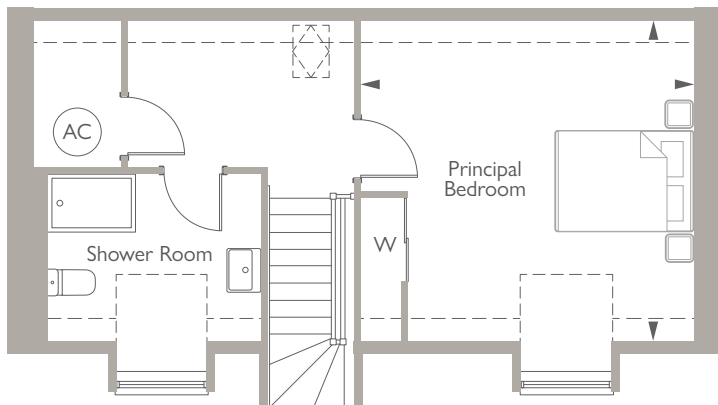


FIRST FLOOR

Bedroom 2
4.60m x 3.08m 15'1" x 10'1"

Bedroom 3
3.56m x 3.28m 11'8" x 10'9"

Bedroom 4
3.48m x 2.49m 11'5" x 8'2"



SECOND FLOOR

Principal Bedroom
4.35m x 3.90m 14'3" x 12'10"

Total Area 1563.57ft²

*Denotes handed plot. B denotes boiler. C denotes cupboard. W denotes wardrobe. ◀ Point from which dimensions are taken. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image of The Shepperton house type is indicative only. External elevational finishes will vary. Landscaping is shown as a guide only. Furniture layouts are indicative only and may vary.

REGENCY GARDENS

BENSON, OXFORDSHIRE

THE COOKHAM

4 BEDROOM HOME

PLOT 1

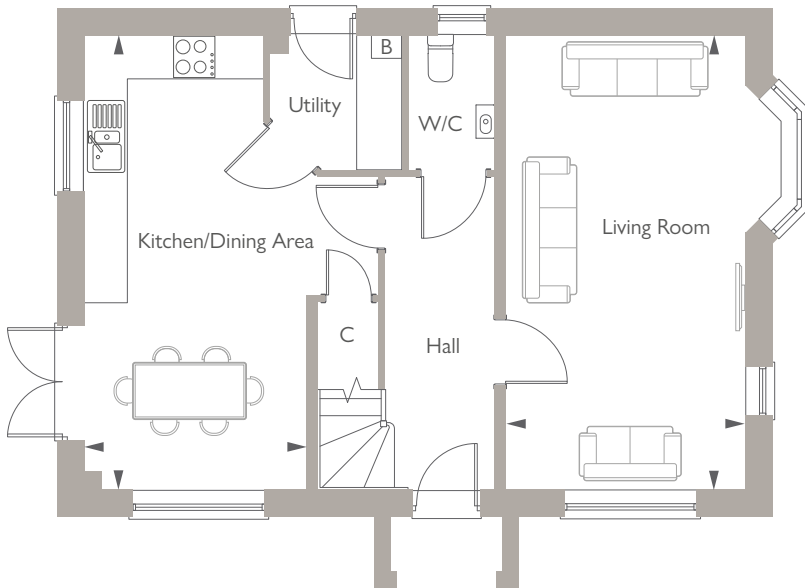


The Cookham is a stylish 4-bedroom family home that blends functionality with comfort. Offering a beautifully landscaped exterior, this is the perfect place to call home.

The open-plan kitchen/dining area, with French doors to the garden, creates seamless indoor-outdoor living, whilst the separate living room provides a relaxing retreat. The first floor has three double bedrooms, a family bathroom, and storage. The second-floor principal bedroom offers privacy and includes fitted wardrobes, a shower room and extra storage.

A garage and driveway parking add practicality to this desirable home.

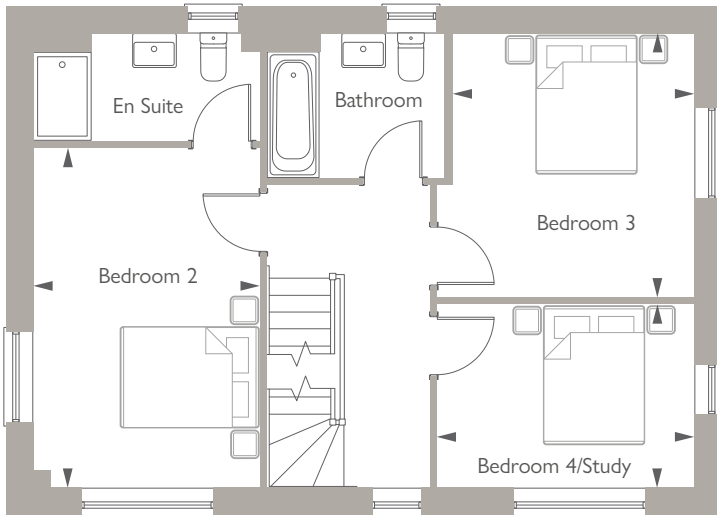
BEWLEY
HOMES



GROUND FLOOR

Living Room
6.15m x 3.25m 20'2" x 10'8"

Kitchen/Dining Area
6.15m x 2.98m 20'2" x 9'9"

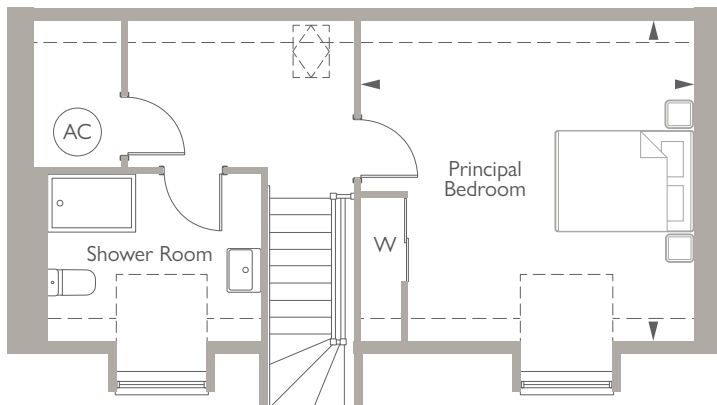


FIRST FLOOR

Bedroom 2
4.60m x 3.08m 15'1" x 10'1"

Bedroom 3
3.56m x 3.28m 11'8" x 10'9"

Bedroom 4/Study
3.48m x 2.49m 11'5" x 8'2"



SECOND FLOOR

Principal Bedroom
4.35m x 3.90m 14'3" x 12'10"

Total Area 1571.21ft²

*Denotes handed plot. B denotes boiler. C denotes cupboard. W denotes wardrobe. ◀ Point from which dimensions are taken. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image of The Cookham house type is indicative only. External elevational finishes will vary. Landscaping is shown as a guide only. Furniture layouts are indicative only and may vary.

REGENCY GARDENS

BENSON, OXFORDSHIRE

THE WINDSOR

4 BEDROOM HOME

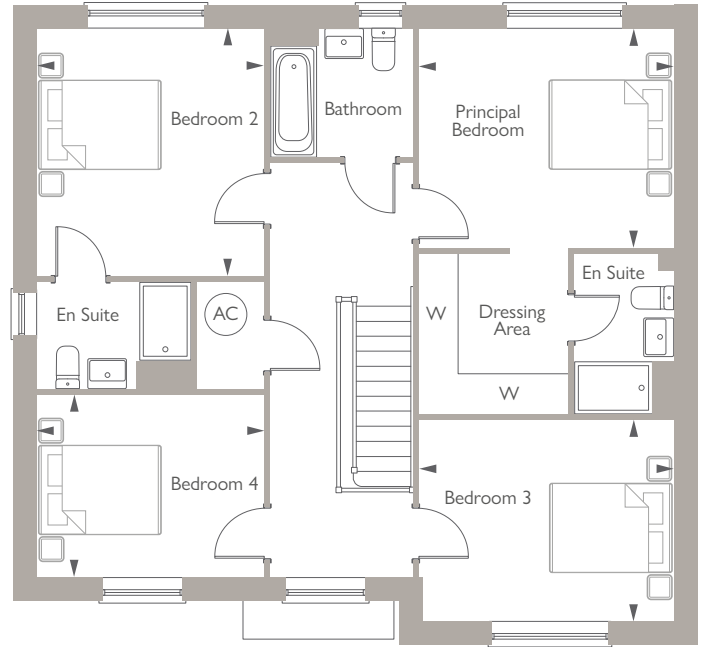
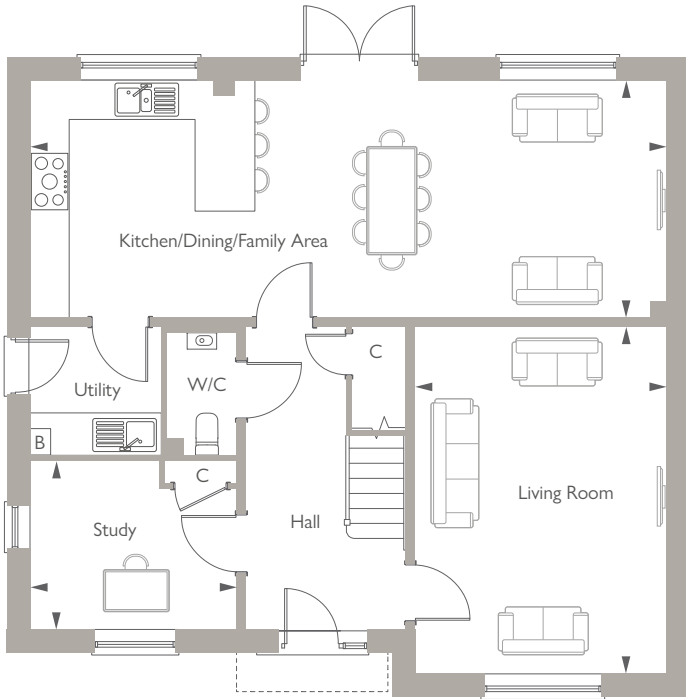
PLOTS 3 & 8



The Windsor is a spacious 4-bedroom family home blending style, comfort, and space.

The open-plan kitchen/dining/family area, with French doors to the garden, is ideal for entertaining. A separate living room, utility room, study, and cloakroom add convenience. Upstairs, the principal bedroom has a dressing area, fitted wardrobes, and an en suite. Three more double bedrooms share a family bathroom and extra storage.

A single garage and driveway parking complete this elegant family home.



GROUND FLOOR

Living Room
5.30m x 3.85m 17'5" x 12'8"

Kitchen/Dining/Family Area
9.75m x 3.63m 32'0" x 11'11"

Study
3.17m x 2.57m 10'5" x 8'5"

Total Area 1819.96ft²

FIRST FLOOR

Principal Bedroom
3.90m x 3.36m 12'10" x 11'0"

Bedroom 2
3.79m x 3.49m 12'5" x 11'5"

Bedroom 3
3.90m x 3.08m 12'10" x 10'1"

Bedroom 4
3.49m x 2.79m 11'5" x 9'2"

*Denotes handed plot. B denotes boiler. C denotes cupboard. W denotes wardrobe. ◀ Point from which dimensions are taken. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image of The Windsor house type is indicative only. External elevational finishes will vary. Landscaping is shown as a guide only. Furniture layouts are indicative only and may vary.

REGENCY GARDENS

BENSON, OXFORDSHIRE

THE HENLEY

4 BEDROOM HOME

PLOT 56



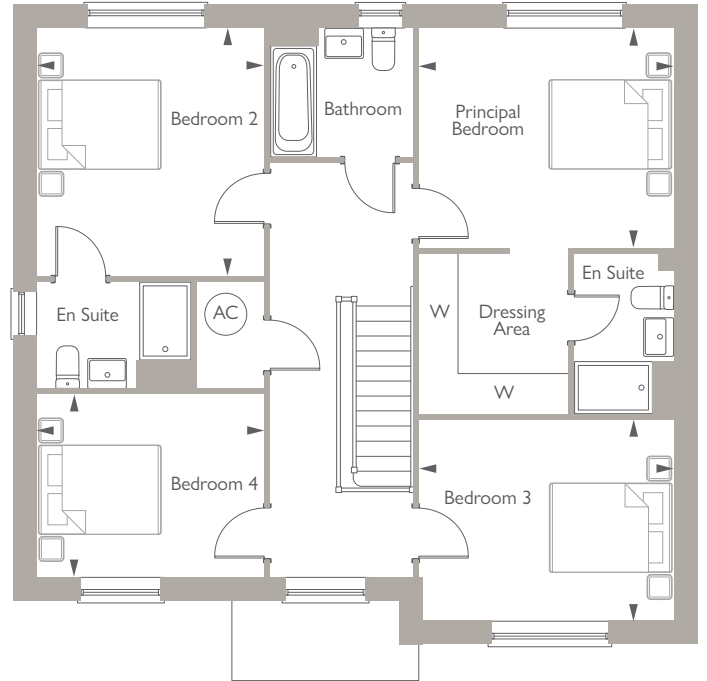
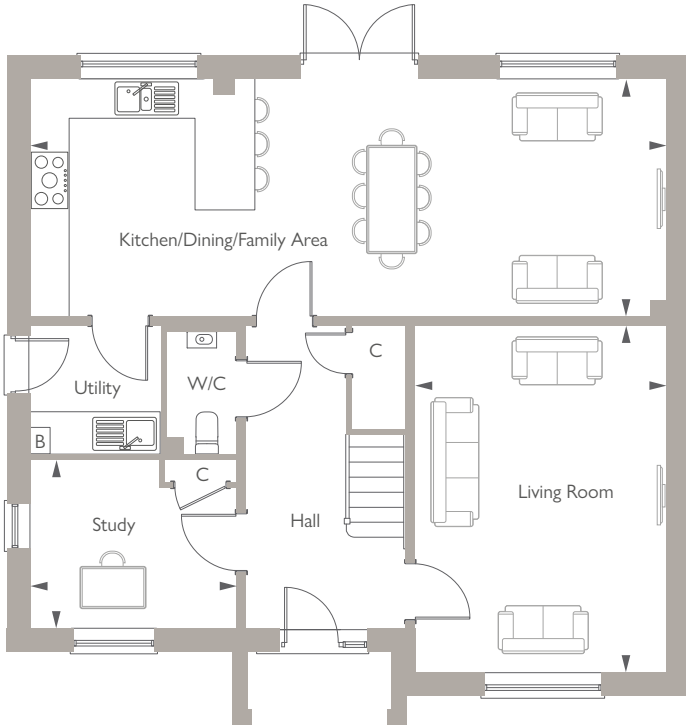
The Henley is a 4-bedroom detached home ideally located on the corner of Buzzard Mead overlooking farmland.

This home is designed for modern family living, featuring a spacious kitchen/dining/family area, with French doors to the garden. A separate utility room, living room, study, cloakroom, and cupboard add convenience.

Upstairs, the principal bedroom features an en suite, fitted wardrobes, and a dressing area, creating a sense of luxury. Three more double bedrooms include bedroom 2 with an en suite, plus a family bathroom.

A double garage and driveway parking complete this family home.

BEWLEY
HOMES



GROUND FLOOR

Living Room
5.30m x 3.85m 17'5" x 12'8"

Kitchen/Dining/Family Area
9.75m x 3.63m 32'0" x 11'11"

Study
3.17m x 2.57m 10'5" x 8'5"

Total Area 1819.96ft²

FIRST FLOOR

Principal Bedroom
3.90m x 3.36m 12'10" x 11'0"

Bedroom 2
3.79m x 3.49m 12'5" x 11'5"

Bedroom 3
3.90m x 3.08m 12'10" x 10'1"

Bedroom 4
3.49m x 2.79m 11'5" x 9'2"

*Denotes handed plot. B denotes boiler. C denotes cupboard. W denotes wardrobe. ◀ Point from which dimensions are taken. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image of The Henley house type is indicative only. External elevational finishes will vary. Landscaping is shown as a guide only. Furniture layouts are indicative only and may vary.

REGENCY GARDENS

BENSON, OXFORDSHIRE

THE HENLEY

4 BEDROOM HOME

PLOTS 2, 6 & 7*

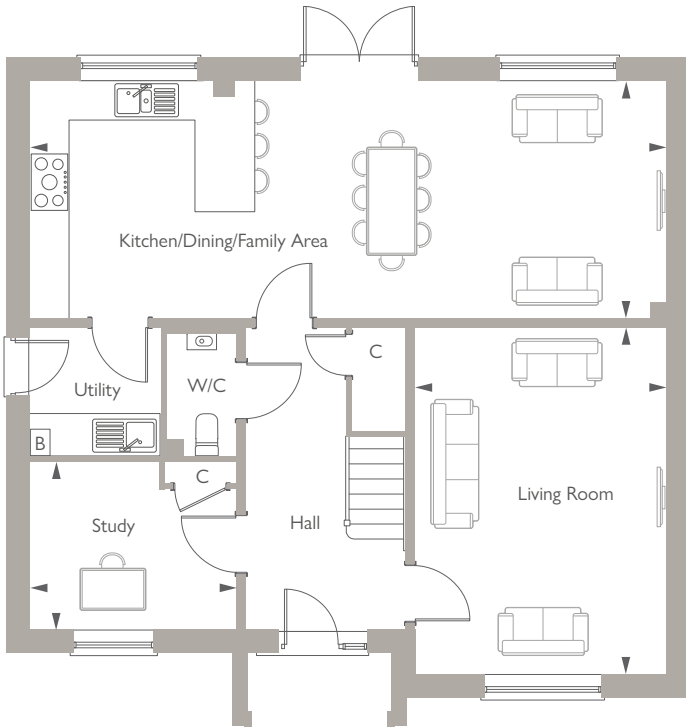


The Henley is a 4-bedroom detached home designed for modern family living.

The spacious kitchen/dining/family area, with French doors to the garden, is perfect for cooking and relaxing. A separate utility room, living room, study, cloakroom, and cupboard add convenience. Upstairs, the principal bedroom has an en suite, fitted wardrobes, and a dressing area. Three more double bedrooms include bedroom 2 with an en suite, plus a family bathroom.

A single garage and driveway parking complete this family home.

BEWLEY
HOMES



GROUND FLOOR

Living Room
5.30m x 3.85m 17'5" x 12'8"

Kitchen/Dining/Family Area
9.75m x 3.63m 32'0" x 11'11"

Study
3.17m x 2.57m 10'5" x 8'5"

Total Area 1819.96ft²

FIRST FLOOR

Principal Bedroom
3.90m x 3.36m 12'10" x 11'0"

Bedroom 2
3.79m x 3.49m 12'5" x 11'5"

Bedroom 3
3.90m x 3.08m 12'10" x 10'1"

Bedroom 4
3.49m x 2.79m 11'5" x 9'2"

*Denotes handed plot. B denotes boiler. C denotes cupboard. W denotes wardrobe. ◀ Point from which dimensions are taken. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image of The Henley house type is indicative only. External elevational finishes will vary. Landscaping is shown as a guide only. Furniture layouts are indicative only and may vary.

REGENCY GARDENS

BENSON, OXFORDSHIRE

THE HAMPTON

5 BEDROOM HOME

PLOTS 38 & 55*

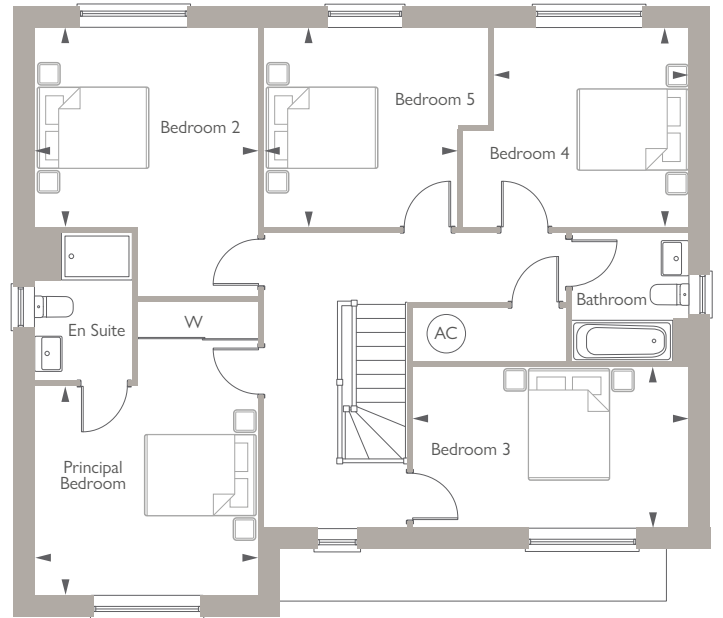
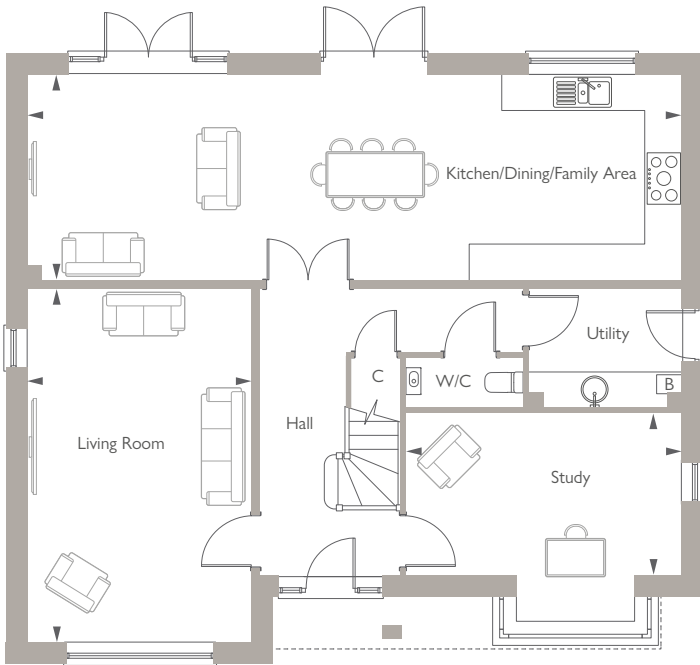


The Hampton is a luxurious 5-bedroom detached home with sophisticated design and ample space.

The spacious kitchen/dining/family area, with two sets of French doors to the garden, is perfect for entertaining, and a utility room adds practicality. A separate living room, study, cloakroom, and storage cupboard enhance convenience. Upstairs, all bedrooms are double, and the principal bedroom features an en suite and fitted wardrobes. A family bathroom finishes the floor.

A double garage and four parking spaces complete this beautiful home.

BEWLEY
HOMES



GROUND FLOOR

Living Room	5.93m x 3.77m	19'5" x 12'4"
Kitchen/Dining/Family Area	10.99m x 3.45m	36'1" x 11'4"
Study	4.63m x 2.71m	15'2" x 8'11"
Total Area 2096.06ft ²		

FIRST FLOOR

Principal Bedroom	3.77m x 3.50m	12'4" x 11'6"
Bedroom 2	3.77m x 3.35m	12'4" x 11'0"
Bedroom 3	4.63m x 2.70m	15'2" x 8'10"
Bedroom 4	3.35m x 3.26m	11'0" x 10'8"
Bedroom 5	3.35m x 3.27m	11'0" x 10'9"

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KITCHENS

- Pelmet lighting
- Choice of designer kitchen units* with post formed laminate worktops and upstands with glass splashback to hob
- Stainless steel 1½ bowl sink with polished chrome monobloc mixer tap
- Utility room with single bowl in selected house types
- Integrated fridge/freezer (full height fridge and full height freezer to The Hampton)
- Space, plumbing and electrics for future installation by purchaser of washer/dryer
- Recessed white LED downlights (ceiling mounted fitting in utility)
- Choice of Karndean flooring to kitchen area only and utility*

STAINLESS STEEL FINISHED APPLIANCES CONSISTING OF:

- | | |
|---------------------|---|
| 2 & 3 bedroom homes | <ul style="list-style-type: none"> • Integrated extractor hood • Single oven • 4 ring burner gas hob • Integrated dishwasher (slimline to 2 bedroom homes) |
| 4 bedroom homes | <ul style="list-style-type: none"> • Contemporary chimney extractor hood • Double oven • 4 ring burner gas hob (5 ring burner gas hob to The Henley, The Windsor and The Eton) • Integrated dishwasher • Chrome switches and sockets above kitchen worktop |
| 5 bedroom homes | <ul style="list-style-type: none"> • Contemporary chimney extractor hood • 2 x single ovens • 5 ring burner gas hob • Integrated dishwasher • Chrome switches and sockets above kitchen worktop |

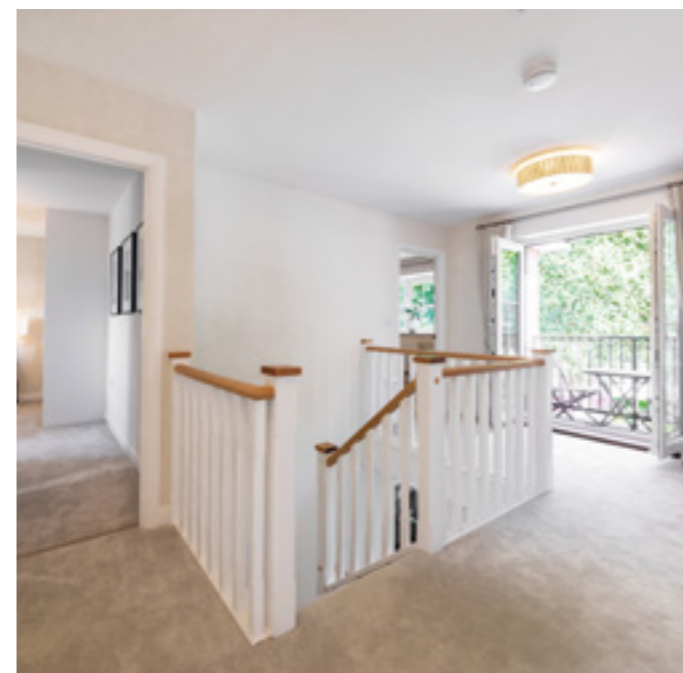


BATHROOM, EN SUITE & CLOAKROOM

- White bathroom suite with steel bath and chrome fittings
- Vanity units
- Thermostatic mixer valve to shower cubicle
- Recessed white LED downlights
- Choice of half height wall tiling* behind sanitaryware to principal en suite and family bathroom. Full height tiling to shower cubicle
- Splashback to cloakroom wash basin
- Choice of Karndean flooring*
- White multi-rail towel warmer to bathroom and en suite

HIGH QUALITY FIXTURES & FITTINGS

- Triple glazed white PVCu windows, multi-point locks with white furniture
- White moulded internal doors
- Polished chrome door furniture
- Oak handrails and newel caps to staircase balustrade, with balusters and strings painted white satinwood
- Moulded skirting boards and architraves
- White emulsion smooth finished ceilings throughout
- Internal walls painted white emulsion with woodwork painted white satinwood
- Wardrobes to principal bedroom (refer to layouts as styles vary)



HEATING, SECURITY & ELECTRICS

- Gas fired boiler central heating system with thermostatic controlled radiators
- Mains operated smoke detectors
- Cabling for future installation of a wireless security alarm system
- TV points to kitchen/dining area, family room and principal bedroom
- Media point to living room consisting of TV point, Sky Q and data point
- Shaver socket in bathroom and en suite

EXTERIORS

- Shared access road, driveways and parking spaces to be permeable block paving
- Private footpaths and patios to be paving slabs
- Front gardens turfed and landscaped to approved design
- Rear gardens cleared, rotovated and prepared for turf
- Wiring for light fitting to all external doors
- Front door overhead downlight or light fitting
- Light and power to garage
- Electric vehicle charging points
- Water tap to rear of house
- Photovoltaic (PV) panels to all plots (refer to Sales Executives for further details)



FUTURE PROOF SUSTAINABLE HOMES

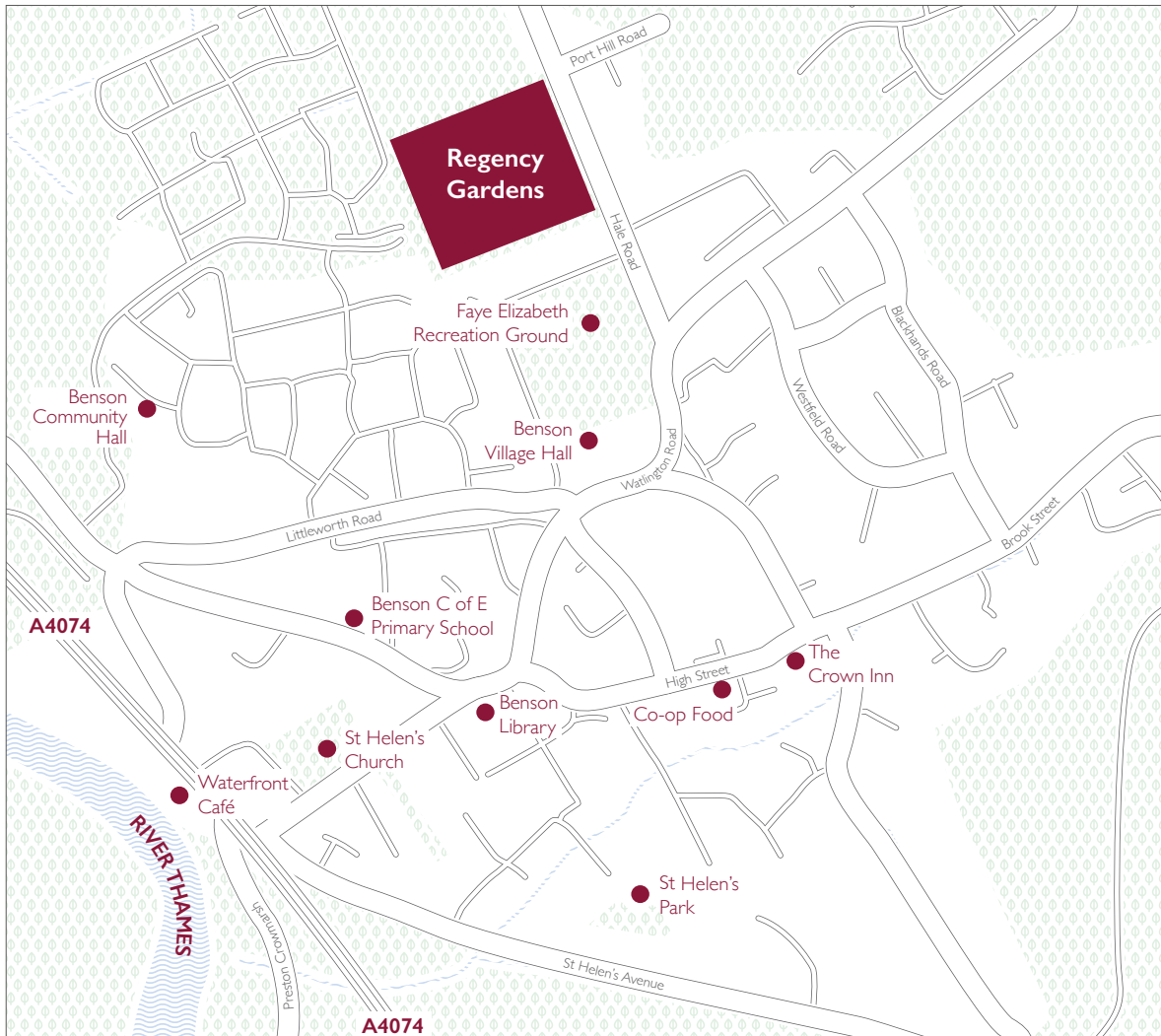
As well as incorporating award-winning landscaping within our developments, we also seek to include innovations in design, materials and construction techniques in order to optimise sustainability, energy efficiency and desirability.

- PV panels
- Electric vehicle charging points
- Insulation and loft insulation helping reduce energy bills and noise pollution
- Energy efficient appliances
- Triple glazing

During these unprecedented times Bewley Homes requests the understanding of its customers for the need to replace, on occasion, standard specification of a similar quality if we are unable to secure them due to availability. *Subject to stage of construction and availability. Whilst these particulars are prepared with due care for the convenience of intending customers, the information and images contained herein are intended as a preliminary guide only. They do not form part of any contract and the developer reserves the right to vary as necessary to complete the works. All designs may vary according to plot and all details should be checked with the Sales Executive. Photography shown is indicative only, may include optional upgrades and finishes and does not necessarily reflect the homes on offer at Regency Gardens. Please refer to the Sales Executive for more information.

REGENCY GARDENS

BENSON, OXFORDSHIRE



DEVELOPMENT ADDRESS:

REGENCY GARDENS, HALE ROAD, BENSON
OXFORDSHIRE OX10 6NF

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It is not possible for a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery is included for guidance only. The properties may vary in terms of elevational designs and details, position and size of the garage or materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps are not drawn to scale. Travel times quoted are approximate only. All internal and external photography of properties depicts previous Bewley Homes developments and are for guidance only. Other photographs are of the local area or indicative lifestyle images. Designed and produced by thinkBDW 01/2025 06173-02.

BEWLEY
HOMES

REGISTERED OFFICE:

Bewley Homes, Inhurst House, Brimpton Road, Baughurst, Hampshire RG26 5JJ