



GREENWELL FIELD
AT MANOR MEADOW

• GORING-ON-THAMES •

Elegant Homes



Murty



AN UNBEATABLE LOCATION

If you're looking for a quintessential picture postcard village within easy reach of London, Oxford or Reading, then Goring-on-Thames is hard to beat. Nestled by the most glorious stretch of the river Thames that inspired some of Britain's greatest authors, it's one of the most picturesque villages in the Thames Valley. Think rolling hills and wildflower meadows with spectacular views across Berkshire and Oxfordshire's 'Goring Gap' down to the meandering river where you might come across a kingfisher or two, Ratty and Mole or even 'Three Men in a Boat.' The village itself is dotted with charming architecture, amenities galore, its own train station and a famed community spirit. Goring offers an unrivalled quality of life as a traditional English village in one of the country's most beautiful spots.



We moved to Goring a year ago from London and we absolutely love it.

There's a real community feel to it and we enjoy lots of family walks in the beautiful countryside with our dog, coffee in the village café and always find something tasty to pick up for lunch in the grocer. It's the kind of lifestyle from a bygone age you'd think we'd lost, but is alive

and well in Goring.



Goring resident





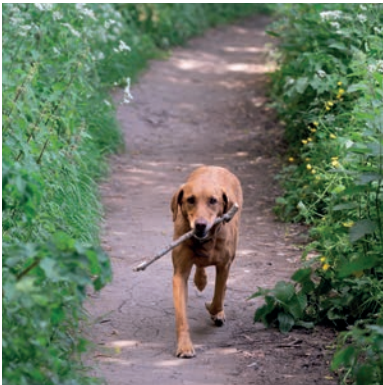
A SHORT STROLL TO THE VILLAGE FOR ALL YOU NEED

From the award-winning 18th century ale house and restaurant, The Catherine Wheel, to Pierreponts Café, not to mention the highly acclaimed Goring Grocer, the village centre has everything you need right on your doorstep. There's also a post office, along with doctors and dental surgeries, while many of Goring's businesses are dog-friendly too, offering treats, water bowls and snuggle spaces. It's not only the convenience that people love, but each shop, café or restaurant has bags of character and a warm village welcome to you and your four-legged friends.

For community life, you couldn't find a better place to live – there are plenty of clubs and societies to join including The Arts Society and Goring Social Club. For health and fitness, there's lots of choice, including Goring Gap Health Walks, tennis, football, cricket, sailing and boat clubs and one of the finest golf courses in the area at Goring and Streatley Golf Club. There are several well-rated primary schools and further afield, some excellent state and private establishments with bus services in the area. Children and adults alike enjoy spending time at Withymead Nature Reserve and the famous Beale Wildlife Park and Gardens, while the National Trust's glorious Basildon Park is just a stone's throw away.

Goring is also convenient for commuters with its own train station – you can reach London in under an hour and Reading in 15 minutes. From Reading, Crossrail gives direct access to the City, Canary Wharf, the West End and Heathrow Airport.

With all this and more, it's no wonder Goring was selected as 'South of England Village of the Year' in 2009 and also 'Oxfordshire Village of the Year.' To top it all, Goring won three prestigious awards in the Britain in Bloom competition 2023 including Gold in the Small Town category for the second year running and the regional Pride of Place Award.





GREENWELL FIELD AT MANOR MEADOW

Centrally located on one of Goring's most prestigious roads, Greenwell Field at Manor Meadow is a unique collection of 20 beautifully crafted country homes in the heart of the Chilterns Area of Outstanding Natural Beauty. As its name suggests, the development includes a large wildflower meadow. Each home has been designed with great attention to detail in every area from the landscaped gardens to fitted wardrobes and open plan living reflecting today's lifestyles.

Many of the homes offer stunning views to the meadow and fields beyond. It's just a five-minute walk from the river Thames and the village, with its wealth of amenities is close by, while Goring & Streatley Railway Station is just a 6 minute walk away. The first phase of 14 semi-detached and detached homes is due to be completed in summer 2024 followed by the second phase of six detached homes in autumn 2025.



DEVELOPMENT LAYOUT

BUILDING A GREENER FUTURE

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

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



Aylesbury House - Plot 1



Orpington House - Plot 2



Saxony House - Plot 3



Campbell House - Plot 4



Mallard House - Plot 19



Appleyard House - Plot 20

Private rear garden grass

Soft Landscaping to Frontages

Meadow

v Visitor parking

Lawn grass

c Cycles







AYLESBURY HOUSE PLOT 1

4 BEDROOM DETACHED HOME - 271 SQ.M / 2918 SQ.FT

Aylesbury House is set on a substantial end plot bordering a portion of the natural open space that surrounds the Manor Meadow development. This beautifully designed four-bedroom home boasts almost 3,000 square feet of living space that's perfect for today's family needs. The hallway leads into a magnificent open plan kitchen, living and dining area with French doors overlooking the back garden. A large utility room with a door onto the garden is also accessed via this space. For more formal occasions, the lounge provides elegant but cosy living and features a fireplace with an Arada Holborn

5 Widescreen wood burning stove which exceeds Ecodesign requirements. To the front of the house, also leading off the hallway, is a study, a spacious snug room and a downstairs cloakroom and shower room. Upstairs there is a large principal bedroom with en-suite bathroom and dressing room. Bedroom 2 also has an en-suite, while bedrooms 3 and 4 share a bathroom. Outside to the front of the house, the spacious driveway has room for up to four cars while the detached double garage provides further room for parking and bike storage.



GROUND FLOOR

	mm	ft/in
Kitchen / Dining / Family	7600 x 5749	24'9" x 18'9"
Lounge	6154 x 4135	20'2" x 13'6"
Study	3310 x 1319	10'9" x 4'3"
Snug	4555 x 3350	14'9" x 11'0"
Utility	5840 x 1990	19'2" x 6' 5"
Shower Room	2651 x 2473	8'7" x 8'11"
Garage	5972 x 5972	19'6" x 19'6"

Approximate Dimensions. All dimensions are maximum.



FIRST FLOOR

	mm	ft/in
Master bedroom	5012 x 3700	16'4" x 12'1"
Ensuite	3811 x 2340	12'5" x 7'7"
Dressing	3169 x 2900	10'4" x 9'5"
Bedroom 2	4555 x 3200	14'9" x 10'5"
Ensuite	2470 x 1600	8'10" x 5'2"
Bedroom 3	3733 x 2630	12'2" x 8'6"
Bedroom 4	4135 x 2798	13'6" x 9'2"
Bathroom	2345 x 2256	7'7" x 7'4"

Approximate Dimensions. All dimensions are maximum.







ORPINGTON HOUSE PLOT 2

3 BEDROOM DETACHED HOME - 244 SQ.M / 2629 SQ.FT

Orpington House is remarkably spacious for a three-bedroom home with just over 2,600 square feet of living space. It's ideal for couples looking to downsize from a large family home who don't want to compromise on living and entertaining space or equally ideal for smaller families who enjoy country living and pets. As with Plot 1, the impressively large hallway leads to an open-plan kitchen, living and dining space with French doors overlooking the garden. Cleverly designed, the lounge can be accessed from here and also from the hallway. There is a spacious utility room that's perfect for washing both clothes

and the dog, while a downstairs shower room is an added bonus. Unusually for a three-bedroom home, there is both a good-sized snug room and a study. Upstairs, the well-proportioned principal bedroom has an en-suite bathroom and a dressing room. Bedroom 2 also has its own en-suite bathroom while bedroom 3 leads into both a bathroom and a dressing room. Outside there is a detached single garage and the driveway has parking for up to three cars.



GROUND FLOOR

	mm	ft/in
Kitchen / Dining / Family	7143 x 5950	23'4" x 19'5"
Lounge	4900 x 4135	16'1" x 13'6"
Study	3310 x 2213	10'9" x 7'2"
Utility	2800 x 2600	9'2" x 8'5"
Snug	3650 x 4555	12'0" x 14'9"
Shower Room	2620 x 1650	8'6" x 5'4"
Garage	5972 x 3046	19'6" x 9'10"

Approximate Dimensions. All dimensions are maximum.



FIRST FLOOR

	mm	ft/in
Master Bedroom	4555 x 3700	14'9" x 12'1"
Ensuite	3350 x 2747	11'0" x 9'0"
Dressing	3169 x 2448	10'4" x 8'0"
Bedroom 2	4555 x 3650	14'9" x 12'0"
Ensuite	2063 x 1928	6'8" x 6'3"
Bedroom 3	4135 x 2630	13'6" x 8'6"
Dressing	4135 x 2798	13'6" x 9'2"
Bathroom	2345 x 2256	7'7" x 7'4"

Approximate Dimensions. All dimensions are maximum.





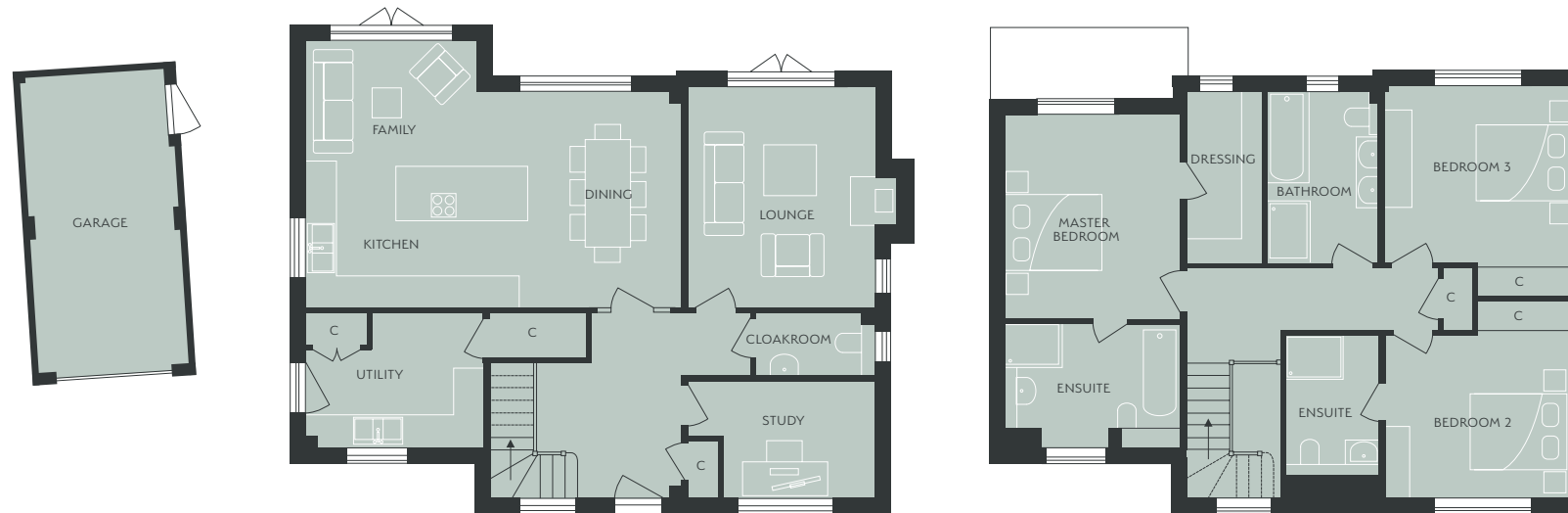


SAXONY HOUSE PLOT 3

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

Saxony House provides the perfect living environment for couples wishing to downsize without having to compromise on living space, or alternatively, smaller families with or without their four-legged friends. A well-proportioned hallway leads to a bright and airy open-plan kitchen, dining and family space. French doors from this room overlook the back garden with good-sized patio area, ideal for barbecues and dining al-fresco. The spacious lounge also opens out into the garden and as with the other properties, features an Ecodesign standard Arada Holborn 5 Widescreen wood burning stove for

cosy nights in. Off the kitchen and hallway is a spacious utility room with back door access and there is also a cloakroom and a study. Upstairs, the principal bedroom includes a dressing room and en-suite bathroom, while bedroom 2 also benefits from an en-suite. Meanwhile, bedroom 3 is conveniently located next to the large family bathroom. Outside, there is a detached single garage and plenty of driveway space for two cars.



GROUND FLOOR

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

Approximate Dimensions. All dimensions are maximum.

FIRST FLOOR

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

Approximate Dimensions. All dimensions are maximum.





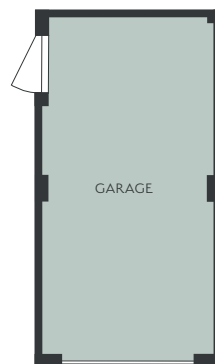
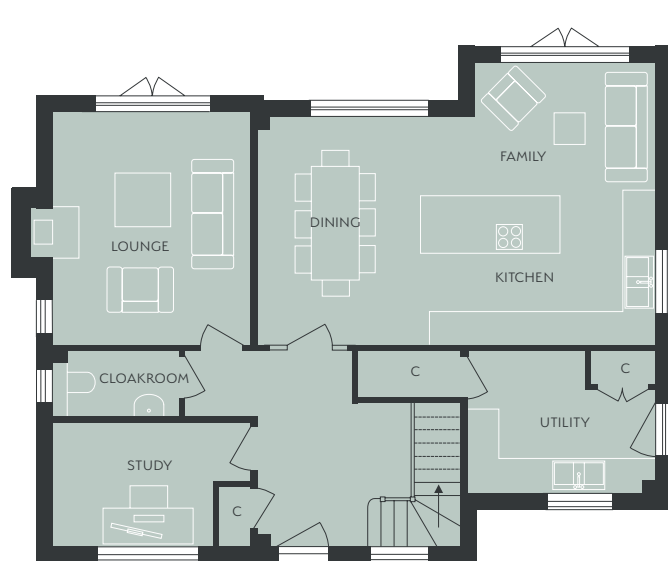


CAMPBELL HOUSE PLOT 4

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

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

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



GROUND FLOOR

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

Approximate Dimensions. All dimensions are maximum.

FIRST FLOOR

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

Approximate Dimensions. All dimensions are maximum.







MALLARD HOUSE

PLOT 19

4 BEDROOM DETACHED HOME - 244 SQ.M / 2630 SQ.FT

Mallard House is the epitome of a modern home designed for all the family's needs. With all downstairs rooms accessed from the spacious hallway, this four-bedroom home provides just over 2,600 square feet of living space. The generous-sized open-plan kitchen, dining and family space is at the heart of the home with French doors leading onto the back garden. A good-sized lounge for more formal occasions can be accessed from this room and from the hallway. The lounge fireplace is fitted with an Ecodesign standard Arada Holborn 5 Widescreen wood burning stove for cosy nights in. The utility room has

a door into the attached garage for ultimate convenience, while a downstairs shower room offers an added bonus. To the front of the house, a well-proportioned snug room and separate study both provide perfect spaces to work, read or relax. Upstairs, the principal bedroom has both a good-sized dressing room and en-suite bathroom. Bedroom 2 also has its own en-suite bathroom while bedrooms 3 and 4 are served by the family bathroom. Outside, there is parking for two cars and a subtly landscaped front garden



GROUND FLOOR

	mm	ft/in
Kitchen / Dining / Family	7143 x 5950	23'4" x 19'5"
Lounge	4900 x 4135	16'1" x 13'6"
Study	3310 x 2213	10'9" x 7'2"
Utility	2800 x 2600	9'2" x 8'5"
Snug	4555 x 3650	14'9" x 12'0"
Shower Room	2620 x 1650	8'6" x 5'4"
Garage	5972 x 3047	19'6" x 10'0"

Approximate Dimensions. All dimensions are maximum.



FIRST FLOOR

	mm	ft/in
Master Bedroom	4555 x 3700	14'9" x 12'1"
Ensuite	3350 x 2747	11'0" x 9'0"
Dressing	3169 x 2900	10'4" x 9'5"
Bedroom 2	4555 x 3650	14'9" x 12'0"
Ensuite	2063 x 1928	6'8" x 6'3"
Bedroom 3	3733 x 2630	12'2" x 8'6"
Bedroom 4	4134 x 2798	13'6" x 9'2"
Bathroom	2345 x 2256	7'7" x 7'4"

Approximate Dimensions. All dimensions are maximum.







APPLEYARD HOUSE PLOT 20

4 BEDROOM DETACHED HOME - 262 SQ.M / 2824 SQ.FT

Set in an enviable position on a corner plot, Appleyard House is a spacious four-bedroom home of just over 2,800 square feet. Its impressive frontage with spacious driveway provides parking for up to four cars along with a detached double garage. All the downstairs living areas are generously proportioned and can be accessed via the hallway. Designed with modern lifestyles in mind, the open-plan kitchen, dining and family area is ideal for both everyday life and entertaining. From this room, French doors lead out to the generous-sized garden. The garden, which wraps around the entire property with landscaping to the front, is a particular feature and is the perfect size for families. Adjoining the open-plan area is a spacious

lounge with double doors, giving an even greater feeling of space. The lounge fireplace is fitted with an Arada Holborn 5 Widescreen wood burning stove which exceeds Ecodesign requirements. A well-proportioned utility room with door onto the garden and a shower room both provide much-needed facilities for cleaning clothes, children and pets. To the front of the house, a large snug room and a study are ideally positioned for work, rest and play. Upstairs, the principal bedroom enjoys both a dressing room and generous en-suite bathroom. Bedroom 2 also has an en-suite bathroom, while bedrooms 3 and 4 benefit from the family bathroom.



GROUND FLOOR

	mm	ft/in
Kitchen / Dining / Family	7143 x 5950	23'4" x 19'5"
Lounge	4900 x 4135	16'1" x 13'6"
Study	3310 x 2213	10'9" x 7'2"
Utility	2800 x 2600	9'2" x 8'5"
Snug	4555 x 3650	14'9" x 12'0"
Shower Room	2620 x 1650	8'6" x 5'4"
Garage	5972 x 5972	19'6" x 19'6"

Approximate Dimensions. All dimensions are maximum.



FIRST FLOOR

	mm	ft/in
Master Bedroom	4555 x 3700	14'9" x 12'1"
Ensuite	3350 x 2747	11'0" x 9'0"
Dressing	3169 x 2900	10'4" x 9'5"
Bedroom 2	4555 x 3650	14'9" x 12'0"
Ensuite	2063 x 1928	6'8" x 6'3"
Bedroom 3	3733 x 2630	12'2" x 8'6"
Bedroom 4	4134 x 2798	13'6" x 9'2"
Bathroom	2345 x 2256	7'7" x 7'4"

Approximate Dimensions. All dimensions are maximum.





Murty relaxing by the log burner

SPECIFICATION



KITCHENS

- Bespoke hand-painted, designed and fitted cabinetry with soft close doors and drawers
- Silestone kitchen worktops
- Centre island with breakfast bar and double socket
- Larder cupboard with internal kitchen worktop and solid oak herb racks and drawers
- Neff appliances
- Separate integrated tower fridge & freezer
- In-built double oven
- Fully integrated dishwasher
- Quooker boiling water tap
- Touch control electric hob with downdraft extractor to centre island
- Ceramic sink with mixer tap
- Under cupboard LED lights

UTILITY

- Ceramic sink with mixer tap
- Plumbing provided for future provision of washing machine and tumble dryer
- Plumbing provided for future installation of a water softener

FLOOR FINISHES

- Quickstep composite oak effect flooring to kitchen/dining/family room, study, utility and hallway, as well as to WC in Plots 3 and 4
- Cormar carpets to lounge, snug (Plots 1, 2, 19 and 20), stairs, 1st floor hallway and bedrooms
- Porcelain tiled floor to WC shower room in Plots 1, 2, 19 and 20

CENTRAL HEATING

- Electric air source heat pump providing heating within the house and hot water
- 300lt Hot water tank with separate 50lt buffer tank
- Underfloor heating to downstairs
- Radiators with thermostatic valves on the first floor
- Wall thermostats for both ground and first floor heating controls
- Arada Holborn 5 Widescreen Wood Burning Stove
- Fireplace with stone mantel and traditional style chimney

TELEPHONE AND TELEVISION

- Master BT point located to media cupboard
- TV points in kitchen/dining room, living room and all bedrooms

EXTERNAL FINISHINGS

- Michelmersh Hampshire Stock facing brickwork
- Terreal clay roof tile

ELECTRICAL

- A comprehensive electrical installation including LED down lighters to the kitchen, hallway, cloakroom, bathroom and en-suite
- Central pendants to all bedrooms, living rooms and lounges
- White finish light switches and sockets
- External lighting to the front and rear gardens
- Mains operated smoke, heat and carbon monoxide alarms
- Security intruder alarm to ground floor

WARDROBES AND FITTINGS

- Bespoke fitted wardrobes in master bedroom dressing room and bedroom 2

BATHROOM

- Ground floor wet room with shower (Plots 1, 2, 19 and 20 only)
- Floor and wall tiling
- Roca sanitaryware and brassware
- All showers have Thermostatic valve with separate head/hand shower attachments
- Bath with mixer tap and shower attachment
- 8mm glass shower screen
- Large mirror
- Electric Heated towel radiator with temperature control settings
- Bespoke shaker-style integrated cabinets with shaver point
- Porcelain tiles with rectified edges

WINDOWS, DOORS AND JOINERY

- UPVC double glazed windows
- Bespoke timber front doors
- UPVC rear doors with multi-point locking system to "Secured by design" standard
- Knightsbridge white internal doors
- Staircase with oak handrail and Newell cappings

OUTSIDE

- Centrally located patio with access from kitchen/dining room
- Natural textured paving slabs to patio and front/side paths
- Gardens to rear, including turf
- Garden water tap to rear
- External double electric socket to rear
- Electric vehicle car charger

GARAGE

- Single or double garage with electric opening roller doors (Secure By Design Specification)
- Internal lighting and electrical sockets provided

SPECIFICATION





Murty's arrived after a quick dip

ELEGANT HOMES

We are a family company specialising in bespoke residential property development. Founded by Chartered Surveyor, Peter Neville in 1998, Elegant Homes Reading is dedicated to providing beautifully designed and crafted new homes in Berkshire and South Oxfordshire. Not only that, but as a family-run business we are passionate about creating communities within our developments, for an environment that improves people's lives. Attention to detail is of paramount importance and we create each

component for our homes with meticulous planning and careful thought. Quality brands and design excellence underpin our ethos and we don't believe in cutting corners. We understand that the little things matter. As with our previous developments, we took a long time to understand the needs of the local community to ensure Manor Meadow is a place to be proud of. The fact that our buyers get to know us and become our friends is testament to this philosophy.



Ash Hurst, Goring



Farina Close, Sonning Common



Morrison, Henley-on-Thames



Albert Road, Caversham Heights



Clare Green Road, Spencers Wood



Manor Meadow Phase 1, Goring



Ash Hurst, Goring Phase 2

“ At Elegant Homes, we believe that good design improves people’s lives and all of our houses are designed and built for better living. ”

Peter Neville
Founder and Managing Director, Elegant Homes



“ We have enjoyed living in this house and really appreciate the design that went into it. We particularly like the style and quality of bathroom and bedroom fittings, as well as the tiling. We wouldn’t have any reservations on recommending you to others. ”

Eamon Holliday
8 Ash Hurst Homeowner, July 2023



Goring & Streatley Station
0.3 miles, 6 minute walk

Reading
10 Miles

Oxford
20 Miles

M4 / Theale (Junction 12)
10 Miles

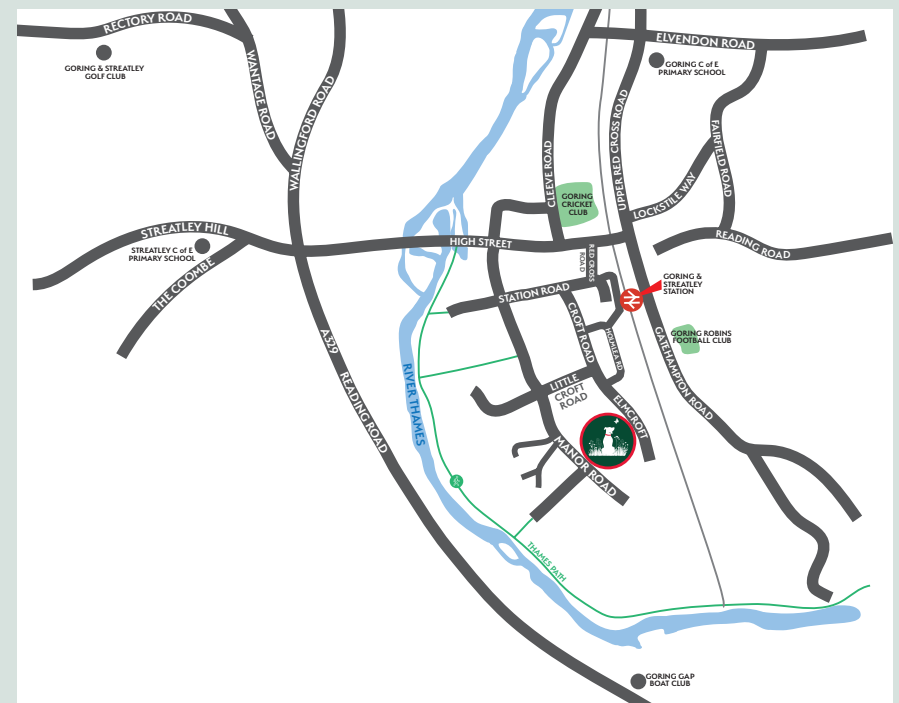
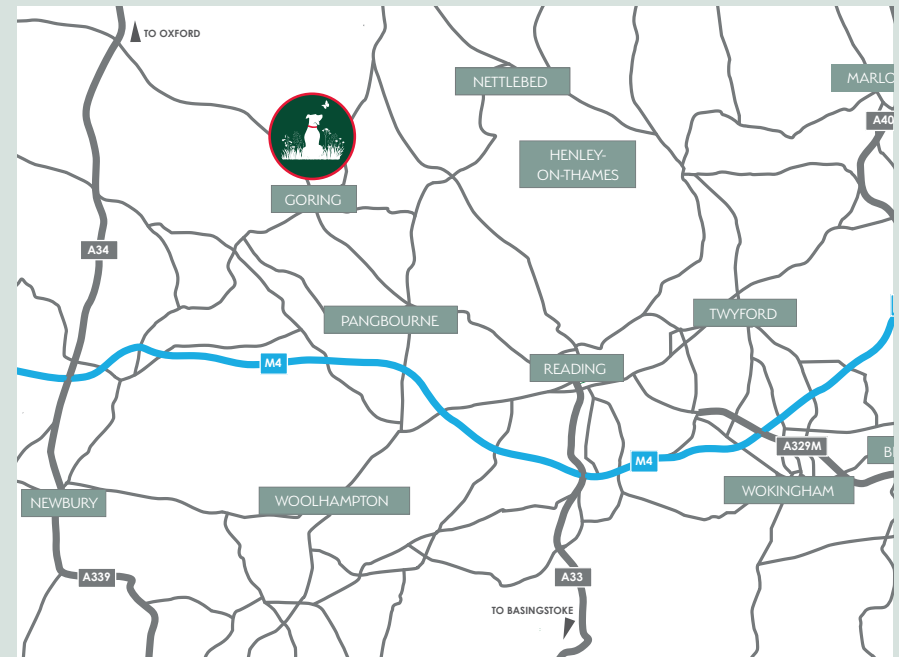
Henley on Thames
13 Miles





Newbury
13 Miles

M40 / Lewknor (Junction 6)
16 Miles





A DEVELOPMENT BY

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SELLING AGENT



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