



LINWOOD

LIMETREE ROAD ♦ GORING-ON-THAMES ♦ OXFORDSHIRE





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High Street shops, River Thames and railway station (London Paddington within the hour) - 2/3 Minutes Walk ♦ Reading (London, Paddington 27 minutes) - 11 Miles ♦ M4 (J12) - 11 Miles ♦ M40 (J6) - 14 Miles ♦ Henley on Thames - 12 Miles ♦ Oxford - 19 Miles ♦ Wallingford - 4.5 Miles (Distances and times approximate)

Idyllically located in a most desirable location in the very quiet heart of this quintessential English riverside village, enjoying a relaxing ambience and outlook, yet just a short walk from the mainline train station providing direct access to London in approximately 45 minutes, extensive shopping and amenities, and outstanding schooling, Linwood is a most distinguished brand-new home, stunning in architectural design and stylishly appointed throughout. Peacefully situated in approximately 0.25 of an acre of professionally landscaped gardens and grounds, extending in all to approximately 5,102 sq ft, inclusive 6 bedrooms, 4 being suites, 5 bathrooms, 7 reception rooms, and an attached garage, a wonderful lifestyle is to be enjoyed, embracing contemporary living with that of a rather more traditional air, whilst duly encapsulating an ‘Al Fresco’ living, culminating in a simply stunning family home.

- ♦ An Exquisite Brand-New Family Residence Extending To Approximately 5,102 Sq Ft Of Striking Architectural Design & Exceptionally Stylish Appointment Set In Stunning Gardens & Grounds Of Approximately 0.25 Of An Acre
 - ♦ Quintessential English Riverside Village Within Close Walking Distance To The River Thames, Extensive Amenities, Outstanding Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour
 - ♦ Spacious & Attractively Landscaped Gated Driveway & Forecourt With Surrounding Gardens
 - ♦ Oak Framed Covered Front Entrance Porch
 - ♦ Grand Galleried & Vaulted Reception Hall
 - ♦ Cloakroom With ‘Lusso Stone’ Furniture
 - ♦ Coat Cupboard
- ♦ Drawing Room With French Doors Overlooking Gardens & Marble Fireplace With Gas Fire
 - ♦ Open Plan Kitchen / Breakfast Room With Fitted ‘Daval Furniture’ Kitchen With Stone Worksurfaces & Walk-In Pantry
 - ♦ Utility Room With Fitted ‘Daval Furniture’ Units & Stone Worksurfaces
 - ♦ Boot Room
 - ♦ Family Room With Fitted Media / Library Furniture & Log Burner
 - ♦ Garden Room With Log Burner & Lantern Light
 - ♦ Dining Room With French Doors Overlooking Gardens
 - ♦ Study
 - ♦ 1st Floor Grand Galleried & Vaulted Landing
 - ♦ Airing Cupboard
 - ♦ Linen Store Cupboard
- ♦ Vaulted Master Bedroom Suite With Bespoke Fitted Walk-In Dressing Room & En-Suite Bathroom With Lusso Stone Furniture & Roll Top Bath
 - ♦ 2 Further Bedroom Suites With En-Suite Shower Rooms With Lusso Stone Furniture
 - ♦ 1 Further Bedroom
 - ♦ Family Bathroom With Lusso Stone Furniture
 - ♦ 2nd Floor Galleried Landing
 - ♦ Bedroom Suite With En-Suite Shower Room With Lusso Stone Furniture & 2 Walk-In Eaves Stores
 - ♦ 1 Further Bedroom With 2 Walk-In Eaves Stores
 - ♦ Garage
 - ♦ In All Extending To Approximately 5,102 Sq Ft
 - ♦ Private & Mature Professionally Landscaped Gardens & Grounds Of Approximately 0.25 Acre



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands 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 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.

The area is also extremely well served by an excellent range of state and private schooling which includes not only the well revered Goring-on-Thames Primary School and Langtree Secondary School in Woodcote, but also 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-on-Thames 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, with the full service scheduled to commence in 2021, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

Lime Tree Road lies just to the South of the village centre and High Street and is a private un-adopted road linking Manor Road with Croft Road in what is generally regarded as the most favoured part of Goring-on-Thames comprising mainly individual properties in private and mature gardens.







PROPERTY DESCRIPTION

Situated in a peaceful and idyllic location in the prestigious quiet heart of this popular English riverside village, well set back in mature and private electrically gated professionally landscaped gardens and grounds, Linwood is a striking and most distinguished newly built residence with a wholly relaxing yet engaging ambience, showcasing proudly the architectural attributes of the property, both internally and externally.

Built to an exceptionally high standard, by Messrs Bentier Homes, being of traditional architectural design

with appealing red brick and part knapped flint / part cedar boarded elevations under a tri-hipped clay tiled roof, internally a most striking balance of traditional and contemporary notes are evident, affording particularly generous accommodation of approximately 5,102 sq ft, including the attached garage, with an inspired and striking layout to be found, boasting open plan contemporary living combined impressively with that of a rather more traditional air, which embraces light and space most creatively, and no more impressively witnessed as one walks through into the vaulted grand galleried reception hall, where a theatrical tone is set.



Resting peacefully in its private and mature gardens and grounds, passing wide stone sets flanked by grassed verges, an electrically controlled wrought iron gate opens onto the wide splayed gravelled driveway which runs across the front of the property, with attractive planting affording a delightful and peaceful approach. A wrought iron pedestrian gate opens through to a stone laid pathway which leads up to the oak covered front porch, and peels off two ways, affording access to the rear gardens and grounds on both sides of the property.

The stone laid patio and pathways wrap around the rear of the property, interspersed with delightful, planted beds as they meet the main lawned garden. Most private, a mature outlook is to be enjoyed, a distinct benefit afforded from careful planning and design to the gardens, which embrace the house itself, encouraging free flow throughout.

All principal reception rooms lead off the vaulted grand galleried reception hall, including the drawing room with marble fireplace and gas fire, study, dining room, and kitchen / breakfast room, which itself enjoys an open aspect into the family room and garden room, which hosts an attractive through and through log burner between the two rooms, and the family room itself hosting fitted multimedia and library orientated furniture. The kitchen / breakfast room is luxuriously fitted out, with a walk-in pantry, and hand painted units blending seamlessly with the stunning stone work surfaces and is only further enhanced by the charming atmosphere afforded via great natural light and the creative architectural lighting. Off the kitchen there is an attractive boot room with boxed seating and a spacious and well fitted utility room. All principal rooms have traditional French doors opening out on to the spacious garden terrace, truly inviting inside outside living and perfect for 'Al Fresco' dining.

Rising to the first floor, stunning views over the hall and landing above are to be enjoyed, with the spacious galleried landing opening through to 3 bedroom suites, 1 further bedroom and a family bathroom. The master bedroom suite is truly wonderful, vaulted with to the main bedroom area, with a stunning fitted walk-in dressing room, and a similarly stunning bathroom, which features a central roll-top bath. To the 2nd floor the galleried landing looks back down to the core of the house, truly quite impressive to view. Here, there are 2 bedrooms, 1 being a suite, and 4 separately accessed spacious walk-in eaves stores.

A simply wonderful opportunity afforded to acquire such a distinguished and delightful brand-new home, and quite rare to the open market, early viewing of Linwood is highly recommended.







ABOUT THE DEVELOPER

Bentier is a family-owned business with an impressive track record of designing and building luxury homes of the highest standard. Our mission statement is simple; to create homes that our customers love to live in.

All of our properties are individually designed to suit the location and feature exquisite attention to detail in terms of craftsmanship, materials and finish. We are registered with the National House Building Council (NHBC) as a builder and developer and for peace of mind, each home we build carries a 10 year NHBC warranty.

Operating from our head office in Reading we plan, design and create exclusive luxury homes for resale. We also offer clients the opportunity to create their dream home via our Bentier Bespoke service.

We are genuinely passionate about what we do, and the homes we build are testament to that passion.

Bentier Homes has won the NHBC Pride in the Job award in consecutive years from 2017 - 2020. It is the only UK-wide competition dedicated to recognising Site Managers who achieve the highest standards in house building. A Pride in the Job award is the highest industry accolade.

When we build a luxury home, we try to imagine what it would be like to live in. We consider every detail so that when you move in, everything is just right. Individually designed and constructed to the highest specification, we are proud of the homes we build, and we want you to be too.

More than just a house.... The perfect luxury home!



DETAILED SPECIFICATION

KITCHEN BREAKFAST ROOM & UTILITY ROOM

- ◆ Hand painted Pembroke kitchen design from British kitchen designer Daval Furniture
- ◆ Tuscan white Quartz worktops
- ◆ Siemens & Miele integrated appliances
- ◆ Recessed LED down-lighters
- ◆ Large format floor tiles

EN-SUITES, BATHROOM & CLOAKROOM

- ◆ Natural Stone detailing to all bathrooms to compliment tiling
- ◆ Floor to ceiling tiling as appropriate
- ◆ Underfloor heating
- ◆ Lusso Stone sanitary wear and furniture
- ◆ Hansgrohe shower fittings
- ◆ Large illuminated & heated mirrors
- ◆ Electric Heated towel radiators

STAIRCASE

- ◆ Bespoke designed, and hand painted staircase

WARDROBES

- ◆ Fitted wardrobes throughout all bedrooms with fully fitted out master bedroom suite walk-in dressing room

DOORS

- ◆ Internal doors are hand painted with brushed chrome furniture
- ◆ Solid Oak feature front door with Side lights
- ◆ Electrically operated Timber garage door

FLOOR FINISHES

- ◆ Large format tiles to Entrance hallway, Guest WC, kitchen, Breakfast, utility room, boot room, larder

- ◆ Oak plank flooring to Formal dining room, Family & Garden room
- ◆ Eaton Square, Mulberry carpet throughout bedrooms, landings, stairs, playroom, storage on 2nd floor, study and sitting room

DECORATION AND FINISH

- ◆ Internal wall colours from the Little Greene palette
- ◆ Coving throughout downstairs rooms, and landings
- ◆ All woodwork finished in Eggshell
- ◆ Painted staircase with stained Oak handrail

ELECTRICAL

- ◆ A comprehensive electrical installation including LED down lighters throughout - some rooms to also have feature pendant positions
- ◆ Brushed finish light switches and sockets throughout
- ◆ Shaver / toothbrush points in all bathrooms
- ◆ External lighting to the front and rear landscaped gardens
- ◆ Mains operated smoke alarm
- ◆ Integrated Cat 6 cabling for all audio-visual requirements
- ◆ Waterproof external double socket to rear of property

TELEPHONE AND TELEVISION

- ◆ Master BT point suitably located
- ◆ TV points throughout all habitable rooms

CENTRAL HEATING

- ◆ Vaillant gas fired central heating system providing underfloor heating throughout the ground and first floors with radiators with thermostatic valves on the second floor
- ◆ Pressurised hot water cylinder with additional pumped system to ensure equal pressure throughout the house
- ◆ A back up electric immersion heater is fitted to the hot water cylinder

INSULATION

- ◆ Insulation is provided to exceed the latest NHBC thermal regulations

WINDOWS

- ◆ 'A' rated High performance windows & doors
- ◆ Electrically operated glass roof lights to 2nd floor and master bedroom suite

EXTERNAL FINISHING

- ◆ Professional landscaped gardens to rear, front and driveway, designed and laid by 'Creative Landscape'
- ◆ Hamble Blend facing brick
- ◆ Clayhall Plain clay roof tile – medium blend
- ◆ Knapped Flint
- ◆ Featheredge cedar cladding
- ◆ Old English chippings on driveway
- ◆ Natural Indian sandstone laid to patio and paths around property to landscape design
- ◆ External lighting to property

SECURITY & PEACE OF MIND

- ◆ High specification alarm system from 'Banham Alarms' with key fobs and panic button to master bedroom suite
- ◆ External lighting to house, gate piers & porch entrance
- ◆ Lockable window furniture
- ◆ Front door with multi point locking system
- ◆ Mains smoke detectors
- ◆ NHBC 10-year build mark warranty - Linwood has been independently inspected throughout construction by the national house building council. It has been issued with a ten-year NHBC build mark warranty certificate.

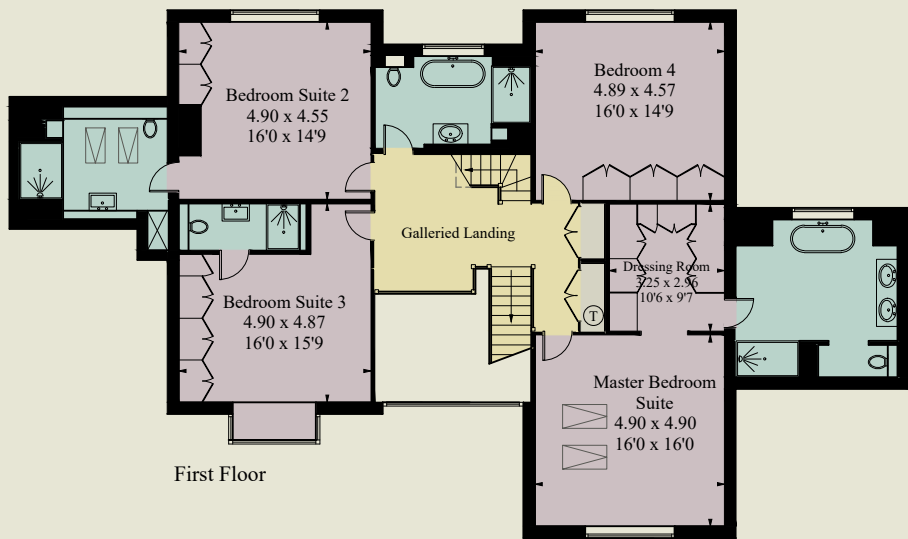


Linwood, Limetree Road, Goring-on-Thames, RG8 9EY

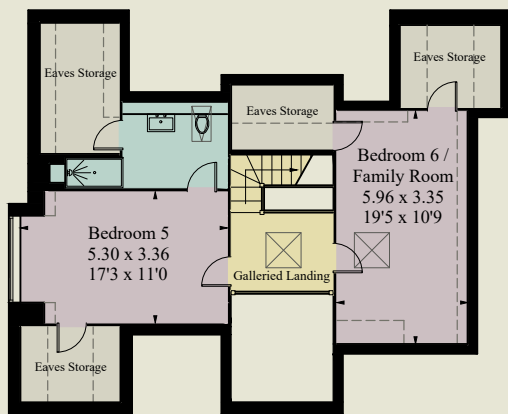
Approximate Gross Internal Area = 462 sq m / 4972 sq ft (including Garage)

Limited Use Area = 12 sq m / 129 sq ft

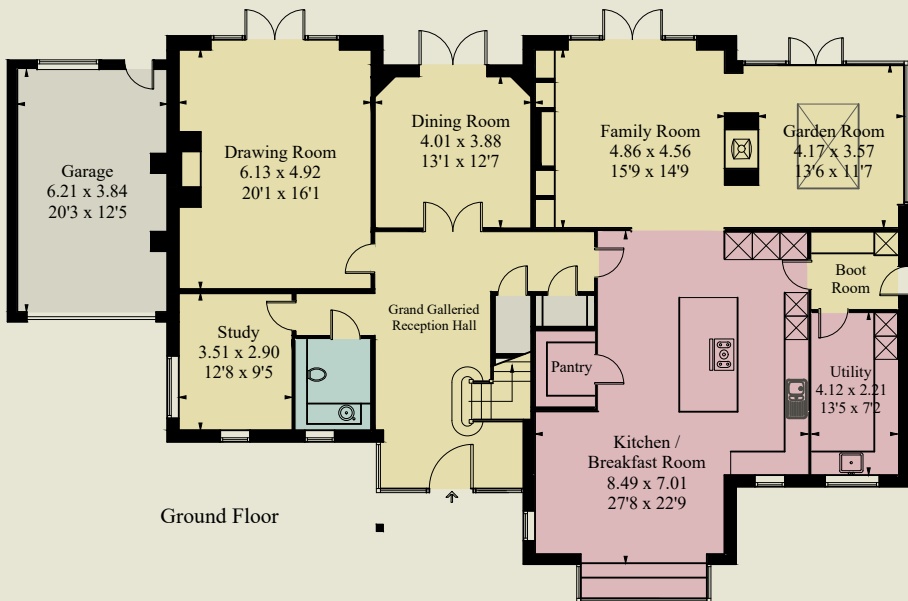
Total = 474 sq m / 5102 sq ft



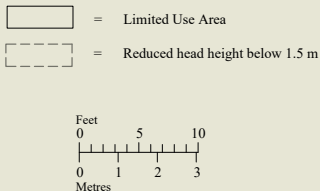
First Floor



Second Floor



Ground Floor



CREATESPACE DESIGN ref 184

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



GENERAL INFORMATION

Services: All main services are connected to the property. Gas fired central heating (Underfloor to ground and first floors) and hot water from pressurised water system. CAT 6 network installed throughout for multimedia integration. Ultrafast broadband available for connection. Mains Banham alarm system installed.

Warranty: NHBC 10 year build mark new home warranty

Energy Performance Rating: B / 88

Postcode: RG8 9EY

Local Authority: South Oxfordshire District Council
Telephone: 01235 422 422

VIEWING

Strictly by appointment through Warmingham & Co or Davis Tate.

DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street. Turn left opposite the Miller of Mansfield into Manor Road and at the bend in the road by the John Barleycorn Pub continue straight across onto Manor Road again. A short way along, take the first left into Lime Tree Road, and Linwood will be found on the right-hand side in a further 100 metres or so.

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 or Davis Tate. 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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