



# ST. GEORGE'S COURT

BERE COURT ROAD PANGBOURNE BERKSHIRE RG8 8JY

**BEWLEY**  
HOMES PLC





*Bewley Homes proudly presents St. George's Court, a unique development of eight individual homes offering substantial living accommodation which includes four and five bedrooms, spacious reception rooms and garages set within beautifully landscaped gardens...*

*exquisite living in every sense*

**BEWLEY**  
HOMES PLC





Bere Court Road



Canoeing on The Thames



The Greyhound at Tidmarsh, Pangbourne

# Pangbourne

## A WORLD CLASS ADDRESS

Bewley Homes take great pleasure in welcoming you to our latest prestigious development, St. George's Court, set in the picturesque village of Pangbourne. The name Pangbourne derives from the Saxon word Paegingaburnam meaning 'the stream of the sons of Paega'. Paega being the leader of the Saxon group who settled on this site. No wonder Pangbourne has been the subject of much literary inspiration, K. Grahame, writer of 'Wind in the Willows' lived at Church Cottage and The Swan is referred to in Jerome K. Jeromes's 'Three Men in a Boat', as it is surrounded by stunning countryside and the River Pang slowly meanders through to join the River Thames.

The village consists of an excellent range of local shops including a supermarket, post office, award winning butchers, baker, florist, hardware store and branches of several banks. Just fifteen minutes drive away is Reading, a large bustling town that is home to the Oracle, the region's premier shopping centre with over 90 top name shops, numerous riverside restaurants, cafes and bars and a 10-screen Vue cinema.

There are excellent schooling facilities in the area, Pangbourne College and Bradfield College are within easy access as are St. Andrew's Preparatory School, Moultsford Preparatory School for Boys, Cranford

House, Downe House and The Oratory preparatory and senior schools. Pangbourne Primary School plays an important part in the local community and Theale Green Community School provides comprehensive senior education and has a school bus pick up in Pangbourne.

Highlight of the year is the superb Pangbourne Village Fete which is held by the riverside each June. A fun-packed weekend is guaranteed with a good selection of craft, commercial and charity stalls along with a beer tent, hog roast, live music and a spectacular firework display finale.



## for LEISURE

There are an abundance of good restaurants and traditional pubs in and around Pangbourne. The picturesque Cross Keys has the River Pang running through its garden, The Swan has a terrace overlooking the River Thames and weir and The George Hotel, a former 17th century coaching inn.

In addition the area boasts many gourmet and fine dining experiences, all within close proximity to St. George's Court, an enviable choice of prestige restaurants owned by some of the country's most famous, Michelin Star chefs including...

- **The Leatherne Bottel, Goring-on-Thames**
- **The Vineyard, Stockcross, Newbury**  
*Decanter & Laurent Perrier Restaurant of the Year 2012*
- **The French Horn, Sonning-on-Thames**
- **The Fat Duck, Bray**  
*Heston Blumenthal's 3\* Michelin Guide Restaurant*
- **The Hand & Flowers, Marlow**  
*of BBC's Tom Kerridge's Proper Pub Food fame 2\* Michelin Guide Restaurant*
- **Le Manoir aux Quat'Saisons, Great Milton, Oxford**  
*Raymond Blanc's 2\* Michelin Guide Restaurant*

Live music, drama, comedy and much more can also be found in Berkshire. The wider county offers some of the best entertainment around such as...

- **Watermill Theatre, Bagnor, Newbury**
- **The Mill at Sonning, Sonning-on-Thames** - *the only dinner theatre in the UK*
- **Henley Royal Regatta, Henley-on-Thames**
- **Henley Rewind Festival, Henley-on-Thames**

Sporting enthusiasts have an unbeatable choice in and around Pangbourne including...

- **Bradfield College with a first class fitness centre, very fine indoor swimming pool, gymnasium, squash courts and indoor tennis courts.**
- **Golf enthusiasts are well catered for with Streathly Hills, Mapledurham and Calcot golf courses within easy distance.**

Royal Berkshire is, of course, renowned for its famous horse racing courses:

- **Newbury Racecourse** - *home of the Hennessy Gold Cup*
- **Royal Ascot** - *one of Europe's most famous race meetings*
- **Royal Windsor Racecourse**







6 The Swan at Streatley



7 Le Manoir aux Quat'Saisons, Great Milton, Oxford



8 The Waterside Inn, Bray



9 The Fat Duck, Bray



10 The Hand & Flowers, Marlow



11 The Angel on the Bridge, Henley-on-Thames



## for LOCATION

St. George's Court, a country retreat that's within easy reach of all the amenities and services you could wish for.

The historical, vibrant town of Reading is just 7.5 miles to the east offering excellent shopping and leisure facilities as well as a lively and varied nightlife. Approximately 12 miles to the west, situated on the River Kennet and the Kennet and Avon Canal, is the charming market town of Newbury offering not only a wide range of top fashion and lifestyle brands but also plenty of coffee shops, restaurants and bars.

St. George's Court is approximately a 5 mile drive from Jct 12 of the M4 which connects to the M25 providing access to the whole UK motorway network as well as Heathrow and Gatwick airports.

Just a 10 minute journey from Pangbourne Station will get you into Reading Mainline Station. There is also an Intercity fast train connection to London Paddington that takes approximately 25 minutes.

### Approximate distances from the centre of St. George's Court to:

- Ascot: 24.6 miles
- Henley-on-Thames: 13.9 miles
- London: 50.9 miles
- Newbury: 12.9 miles
- Oxford: 24.5 miles
- Reading: 7.5 miles
- Windsor: 30.3 miles







ST. GEORGE'S COURT

BERE COURT ROAD PANGBOURNE BERKSHIRE RG8 8JY

SITE PLAN







*Each new home is constructed with a concrete ground floor system with the first floor being either concrete (plots 1 to 5) or timber joists (plots 6 to 8), with traditional brick and block external cavity walls.*

#### *High quality fixtures & fittings*

- Double glazed painted timber windows and internal doors with multi-point locks and polished chrome furniture
- White oak 4 panel internal doors
- Painted softwood front entrance door
- Painted staircase with oak handrail and Newel caps
- Decorative moulded skirting boards and architraves
- Decorative cornice to all reception rooms, kitchen, hall, landing and master bedroom
- Coving to bedrooms 2 to 5, cloakroom and utility
- Smooth finished ceilings throughout
- Internal walls painted Almond White emulsion with woodwork painted White Satinwood
- Built-in wardrobes with white 4 panel doors as per floor plans
- Loft ladder with area for storage (except plots 4, 7 and 8 – no access to loft)

#### *Heating, security & electrics*

- Daiken Altherma high temperature air source heat pump heating and hot water system
- Under floor heating to ground and first floors to plots 1 to 5
- Under floor heating to ground floor to plots 6 to 8 and radiators to first floor
- Plots 1 to 5, 7 and 8: class 1 chimney with stone fireplace surround and log burning stove
- Plot 6: freestanding log burning stove on granite hearth
- Mains operated smoke detectors
- Fully fitted security alarm system
- Lighting and power to loft with light to under stairs cupboard (where applicable)
- Wiring for TV/Satellite for SkyPlus to drawing room, family room and master bedroom
- Wiring for TV/Satellite for Sky to all other bedrooms and study (where applicable)
- BT points adjacent to TV points
- Shaver socket in bathroom and en-suite

#### *Kitchen & utility*

- Choice of designer kitchen units\* with composite stone worktops, upstand and pelmet lighting (post-formed laminate worktops in the utility)
- Stainless steel finished Siemens appliances consisting of single multi-function oven, induction hob and recirculating hood, with integrated combination microwave and grill, fridge/freezer and dishwasher
- Plumbing for washing machine and tumble drier in the utility of plots 1 to 5. An integrated washing machine will be fitted in the kitchen of plots 6 to 8
- Brushed stainless steel under mounted sink with monobloc mixer tap and a single bowl to the utility
- Recessed white downlights with chrome switches and sockets
- Choice of ceramic floor tiles\* and stainless steel splashback behind hob







IMMERSE YOURSELF IN  
*luxury*



*The elevations are varied with either stock facing brickwork with contrasting brick/stone features and plain clay tiles to the roof.*

#### *Bathroom, en-suite & cloakroom*

- Roca white bathroom suite with steel bath and Grohe chrome fittings
- Thermostatic mixer valve to shower cubicle
- Bathroom furniture for storage with stone top and upstand
- Simpson shower screen/doors
- Recessed white downlights
- Choice of ceramic wall and floor tiling \*
- Multi rail chrome towel warmer - not cloakroom

#### *Externals*

- Low maintenance PVCu fascias, downpipes and bargeboards
- Access road, driveways and parking spaces block paved
- Private footpaths and patios to be traditional style paving slabs
- Front and rear gardens turfed and landscaped to approved design
- Rear garden boundaries to be enclosed by estate fencing with hedging in accordance with a comprehensive landscape scheme
- Light fitted to all external doors and garage
- Electrically operated garage with light and power
- Water tap to rear of property and garage (excludes detached garages)
- Electric point to rear of property
- Water butt

#### *Premier Guarantee*

Each property will be sold with the benefit of the 10 year Premier structural warranty. A comprehensive Premier handbook will be given to the purchasers on completion and full details of the scheme will be available through the Sales Office.

#### *24-hr Pinnacle Emergency Cover for two years*

In addition, a number of guarantees will be available covering such items as the heat pump and the kitchen appliances. These guarantees provide further peace of mind and, in the case of the kitchen appliances, the purchaser is able to contact the local service engineer directly in the event of a fault developing.

\* Subject to stage of construction and availability



Plot 1



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# Plot One



Ground Floor

Kitchen / Breakfast Room	5.94m x 5.44m	19'6" x 17'9"
Family Room	4.25m x 3.83m	14'0" x 12'6"
Dining Room	4.45m x 4.34m	14'6" x 14'3"
Drawing Room	7.62m x 4.58m	25'0" x 15'0"
Study	3.99m x 3.02m	13'0" x 10'0"



First Floor

Master Bedroom	5.19m x 4.58m	17'0" x 15'0"
Bedroom 2	5.27m x 3.77m	17'3" x 12'3"
Bedroom 3	4.34m x 3.82m	14'3" x 12'6"
Bedroom 4	4.26m x 3.57m	14'0" x 11'9"
Bedroom 5	3.99m x 3.40m	13'0" x 11'3"

All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Designs may vary according to plot. Bewley Homes reserves the right to vary as necessary to complete the works.



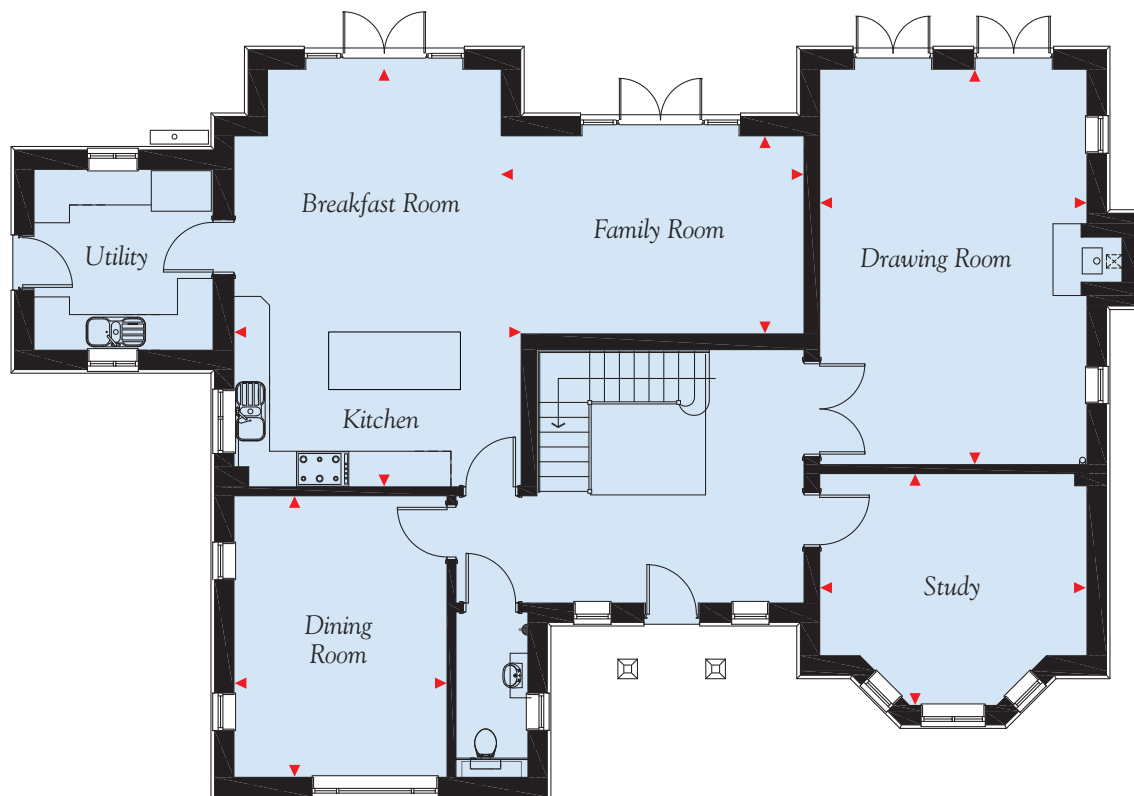
Plot 2



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## Plot Two



### Ground Floor

Kitchen / Breakfast Room	7.05m x 4.85m	23'3" x 16'0"
Family Room	5.11m x 3.34m	16'9" x 11'0"
Dining Room	4.77m x 3.60m	15'9" x 11'9"
Drawing Room	6.67m x 4.51m	22'0" x 14'9"
Study	4.51m x 3.91m	14'9" x 12'9"



### First Floor

Master Bedroom	4.96m x 3.63m	16'9" x 12'0"
Bedroom 2	4.27m x 3.16m	14'0" x 10'6"
Bedroom 3	4.51m x 3.85m	14'9" x 12'9"
Bedroom 4	4.51m x 3.20m	14'9" x 10'6"
Bedroom 5	4.02m x 3.45m	13'3" x 11'3"

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Plot 3



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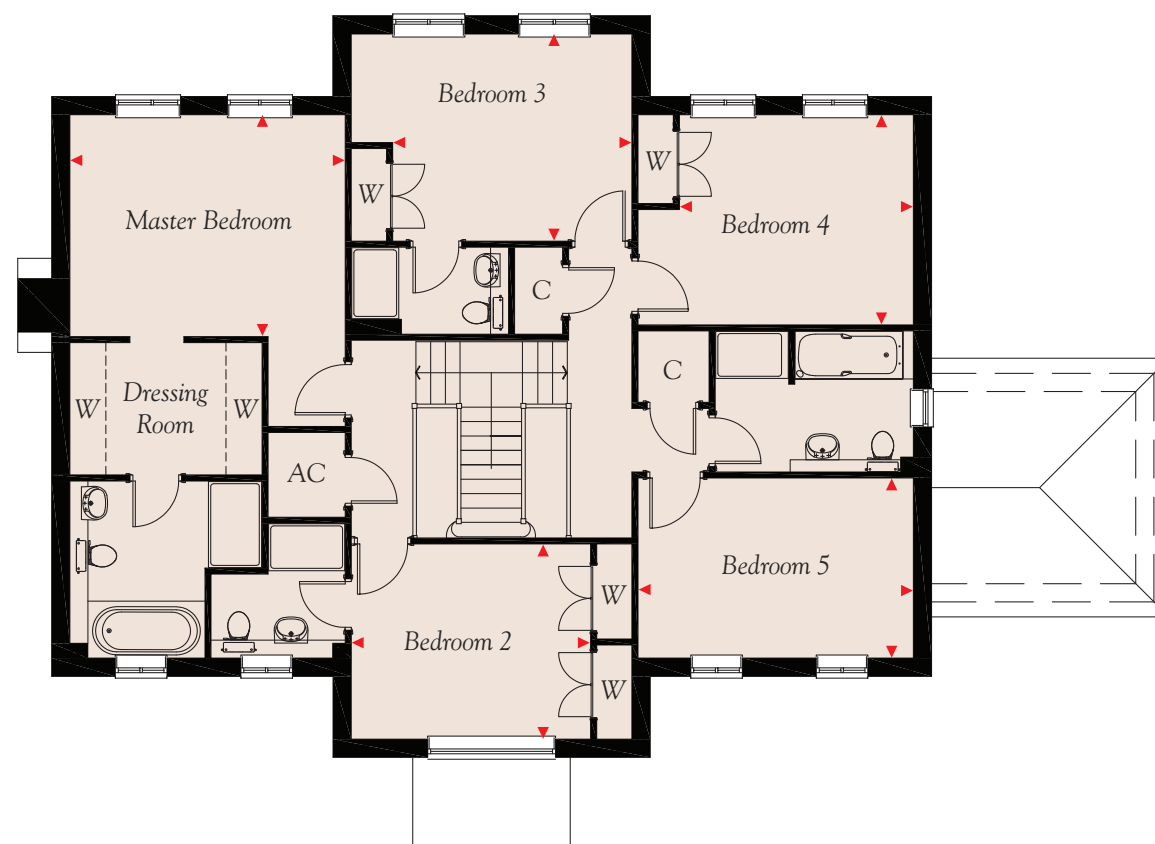


# Plot Three



Ground Floor

Kitchen / Family Room	9.05m x 4.47m	29'9" x 14'9"
Dining Room	5.00m x 4.67m	16'6" x 15'3"
Drawing Room	6.51m x 4.47m	21'3" x 14'9"
Study	4.47m x 2.44m	14'9" x 8'0"



First Floor

Master Bedroom	4.58m x 3.69m	15'0" x 12'3"
Bedroom 2	3.97m x 3.25m	13'0" x 10'9"
Bedroom 3	3.98m x 3.45m	13'0" x 11'3"
Bedroom 4	3.90m x 3.50m	12'9" x 11'6"
Bedroom 5	4.58m x 3.00m	15'0" x 9'9"

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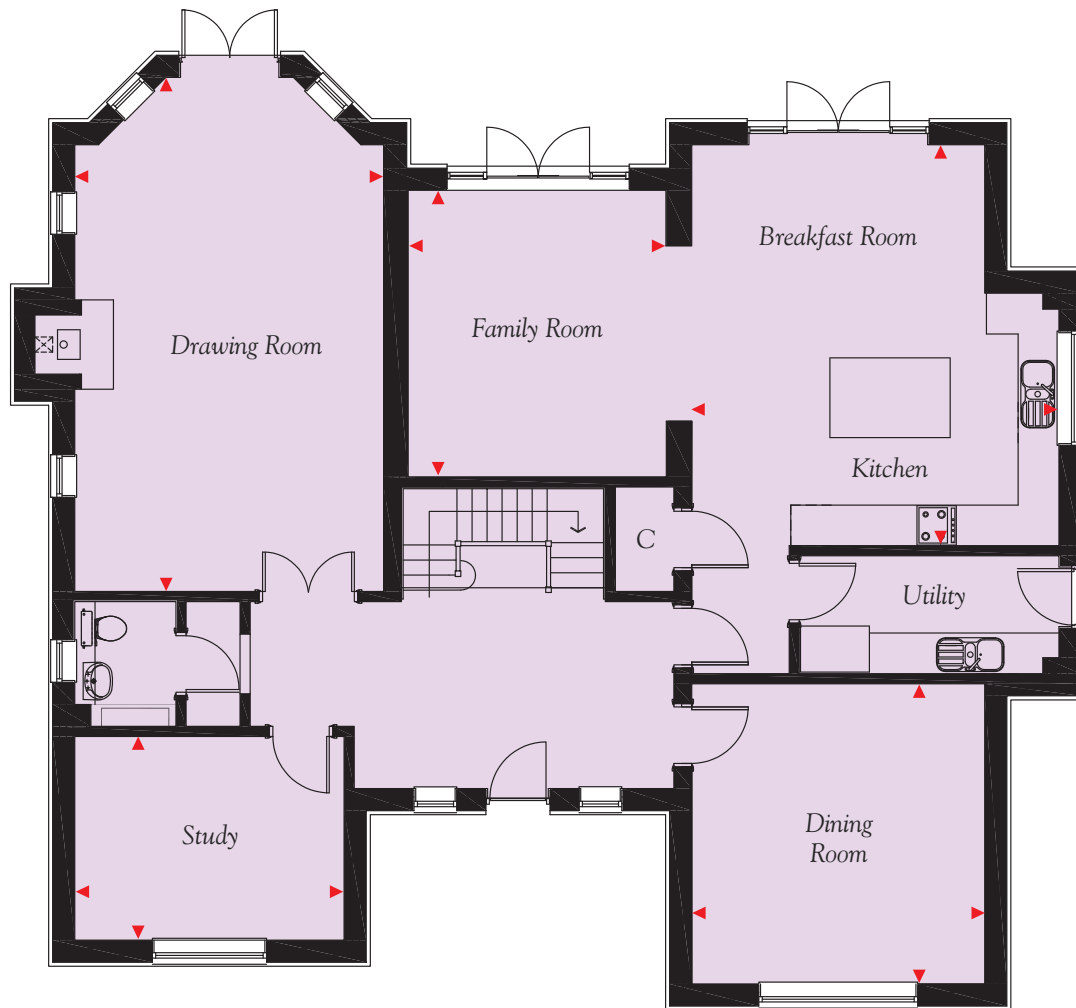
Plot 4



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## Plot Four



Ground Floor

Kitchen / Breakfast Room	5.94m x 5.44m	19'6" x 17'9"
Family Room	4.25m x 3.83m	14'0" x 12'6"
Dining Room	4.45m x 4.34m	14'6" x 14'3"
Drawing Room	7.62m x 4.58m	25'0" x 15'0"
Study	3.99m x 3.02m	13'0" x 10'0"



First Floor

Master Bedroom	5.19m x 4.58m	17'0" x 15'0"
Bedroom 2	5.27m x 3.77m	17'3" x 12'3"
Bedroom 3	4.34m x 3.82m	14'3" x 12'6"
Bedroom 4	4.26m x 3.57m	14'0" x 11'9"
Bedroom 5	3.99m x 3.40m	13'0" x 11'3"

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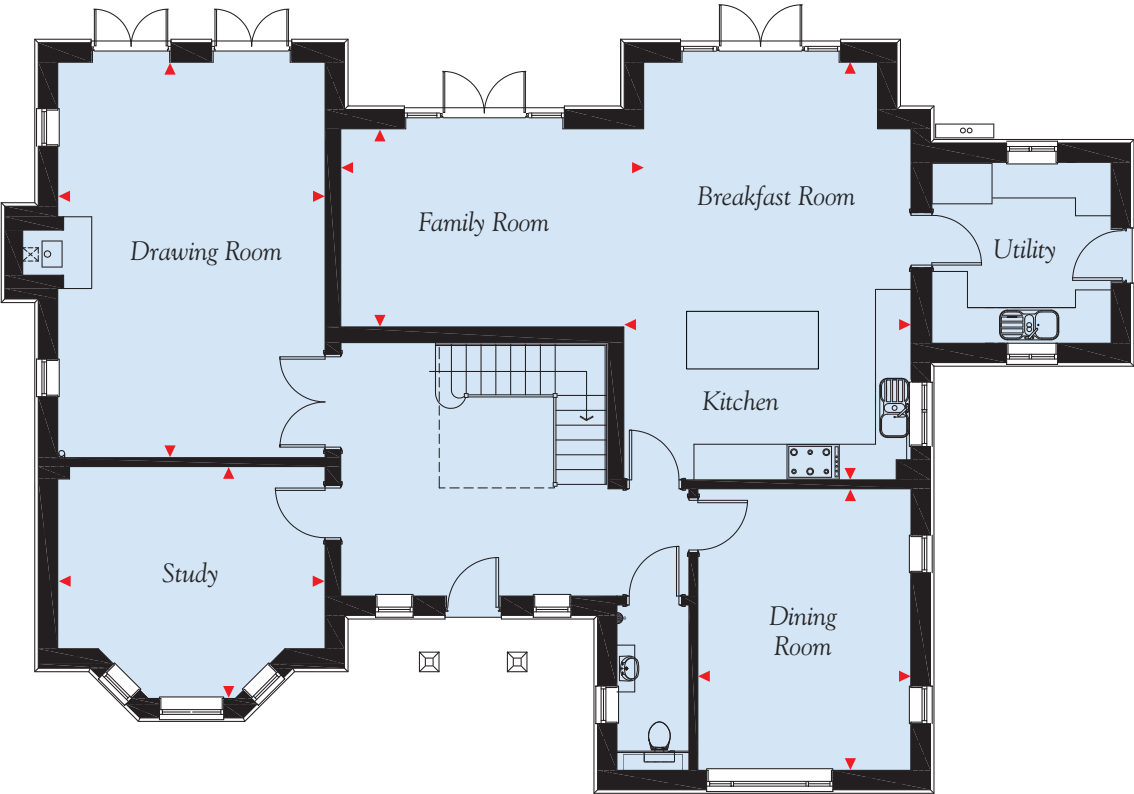
Plot 5



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# Plot Five



Ground Floor

Kitchen / Breakfast Room	7.05m x 4.85m	23'3" x 16'0"
Family Room	5.11m x 3.34m	16'9" x 11'0"
Dining Room	4.77m x 3.60m	15'9" x 11'9"
Drawing Room	6.67m x 4.51m	22'0" x 14'9"
Study	4.51m x 3.91m	14'9" x 12'9"



First Floor

Master Bedroom	4.96m x 3.63m	16'9" x 12'0"
Bedroom 2	4.27m x 3.16m	14'0" x 10'6"
Bedroom 3	4.51m x 3.85m	14'9" x 12'9"
Bedroom 4	4.51m x 3.20m	14'9" x 10'6"
Bedroom 5	4.02m x 3.45m	13'3" x 11'3"

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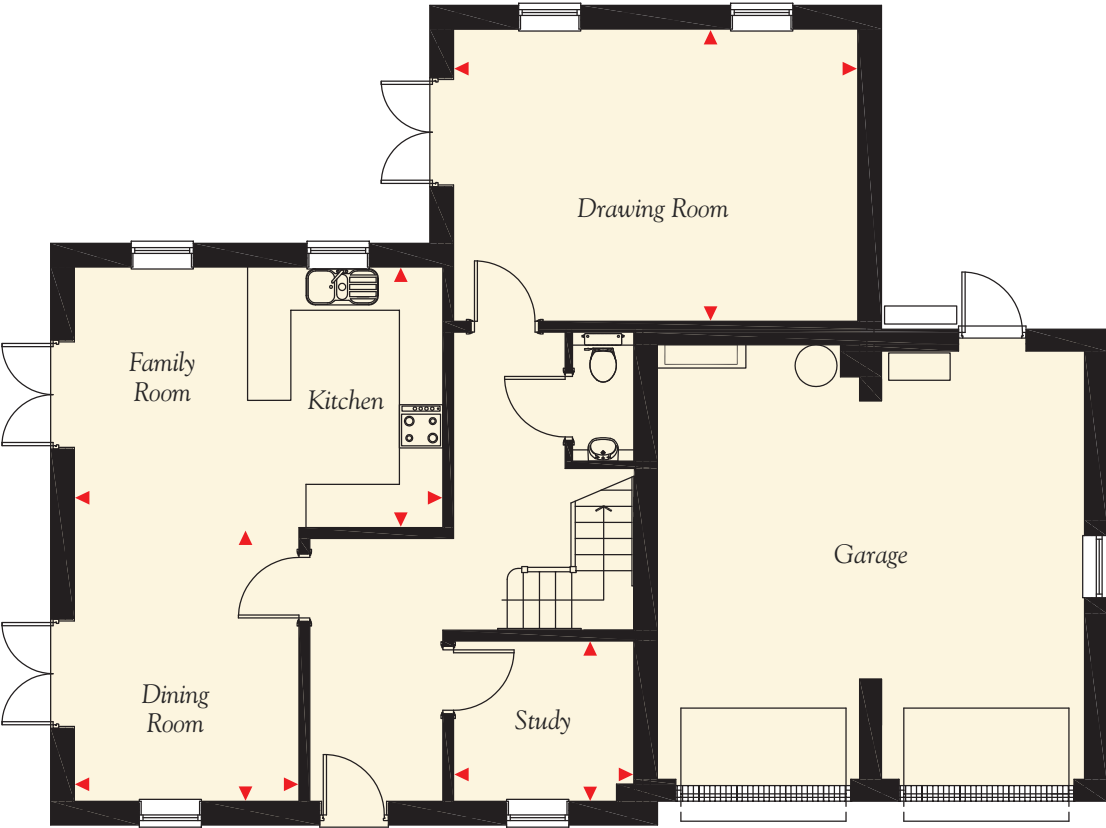
Plot 6



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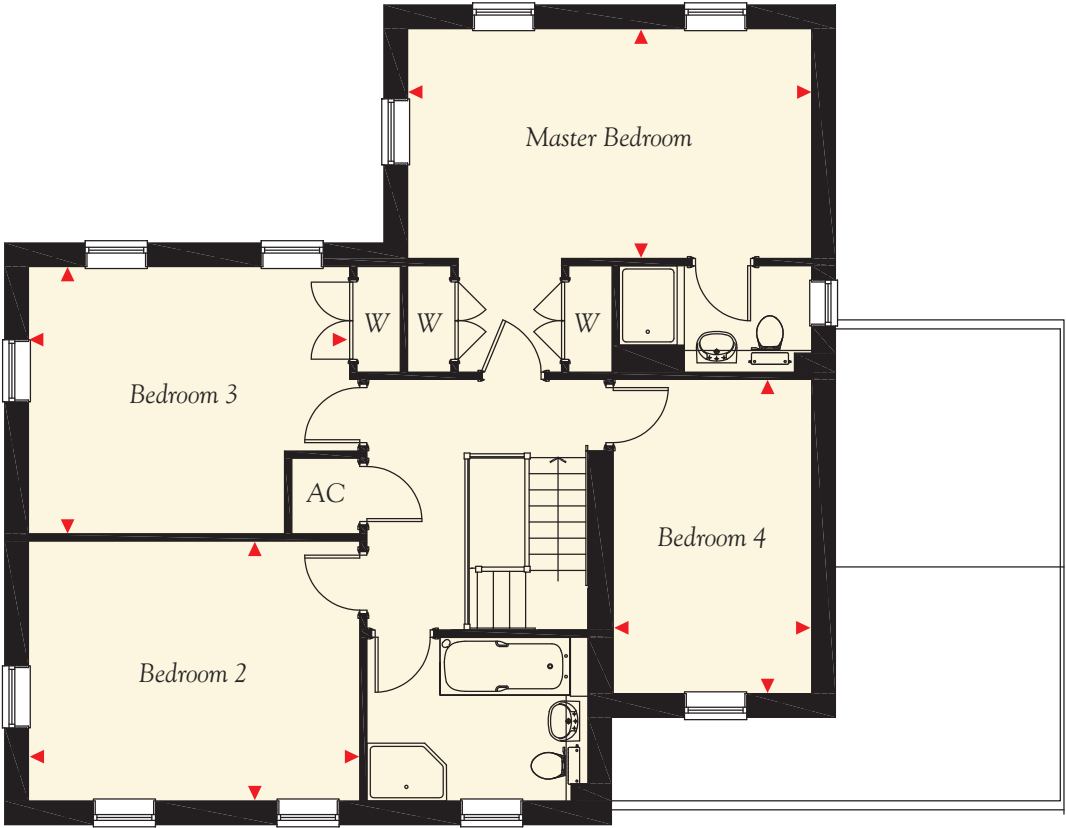


# Plot Six



Ground Floor

Kitchen / Family Room	5.09m x 3.61m	16'9" x 11'9"
Dining Room	3.79m x 3.11m	12'6" x 10'3"
Drawing Room	5.59m x 4.05m	18'3" x 13'3"
Study	2.49m x 2.22m	8'3" x 7'3"



First Floor

Master Bedroom	5.59m x 3.18m	18'3" x 10'6"
Bedroom 2	4.58m x 3.60m	15'0" x 11'9"
Bedroom 3	4.45m x 3.70m	14'6" x 12'3"
Bedroom 4	4.35m x 2.75m	14'3" x 9'0"

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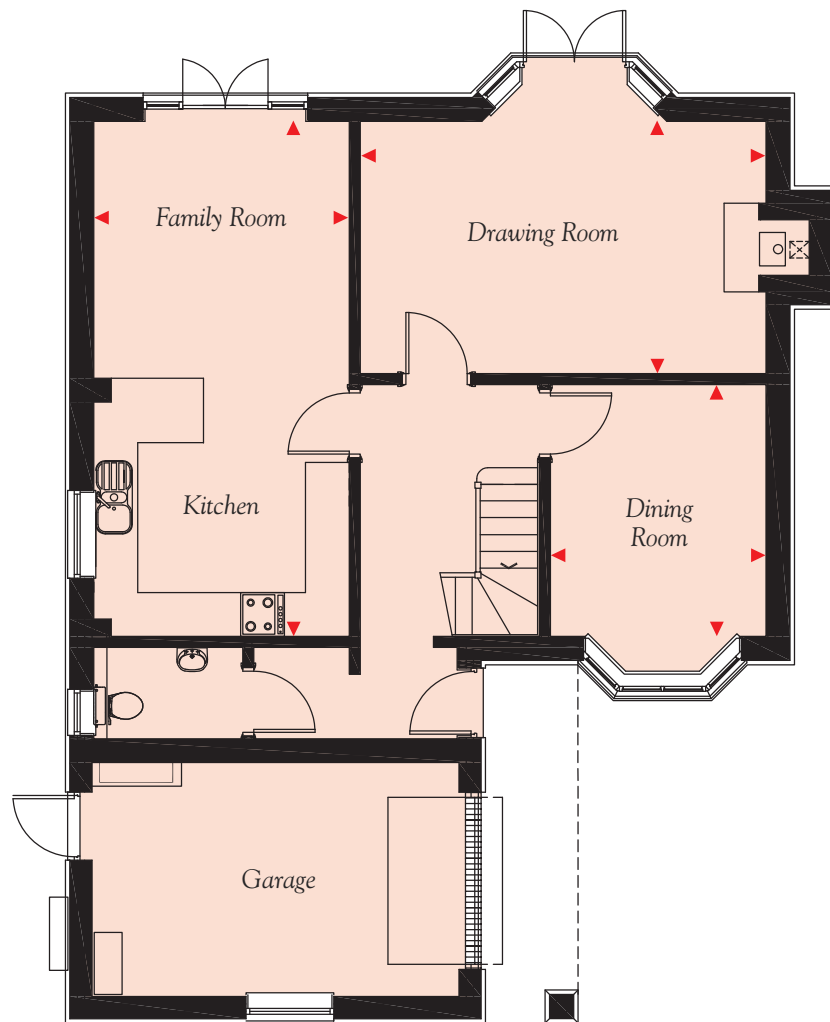
Plot 7



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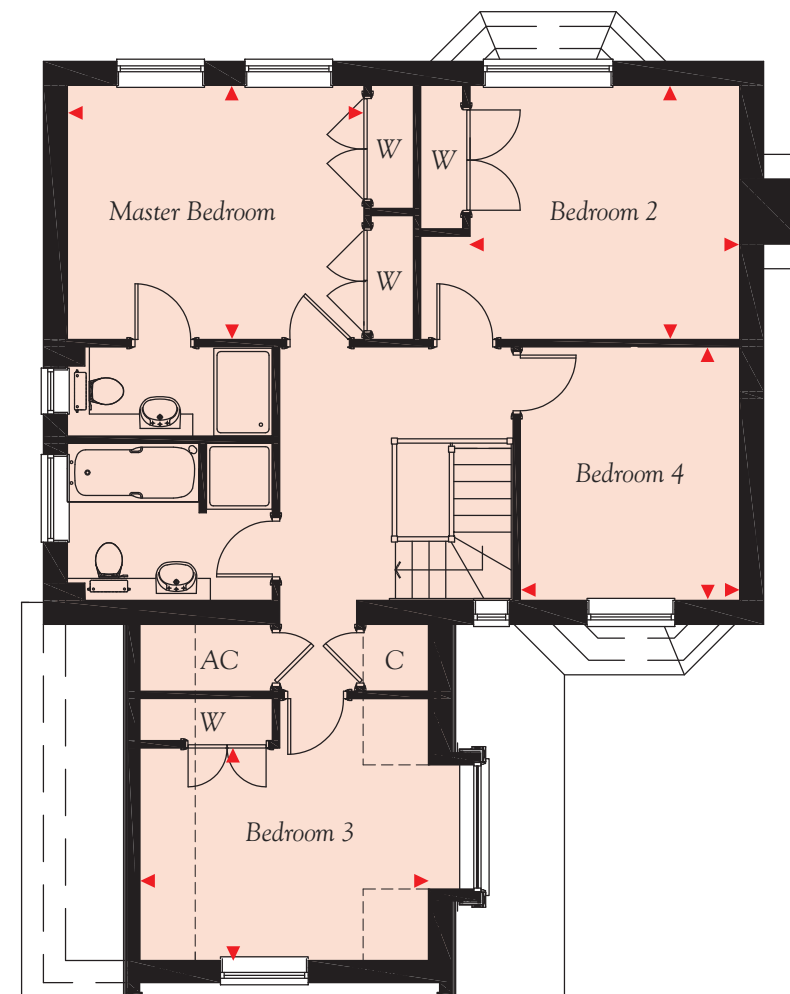


# Plot Seven



Ground Floor

Kitchen / Family Room	7.04m x 3.50m	23'3" x 11'6"
Dining Room	3.34m x 2.95m	11'3" x 9'9"
Drawing Room	5.55m x 3.45m	18'3" x 11'6"



First Floor

Master Bedroom	4.03m x 3.50m	13'0" x 11'6"
Bedroom 2	3.69m x 3.50m	12'0" x 11'6"
Bedroom 3	3.95m x 2.91m	12'9" x 9'6"
Bedroom 4	3.56m x 3.00m	11'9" x 9'9"

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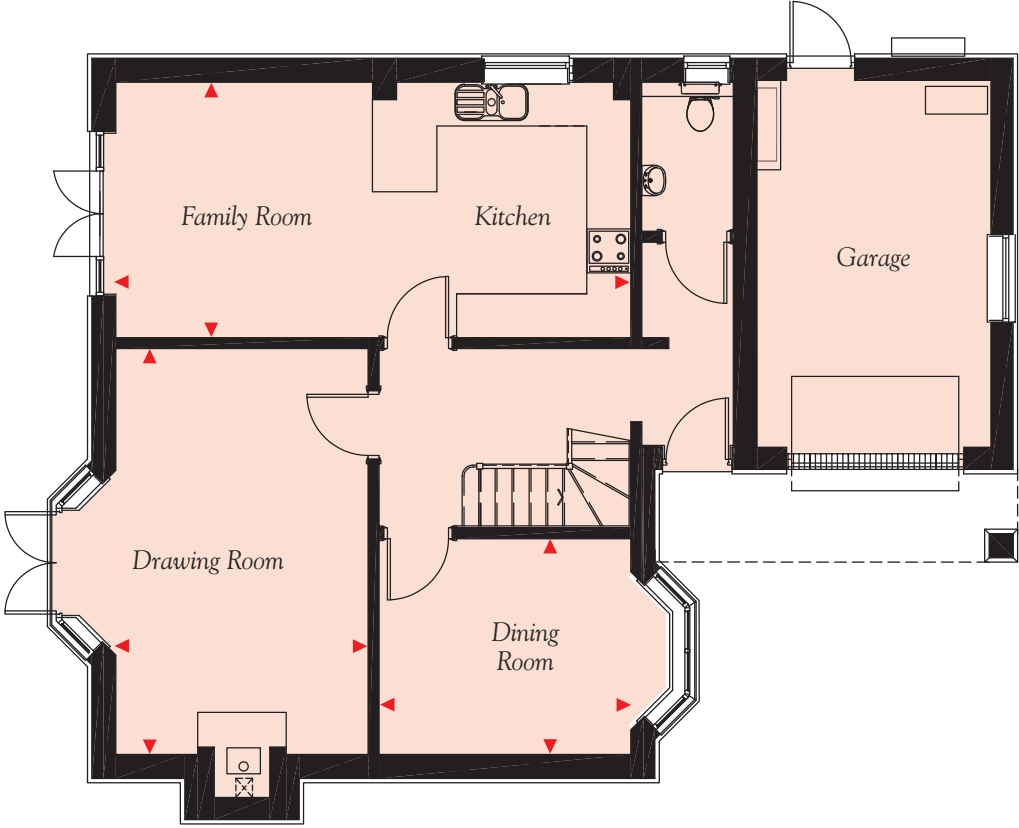
Plot 8



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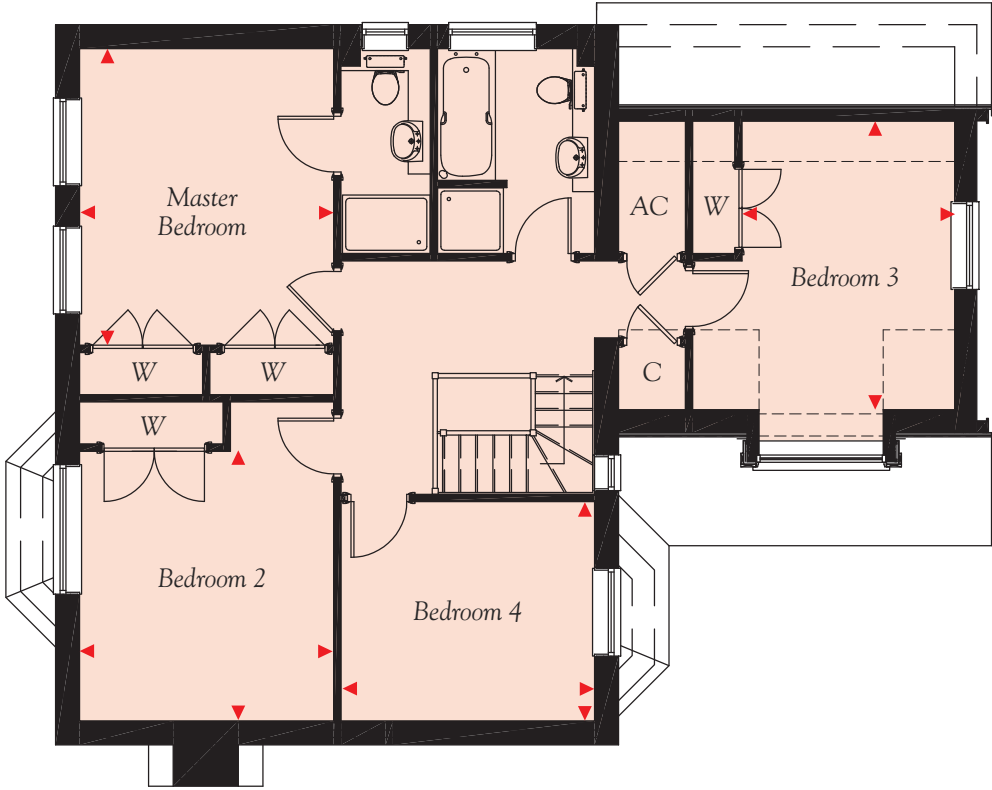


# Plot Eight



Ground Floor

Kitchen / Family Room	7.04m x 3.50m	23'3" x 11'6"
Dining Room	3.34m x 2.95m	11'3" x 9'9"
Drawing Room	5.55m x 3.50m	18'3" x 11'6"



First Floor

Master Bedroom	4.03m x 3.50m	13'0" x 11'6"
Bedroom 2	3.69m x 3.50m	12'0" x 11'6"
Bedroom 3	3.95m x 2.91m	12'9" x 9'6"
Bedroom 4	3.56m x 3.00m	11'9" x 9'9"

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# BEWLEY HOMES

## About us

Whatever the price range or house style, each Bewley Home is built in a carefully selected location and designed to complement its environment, while meeting the practical requirements of everyday living. Quality and imagination combined with meticulous attention to exterior and interior detail are the key factors that have enabled Bewley Homes to secure its strong reputation for excellence.

Bewley Homes promotes environmentally responsible designs and specifies building techniques that typically score in the top ten per cent for energy efficiency.

The company also has a clearly defined policy regarding landscaping and protecting the environment. The company firmly believes in working with the local communities to achieve the best planning and design solutions and its portfolio of award winning developments has played a crucial role in building relationships and confidence. As a result Bewley Homes is recognised and respected by its purchasers and planning authorities for outstanding quality, innovation and development excellence. The many awards and commendations the company has received demonstrate its diverse skill across a range of disciplines including luxury and starter homes, restoration and exterior design. These accolades, however, are not just for the design and quality of Bewley Homes but also for the high level of customer care, which draws praise from purchasers and the house-building industry.

Whilst these particulars are prepared with due care for the convenience of intending purchasers, the information 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 vary a little according to plot and all details should be checked at the sales office. St. George's Court has been chosen for marketing purposes only and should not be taken as forming any part of the final postal address which is decided by Royal Mail and local authority.



Elmbridge Borough Council  
Design Awards

Hot Property  
New Homes Awards  
Winner: Innovation Award

Hart District Council  
Best New Conversion  
Winner: Built In Quality Award



Green Leaf Awards Winner

The Chartered Surveyors  
UK Property and Marketing  
Highly Commended

Housing Contractor Awards  
Bronze Medal



Sussex Heritage Trust Award

International Property Awards  
Highly Commended:  
Best UK Redevelopment  
Safe Home Award  
Best Redevelopment



Customer First Award



Sponsored by The Sunday Times

Gold Award Winner  
Best Exterior Design

Silver Award Winner  
Best Luxury House  
Best Renovation  
Best Landscaping Design

Bronze Award Winner  
Best Medium Sized House Builder



Sponsored by The Sunday Times

Silver Award Winner  
Best Renovation

Bronze Award Winner  
Best Starter Home  
Best Luxury House  
Best Exterior Design



Sponsored by The Daily Telegraph

Silver Award Winner  
Best Brownfield Site



Sponsored by Smart New Homes

Silver Award Winner  
Best Renovation



Best Luxury Home: Winner

Best New Family Home  
Highly Commended  
5 Bedrooms or more  
4 Bedrooms

Best Renovation  
Best New Conversion: Winner  
Best 5 Bedroom Home: Winner  
Best 4 Bedroom Home: Winner



Overall Winner  
Best Starter Home: Runner up  
Best Major Builder: Commendation  
2 further commendations



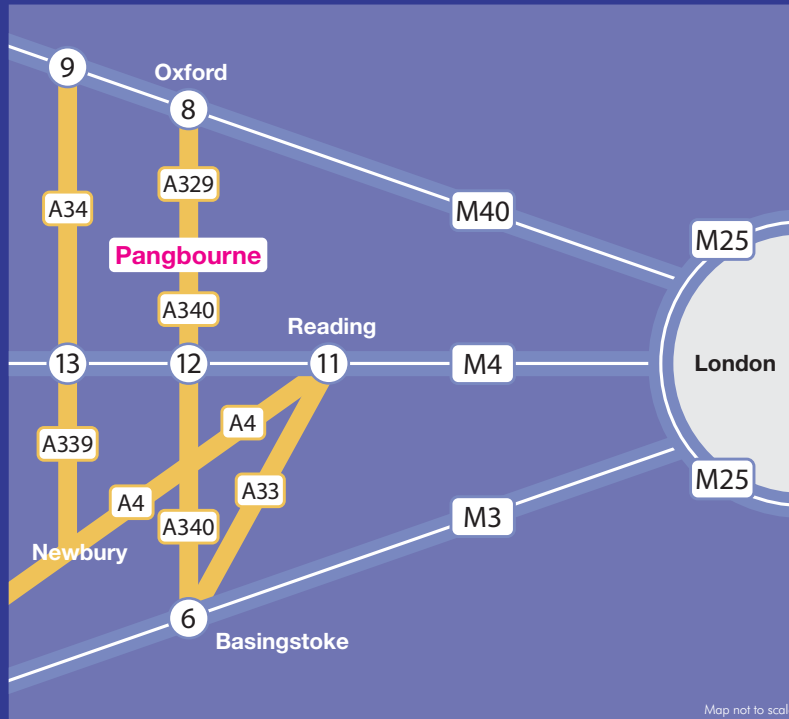
Commendations for  
Best Standard House Type  
Best One Off House



Citation  
Best New Housing Project



## BERE COURT ROAD PANGBOURNE BERKSHIRE RG8 8JY



### HOW TO FIND ST. GEORGE'S COURT

**By Road:** M4 Jct 12 (approx. 5 miles)

**By Rail:** Pangbourne Station has an Intercity fast train connection to London Paddington (approx. 25 mins)

**By Air:** London Heathrow (approx. 45 mins), London Luton (approx. 1hr 10mins)

**BEWLEY**  
HOMES PLC

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