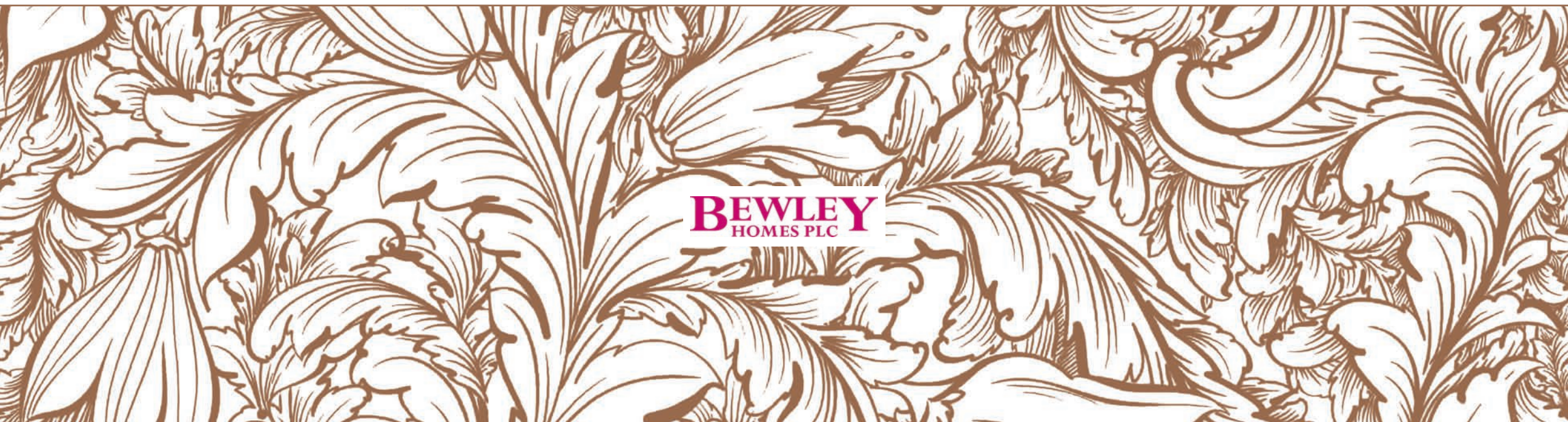




# LEA MEADOW

Lea Meadow, Peppard Road, Sonning Common RG4 9NJ

**BEWLEY**  
HOMES PLC





Greys Green Golf Course

*A warm welcome to Lea Meadow, a highly desirable development of 3, 4 and 5 bedroom detached houses, 2 and 3 bedroom semi-detached houses and 2 and 3 bedroom bungalows, in the much sought after village of Sonning Common. All designed, constructed and finished to Bewley Homes' superior standards and offering a fantastic environment for modern family living.*



Rotherfield church

*Beautiful homes in an idyllic location*

**BEWLEY**  
HOMES PLC



Henley-on-Thames, high street



The Oracle, Reading



Sonning Common, rural beauty

# Lea Meadow

DESIGNED FOR THE DEMANDS OF MODERN LIVING YET OFFERING SPACE TO BREATHE

Lea Meadow is situated in the much sought after village of Sonning Common. With a welcoming community and surrounded by the Chilterns Area of Outstanding Natural Beauty, you are sure to feel right at home.

Sonning Common offers a good range of amenities which include health care services, village hall, various shops, excellent places to eat and drink and good schools in the catchment area such as Langtree Secondary School in Woodcote and Gillotts School in Henley-on-Thames. On the outskirts of Sonning Common is the very pretty ancient Widmore Pond,

which has a duck-house in the middle called 'Duckingham Palace' and just opposite benches to sit, relax and watch the 'duck world' go by!

For eating out, look no further than The Butchers Arms and Hare and Hounds, both traditional family friendly village pubs offering a great selection of food and drink, or the Bird in Hand, a 16th Century Inn, complete with inglenook fireplace, serving cask ales, wine and simple rustic fresh food.

When it comes to fitness and exercise, nearby Greys Green Golf Course is currently being transformed into one of the premier golf centres in the South of England and there are several gyms and fitness centres in the area.

Transport links are excellent and Lea Meadow is conveniently situated for the M4, M40 and M25 motorways. Henley-on-Thames is the nearest railway station with a direct service into London Paddington, from 45 minutes. For international travel, London Heathrow Airport is a 46 minute (approx.) drive and Gatwick Airport one and a half hours (approx.)





WELCOME TO

## *Lea Meadow*

Although Lea Meadow enjoys an unrivalled rural setting it is anything but remote. The market town of Henley-on-Thames, a riverside location lending itself perfectly to relaxation and, of course, home of the famous Royal Regatta, is four and a half miles away. Its picturesque town centre has a rich mixture of restaurants, boutiques and High Street stores. Just six miles away is Reading, offering a wide selection of shops and recreational facilities including The Oracle and Broad Street Mall, designer shops and a host of cosmopolitan wine bars and restaurants - something for everyone.



### General

Each new home is constructed with a concrete ground floor system with traditional brick and block external cavity walls. The elevations are brick and brick detail, vertical tile hanging and clay or slate tiles to the roof.

### High Quality Fixtures & Fittings

- Double glazed Veka white PVCu windows, multi-point locks with white furniture
- White Premdor ladder moulded to 2, 3 and 4 bedroom houses
- Oak Iseo internal doors, (white to en-suites) to 5 bedroom houses and bungalows
- Composite front entrance door in white PVCu frame
- Polished chrome door furniture
- Oak handrails and newel caps to staircase balustrade, with balusters and strings painted Dulux White Satinwood
- Contemporary moulded skirting boards and architraves
- Dulux Trade White emulsion smooth finished ceilings throughout
- Internal walls painted Dulux Trade Almond White emulsion with woodwork painted Dulux Satinwood
- Coving to living room, dining room, study, hall, stairs and landing. Coving also provided to living/dining room, but not kitchen/dining room
- Built-in wardrobes as per floor plans

### Heating, Security & Electrics

- Vaillant gas fired condensing boiler central heating system with thermostatically controlled radiators
- Class 1 flue fireplace to plots 5, 6, 7, 9, 12, 13, 16, 18 and 23
- Class 2 flue fireplace to plots 1, 2, 3, 62, 63, 64 and 65
- Mains operated smoke detectors
- Cabling for future installation of a wireless security alarm system
- TV points to dining/family area where located off kitchen and all bedrooms. SkyQ point to living room
- Media plate to living room consisting of TV point, Sky Q and data point
- Fibre to the premises, with master socket to under stairs cupboard/communications cupboard and BT point to living room
- Shaver socket in bathroom and en-suite

### Kitchen & Utility

- Choice of designer kitchen units\* with Silestone or Granite worktops, upstands and splash back to hob to 4 and 5 bedroom properties and bungalows
- Choice of designer kitchen units\* with post-formed laminate worktop, upstands and glass splash back to hob to 2 and 3 bedroom houses
- Pelmet lighting
- Stainless steel finished appliances consisting of:
  - Double oven – 4 and 5 bedroom houses and bungalows
  - Single oven – 2 and 3 bedroom houses
  - 5 ring burner gas hob – 5 bedroom houses
  - 4 ring burner gas hob – 2, 3 and 4 bedroom houses and bungalows
  - Integrated telescopic extractor hood to 2 and 3 bedroom houses and bungalows
  - Contemporary chimney extractor hood to 4 and 5 bedroom houses
  - Integrated dishwasher
  - Integrated fridge/freezer
  - Space, plumbing and electrics for future installation of either integrated washing machine or washer/dryer
  - Utility: space, plumbing and electrics for future installation of freestanding washing machine and or tumble dryer
- Stainless steel 1½ bowl sink with polished chrome monobloc mixer tap to 2 and 3 bedroom houses.
- 1½ bowl under mounted sink with polished chrome monobloc mixer taps to 4 and 5 bedroom houses and bungalows
- Recessed white LED downlights
- Polished chrome switches and sockets to kitchen area, white elsewhere
- Choice of ceramic floor tiling to kitchen area\*





### *Bathroom, En-Suite & Cloakroom*

- Roca white bathroom suite with steel bath and chrome fittings
- Thermostatic mixer valve to shower cubicle
- Simpson shower screen
- Recessed white LED downlights
- Choice of half height wall tiling\* to master en-suite. Family bathroom and 2nd en-suite with choice of half height wall tiling behind sanitaryware. Full height tiling to shower cubicle and 3 sides of the bath
- Splashback to cloakroom wash basin
- Choice of ceramic floor tiles \*
- Multi rail chrome towel warmer

### *Externals*

- Access road, driveways and parking spaces to be block paved or tarmac
- Private footpaths and patios to be paving slabs
- Front gardens turfed and landscaped to approved design
- Rear gardens cleared and graded to natural contours
- Rear garden boundaries to be close boarded with close board gate and panel fence to division fencing in accordance with a comprehensive landscape scheme
- Wiring for light fitting to all external doors. Front door overhead downlight or light fitting
- Light and power to garage
- Water tap to rear/side of properties

### *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 via our Sales Advisor.

### *24 hr Emergency Cover – npa 24:7*

All Bewley Homes purchasers benefit from 24-hour emergency cover; 7 days a week, provided by npa24:7.

This service is valid for a period of two years from the date of legal completion and should assistance be required includes cover for the following:-

- All calls to a 24-hour UK based call centre
- Plumbing problems such as burst pipes, leaking radiators, toilets not flushing, leaks from toilet
- Electricity supply failure
- Central heating and hot water system No hot water or heating as a result of breakdown, leak or failure
- One boiler service at the end of the 1st year
- Blockages or damage to waste pipes. Blocked bath, sink, toilet or external drainage
- Main lock failure

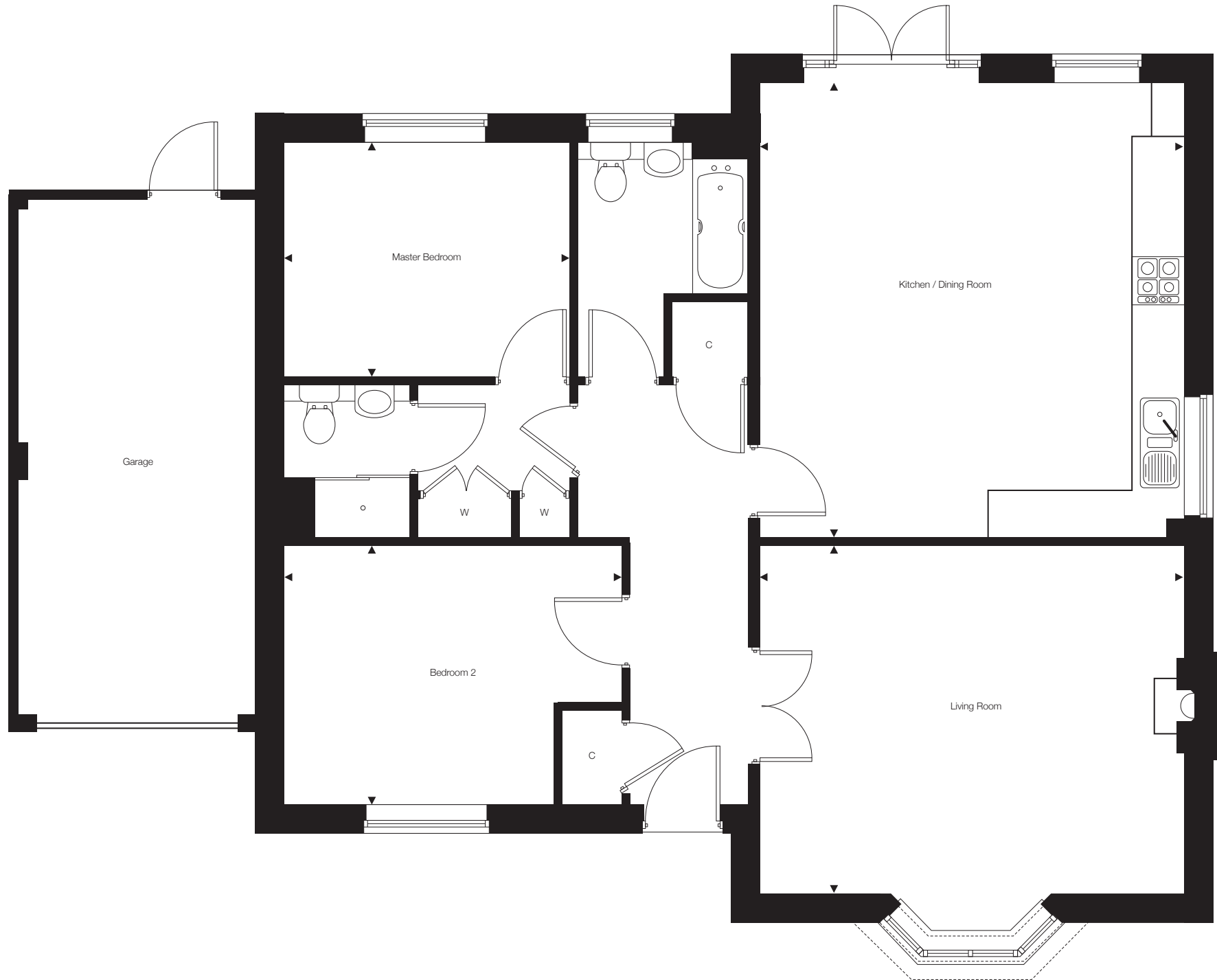
In addition, a number of guarantees will be available covering such items as the gas boiler and the kitchen appliances. These guarantees provide further peace of mind and, in the case of the kitchen appliances, the purchaser is able to contact the local service engineer directly in the event of a fault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

\* Subject to stage of construction and availability

Whilst these particulars are prepared with due care for the convenience of intending purchasers, 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 a little according to plot and all details should be checked with the Sales Advisor.







*Ground Floor*

Kitchen / Dining Room

5.73m x 5.35m

18'9" x 17'6"

Living Room

5.35m x 4.39m

17'6" x 14'3"

Master Bedroom

3.61m x 2.96m

11'9" x 9'6"

Bedroom 2

4.26m x 3.26m

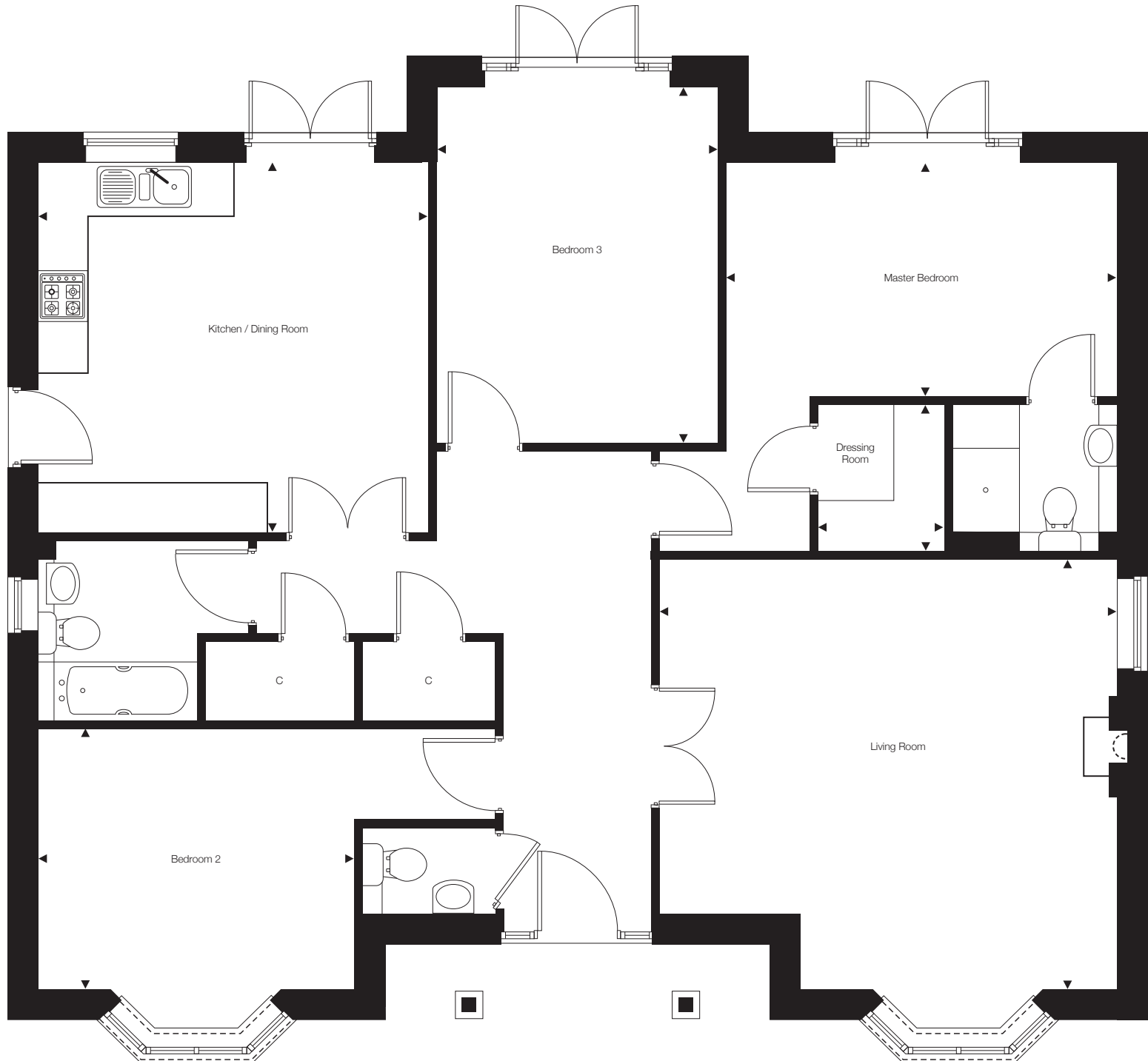
13'9" x 10'6"

\*Please note these plots have a detached garage. See site plan for position.

All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. ◀ Point from which dimensions are taken. Bewley Homes reserves the right to vary as necessary to complete the works. \* Handed plot.



Chamomile, 3 bedroom family home. Plots 2, 63 & 64

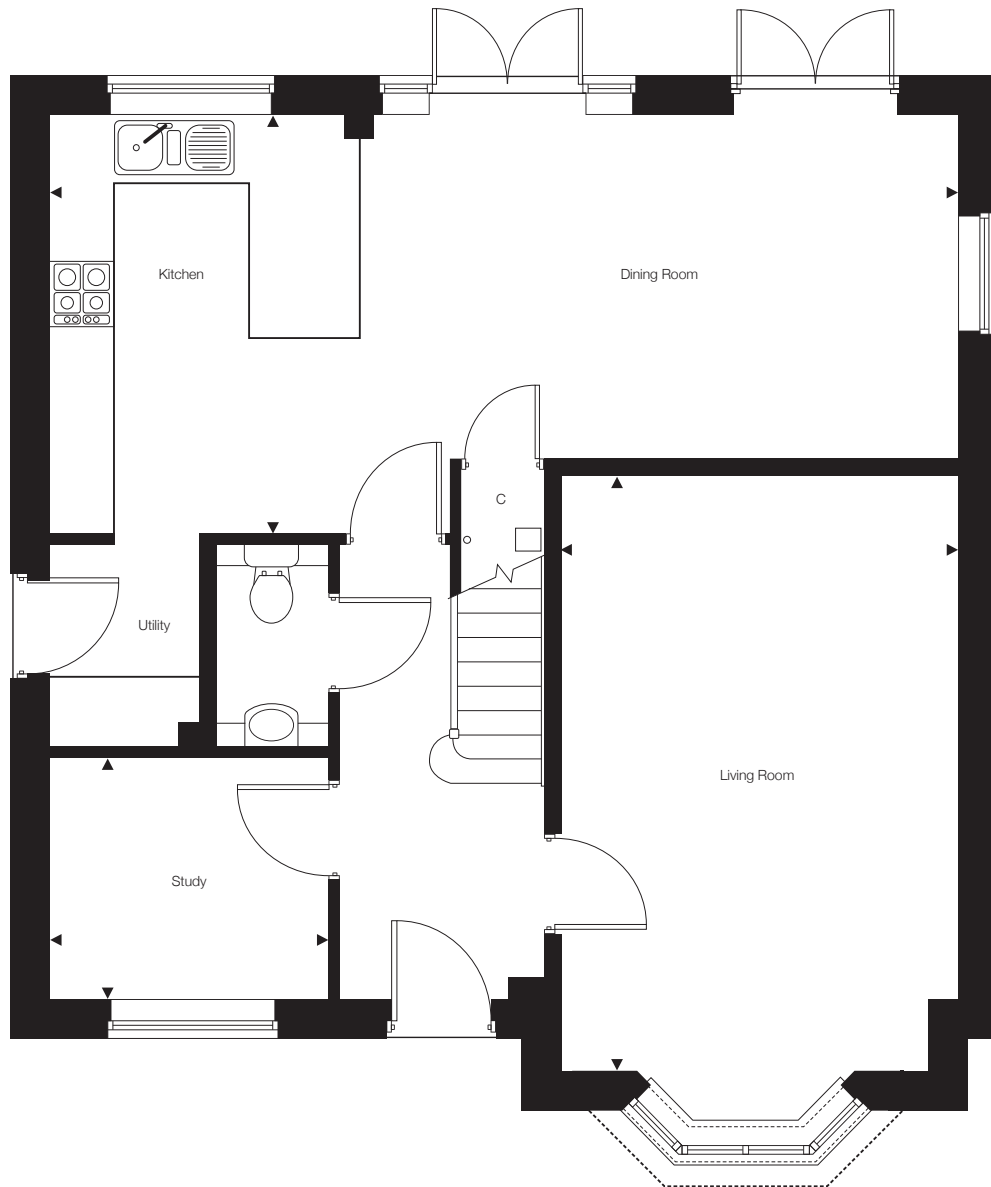


*Ground Floor*

Kitchen / Dining Room	4.65m x 4.41m	15'3" x 14'3"
Living Room	5.44m x 5.12m	17'9" x 16'9"
Master Bedroom	4.66m x 2.79m	15'3" x 9'0"
Dressing Room	1.74m x 1.50m	5'6" x 4'9"
Bedroom 2	3.77m x 3.10m	12'3" x 10'0"
Bedroom 3	4.25m x 3.35m	13'9" x 10'9"

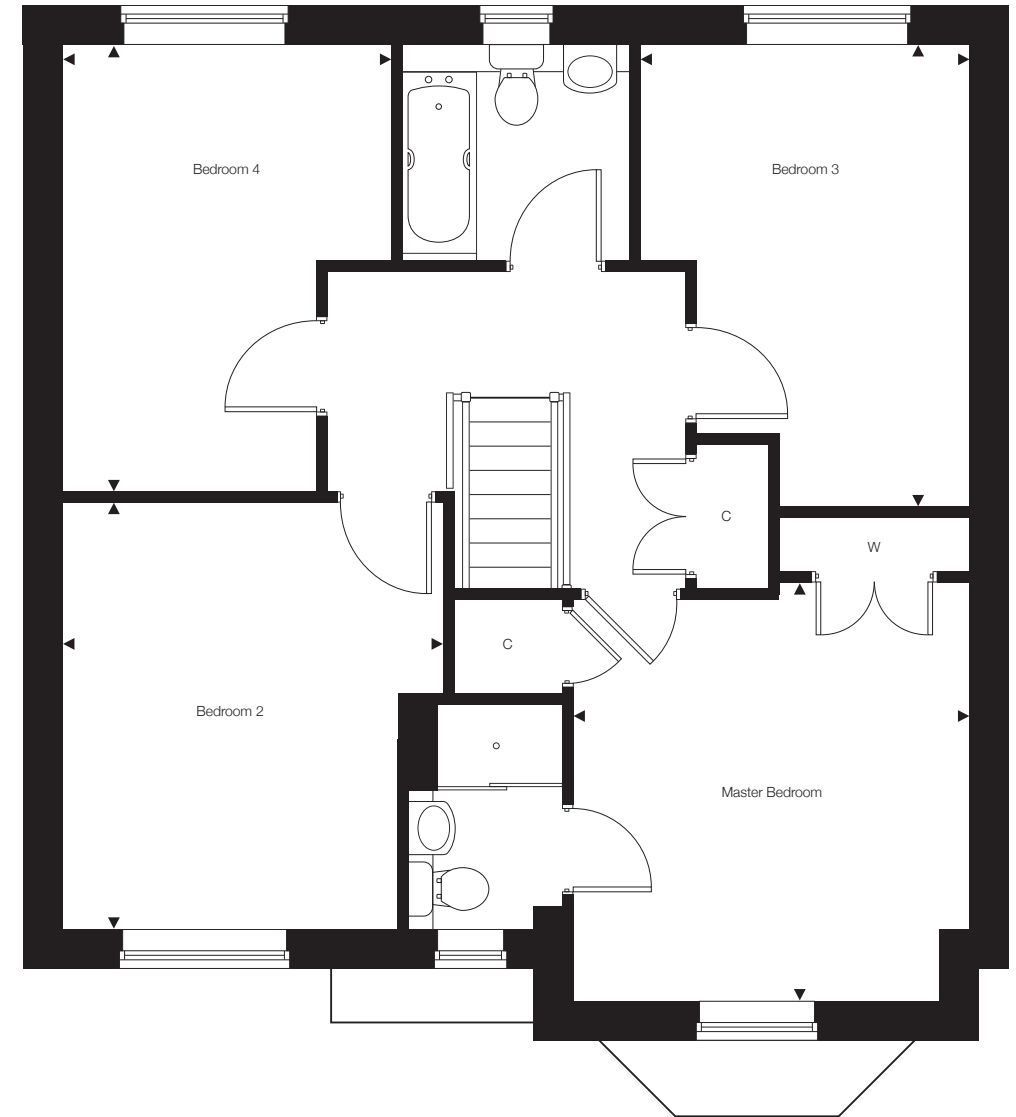


Clover, 4 bedroom family home. Plots 4, 8, 10, 11\*, 15\*, 17 & 22



Ground Floor

Kitchen / Dining Room	8.45m x 3.89m	27'6" x 12'9"
Living Room	5.54m x 3.70m	18'0" x 12'0"
Study	2.59m x 2.25m	8'3" x 7'3"

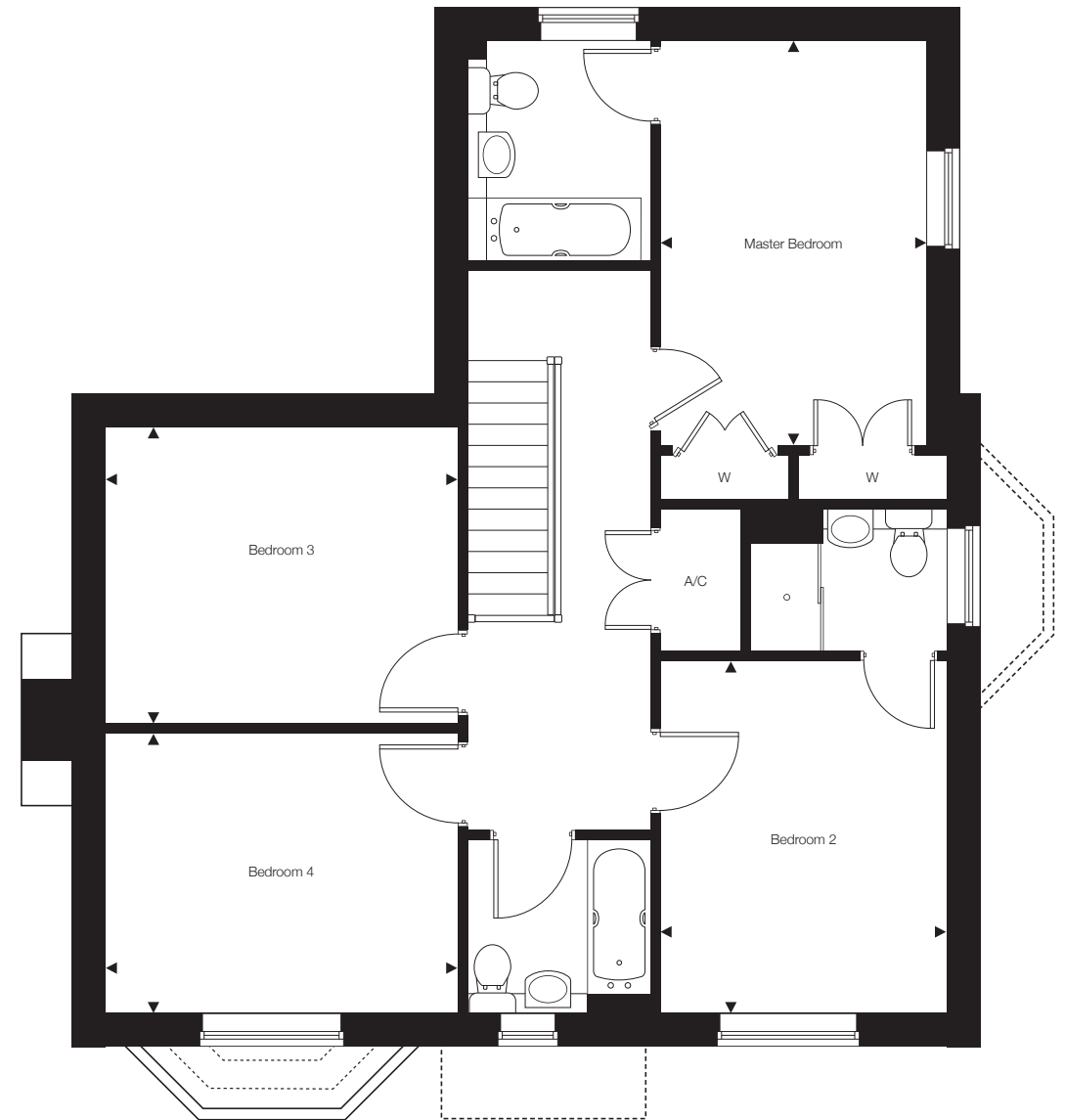
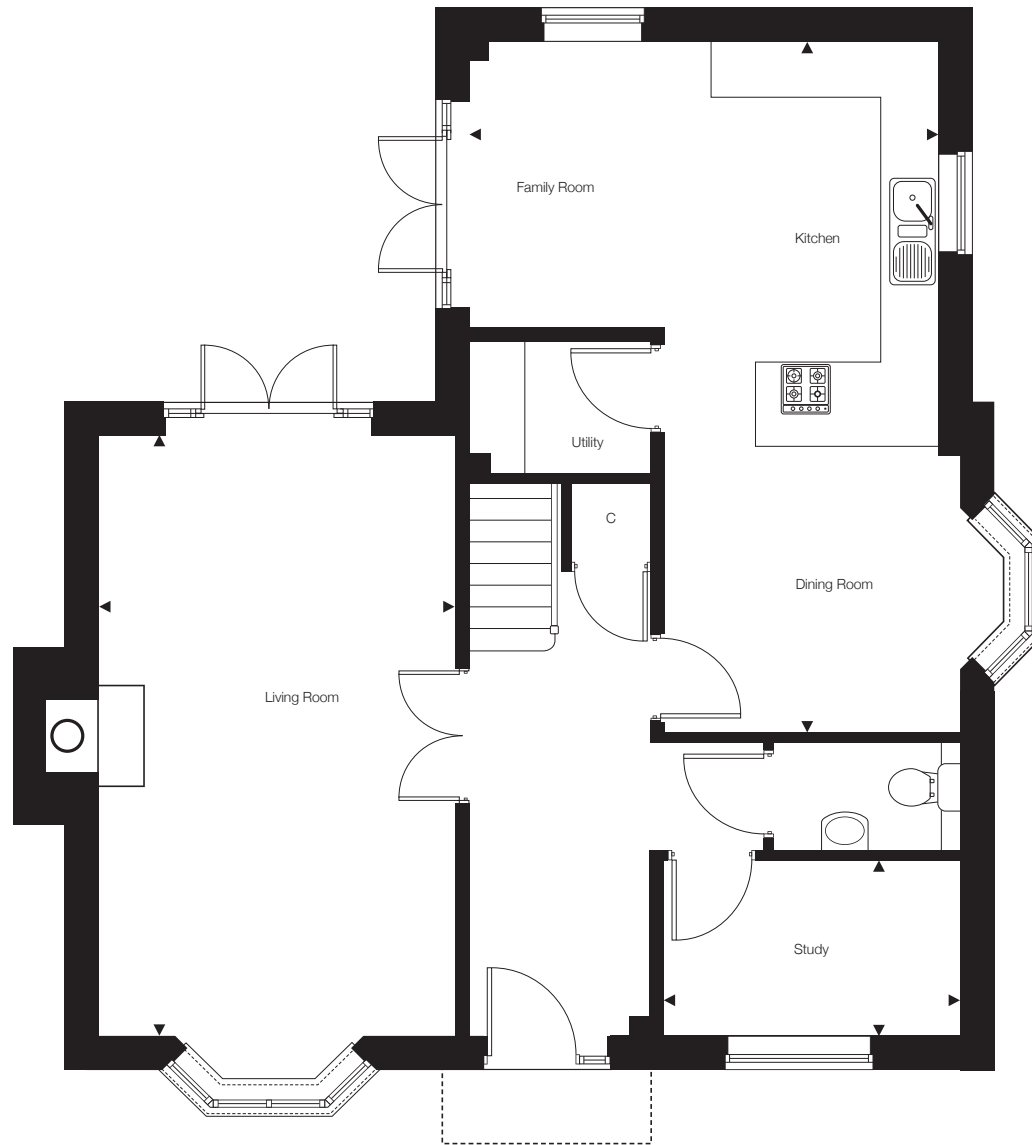


First Floor

Master Bedroom	3.90m x 3.70m	12'9" x 12'0"
Bedroom 2	3.98m x 3.55m	13'0" x 11'6"
Bedroom 3	4.30m x 3.06m	14'0" x 10'0"
Bedroom 4	4.15m x 3.06m	13'6" x 10'0"



Columbine, 4 bedroom family home. Plots 5, 9 & 16\*



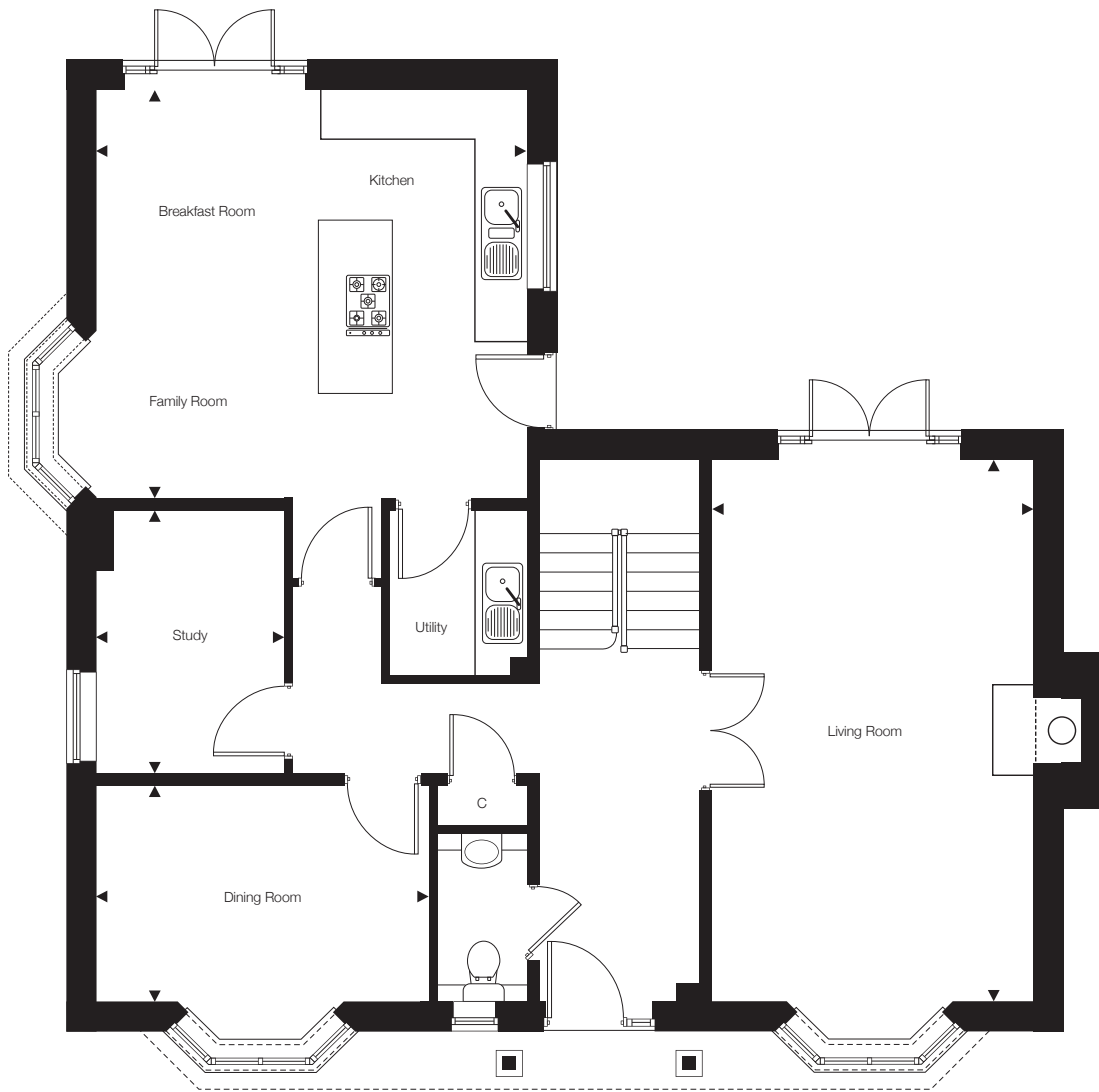
<i>Ground Floor</i>	Kitchen / Dining / Family Room	7.43m x 5.05m	24'3" x 16'6"
	Living Room	6.45m x 3.83m	21'0" x 12'6"
	Study	3.18m x 1.90m	10'3" x 6'0"

<i>First Floor</i>	Master Bedroom	4.44m x 2.93m	14'6" x 9'6"
	Bedroom 2	3.88m x 3.16m	12'6" x 10'3"
	Bedroom 3	3.88m x 3.27m	12'6" x 10'6"
	Bedroom 4	3.88m x 3.08m	12'6" x 10'0"





Comfrey, 5 bedroom family home. Plots 6, 12 & 18\*



*Ground Floor*

Kitchen / Breakfast / Family Room	5.25m x 4.97m	17'3" x 16'3"
Living Room	6.60m x 3.92m	21'6" x 12'9"
Dining Room	4.05m x 2.62m	13'3" x 8'6"
Study	3.20m x 2.28m	10'6" x 7'6"

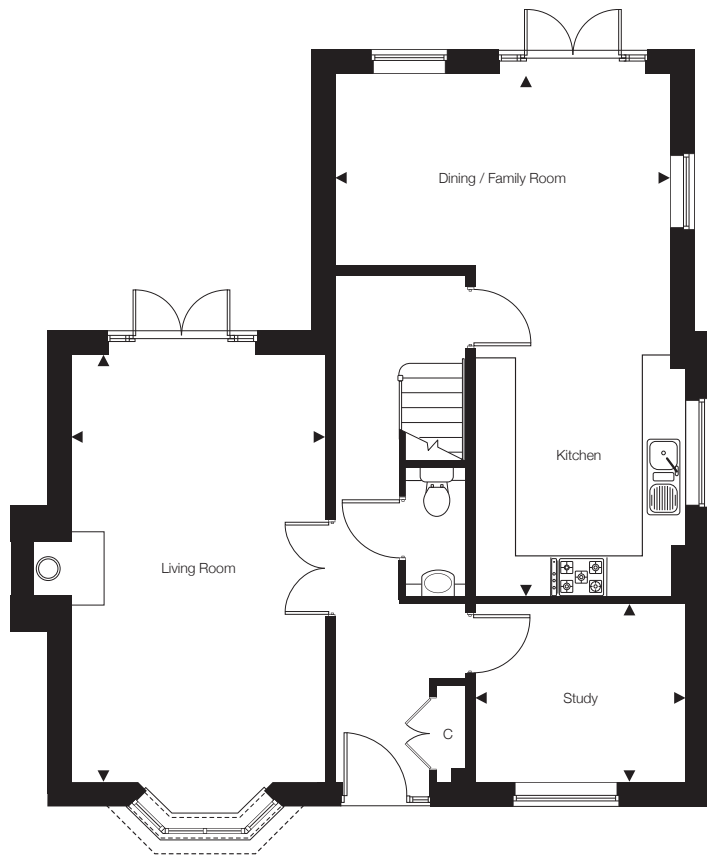
*First Floor*

Master Bedroom	5.25m x 3.20m	17'0" x 10'3"
Dressing Room	2.48m x 2.31m	8'0" x 7'6"
Bedroom 2	3.92m x 3.00m	12'9" x 9'9"
Bedroom 3	3.96m x 2.58m	12'9" x 8'3"
Bedroom 4	3.86m x 2.74m	12'6" x 8'9"
Bedroom 5	3.04m x 2.74m	9'9" x 8'9"

All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. ◀ Point from which dimensions are taken. Bewley Homes reserves the right to vary as necessary to complete the works. \* Handed plot.

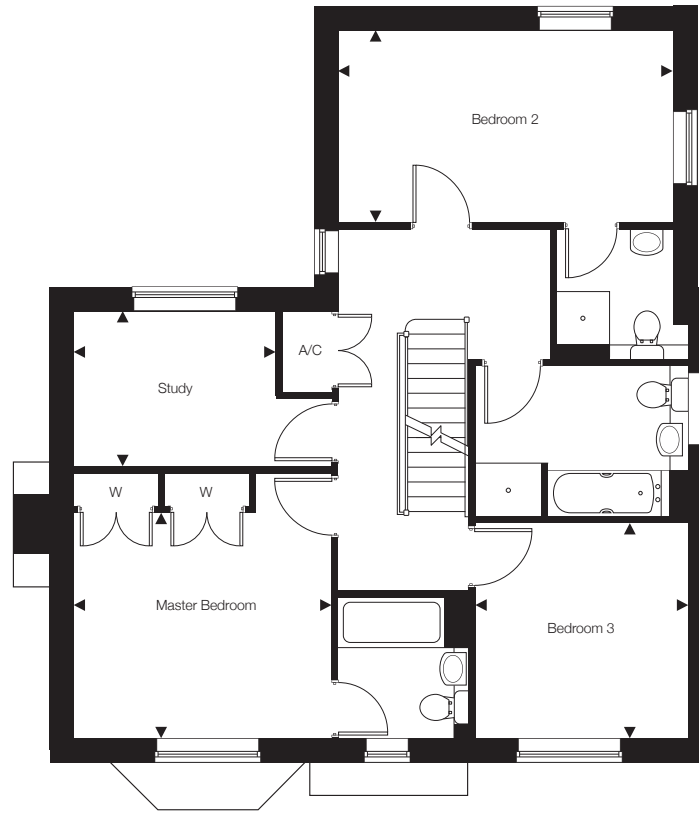


Coriander, 5 bedroom family home. Plots 7, 13 & 23



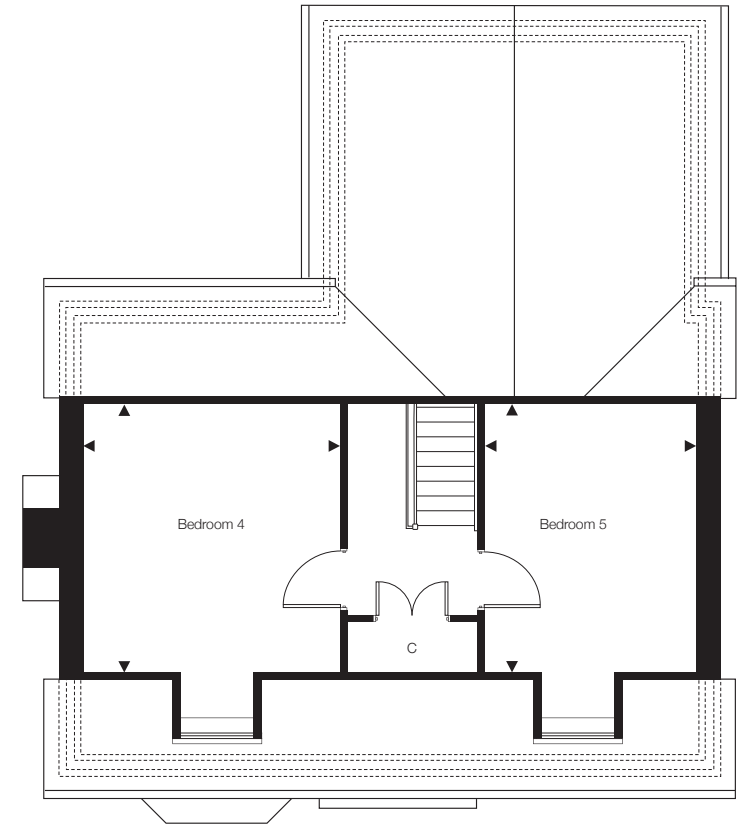
Ground Floor

Kitchen / Dining / Family Room	7.89m x 5.05m	25'9" x 16'6"
Living Room	6.45m x 3.83m	21'0" x 12'6"
Study	3.16m x 2.69m	10'3" x 8'9"



First Floor

Master Bedroom	3.88m x 3.40m	12'6" x 11'0"
Bedroom 2	5.05m x 2.90m	16'6" x 9'6"
Bedroom 3	3.25m x 3.21m	10'6" x 10'6"
Study	3.05m x 2.35m	10'0" x 7'6"

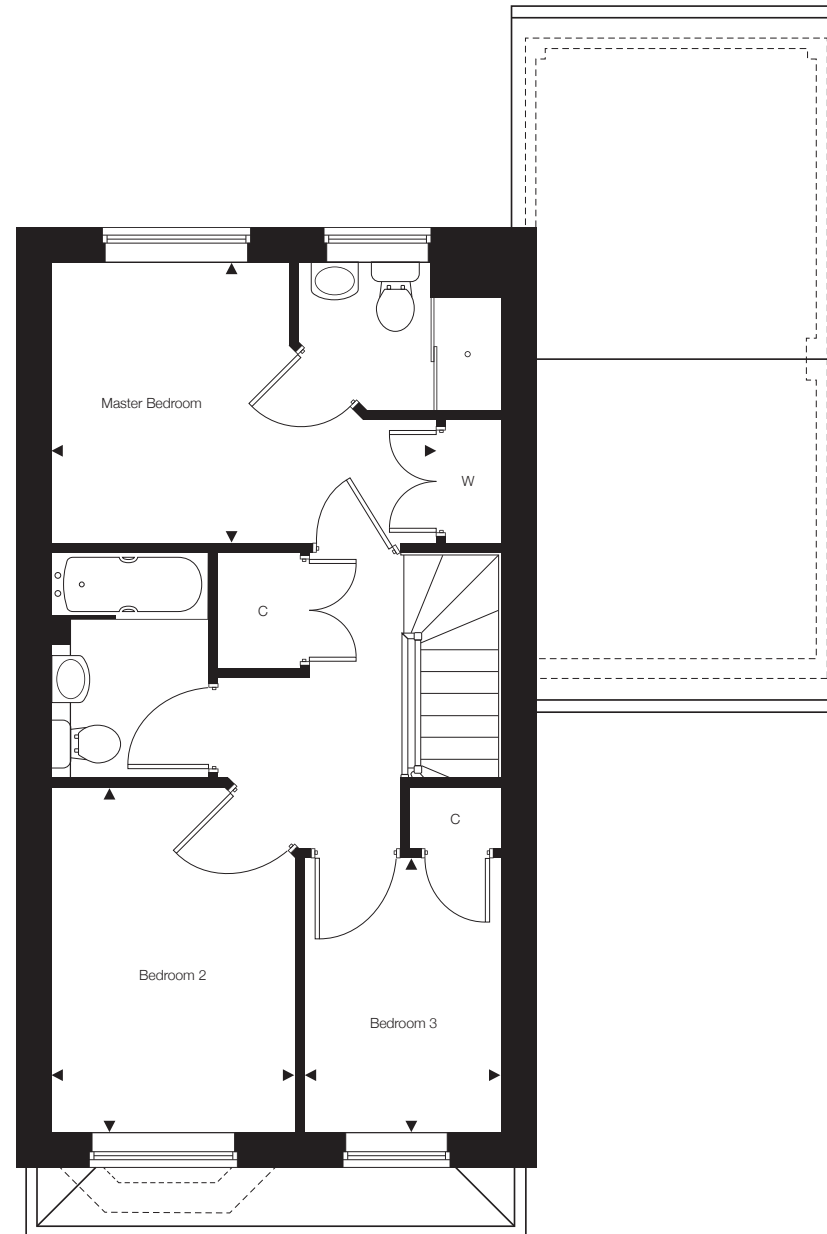
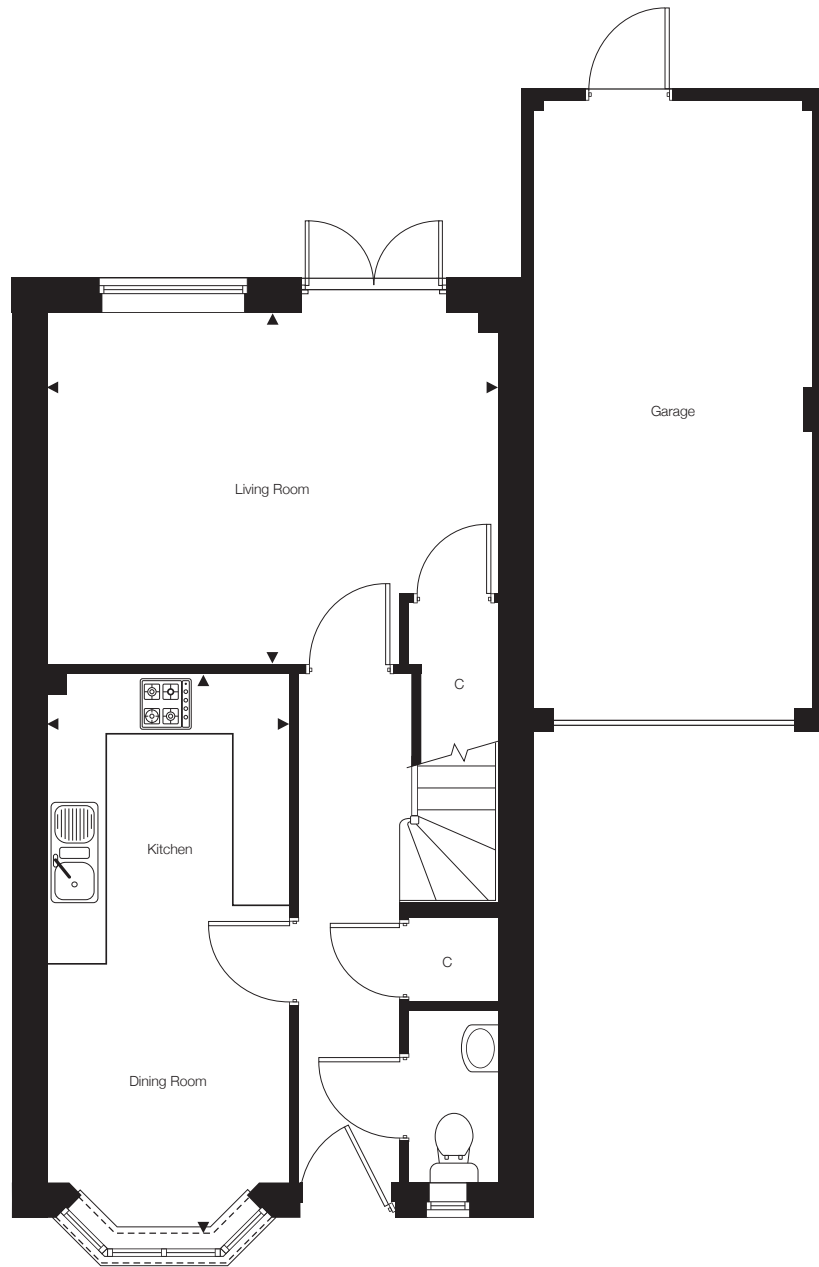


Second Floor

Bedroom 4	4.04m x 3.88m	13'3" x 12'6"
Bedroom 5	4.04m x 3.21m	13'3" x 10'6"



Cowslip, 3 bedroom family home. Plot 14



Ground Floor

Kitchen / Dining Room	5.95m x 2.59m	19'6" x 8'3"
Living Room	4.82m x 3.75m	15'9" x 11'6"

First Floor

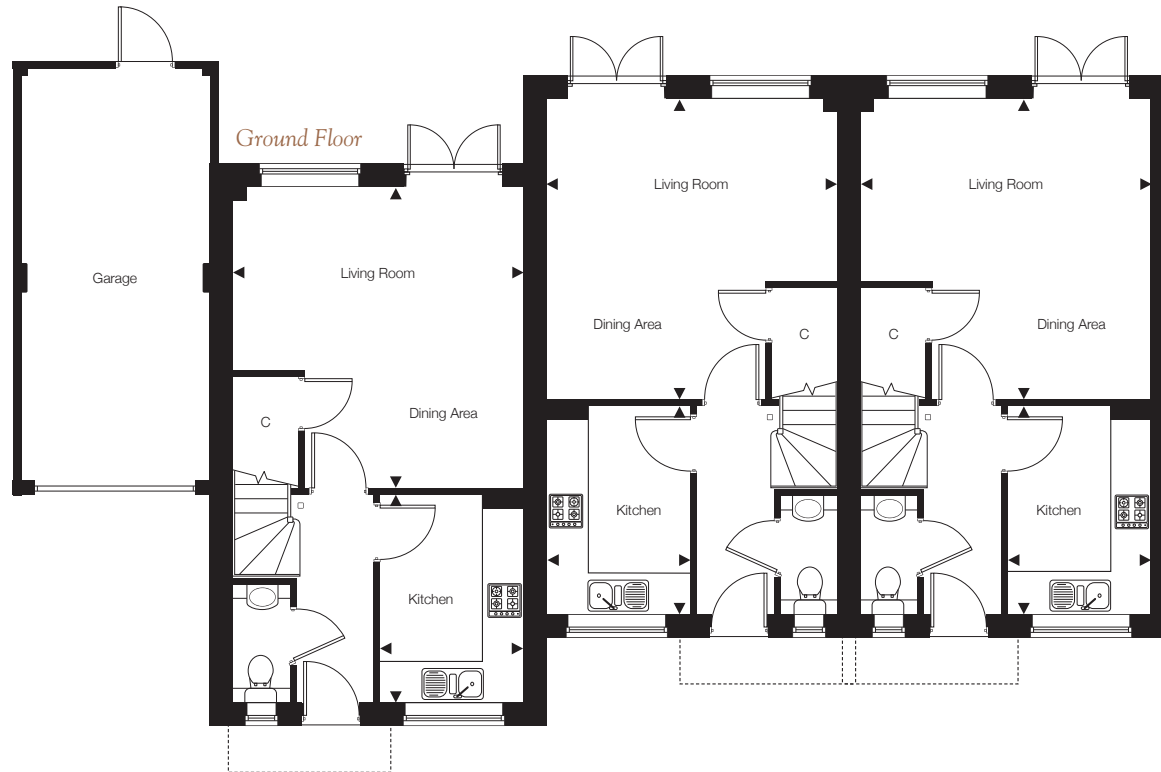
Master Bedroom	4.11m x 3.0m	13'3" x 9'9"
Bedroom 2	3.68m x 2.16m	12' x 8'6"
Bedroom 3	2.93m x 2.11m	9'6" x 6'9"



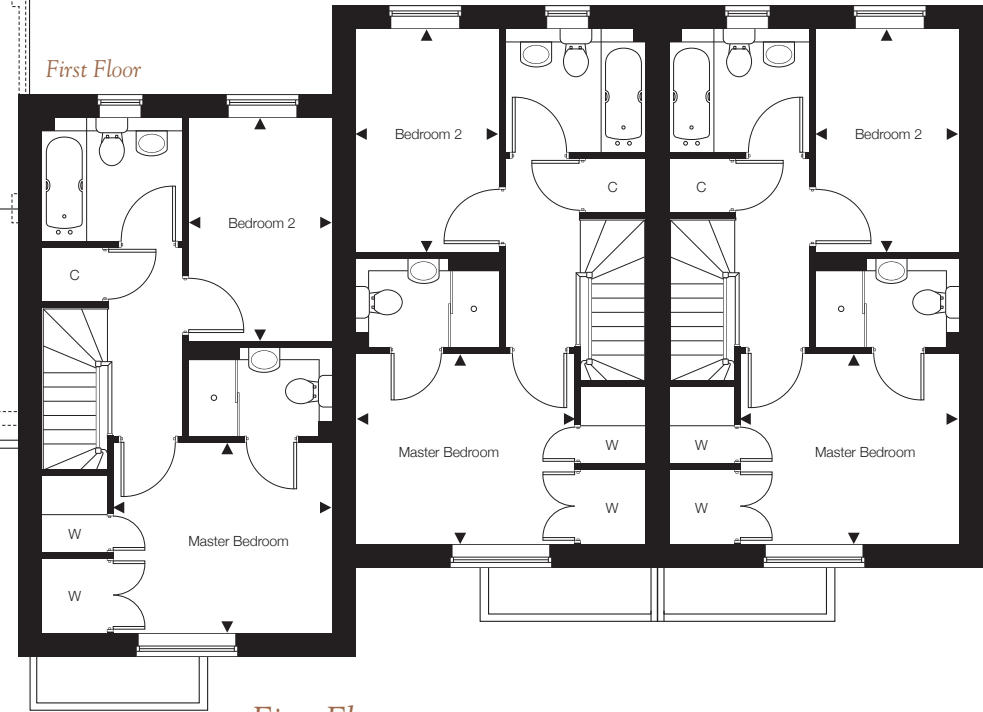
Fennel, 2 bedroom family home. Plots 19, 20\* & 21

Ground Floor

Kitchen 3.28m x 2.27m 10'9" x 7'3"  
 Living Room / Dining Area 4.75m x 4.58m 15'6" x 15.0"



First Floor



First Floor

Master Bedroom 3.45m x 3.01m 11'3" x 9'9"  
 Bedroom 2 3.52m x 2.27m 11'6" x 7'3"

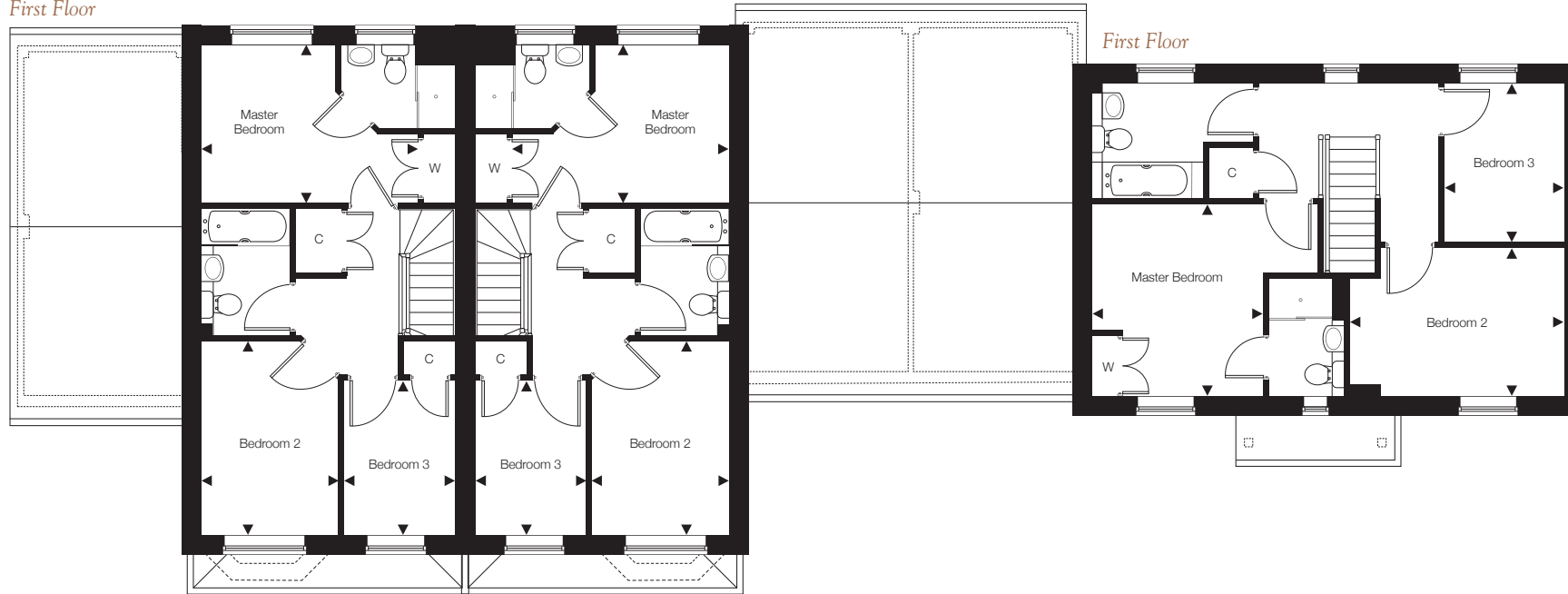




Cowslip, 3 bedroom family home. Plots 24 & 25  
 Lavender, 3 bedroom family home. Plot 26



First Floor



First Floor

*Cowslip*  
 3 bedroom family home  
 Plots 24 & 25

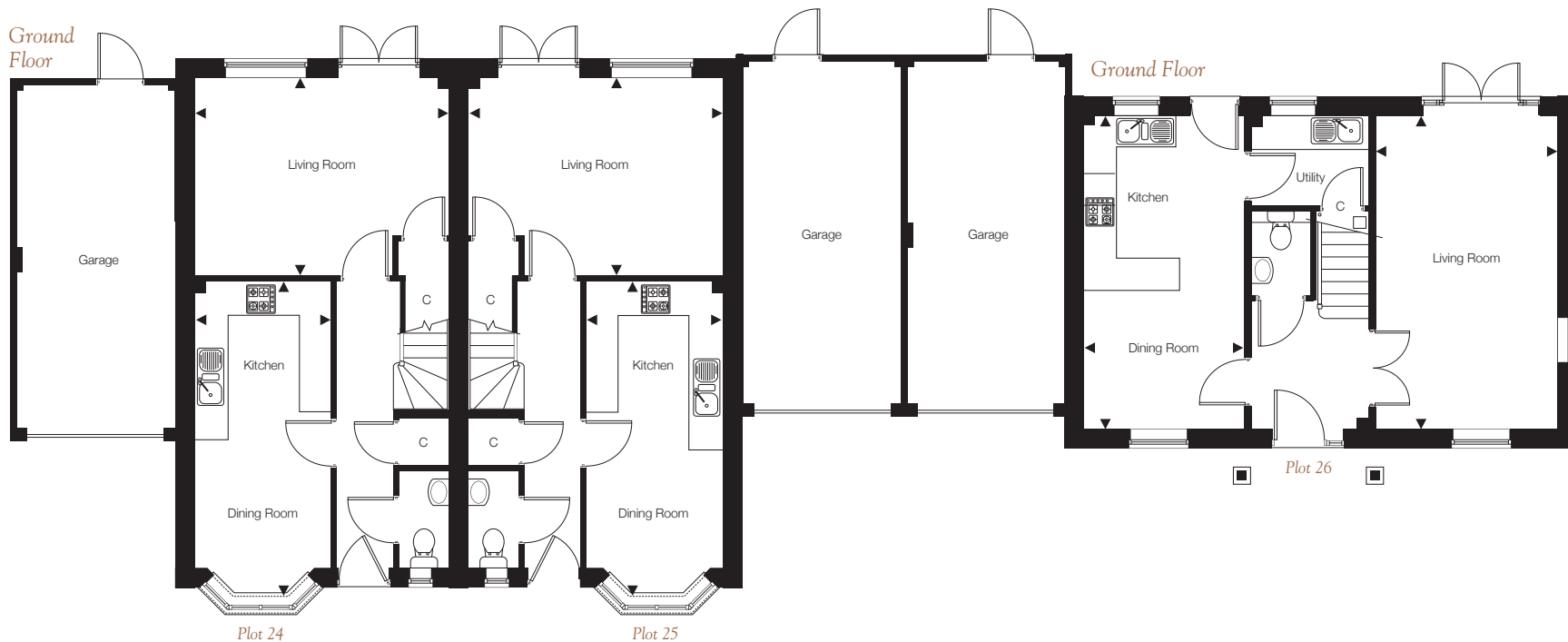
*Ground Floor*

Kitchen / Dining Room  
 5.95m x 2.59m 19'6" x 8'3"  
 Living Room  
 4.82m x 3.75m 15'9" x 11'6"

*First Floor*

Master Bedroom  
 4.11m x 3.0m 13'3" x 9'9"  
 Bedroom 2  
 3.68m x 2.16m 12'0" x 8'6"  
 Bedroom 3  
 2.93m x 2.11m 9'6" x 6'9"

Ground Floor



Ground Floor

*Lavender*  
 3 bedroom family home  
 Plot 26

*Ground Floor*

Kitchen / Dining Room  
 5.92m x 3.0m 19'3" x 9'9"  
 Living Room  
 5.92m x 3.41m 19'3" x 11'0"

*First Floor*

Master Bedroom  
 3.62m x 3.25m 11'9" x 10'6"  
 Bedroom 2  
 4.05m x 2.8m 13'3" x 9'0"  
 Bedroom 3  
 3.02m x 2.28m 9'9" x 7'3"

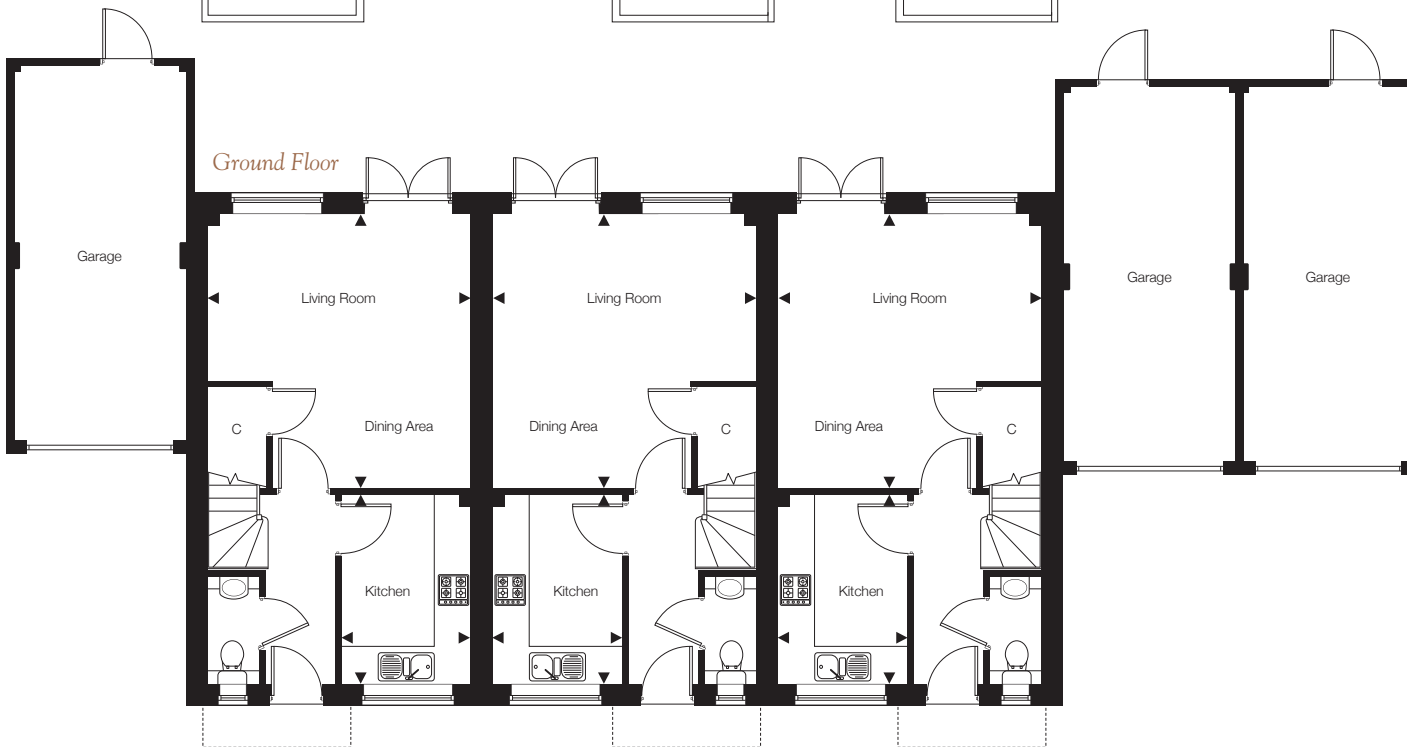


Fennel, 2 bedroom family home. Plots 27, 28 & 29



*First Floor*

Master Bedroom	3.45m x 3.01m	11'3" x 9'9"
Bedroom 2	3.52m x 2.27m	11'6" x 7'3"

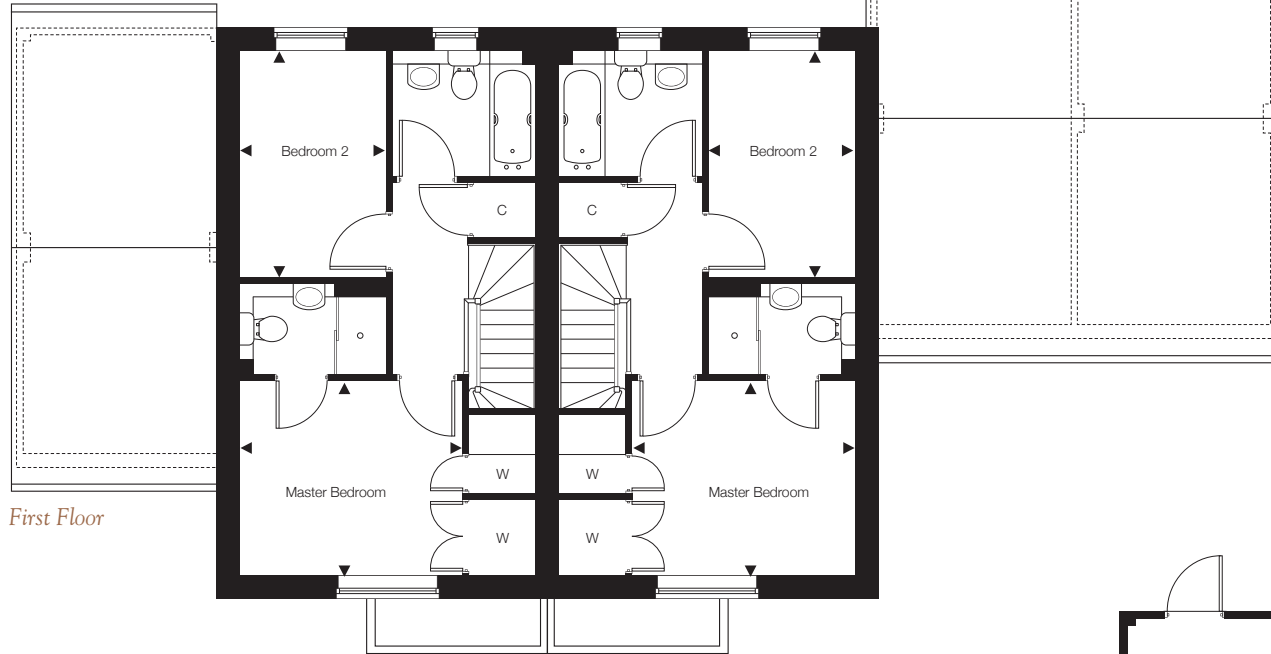


*Ground Floor*

Kitchen	3.28m x 2.27m	10'9" x 7'3"
Living Room / Dining Area	4.75m x 4.58m	15'6" x 15'0"



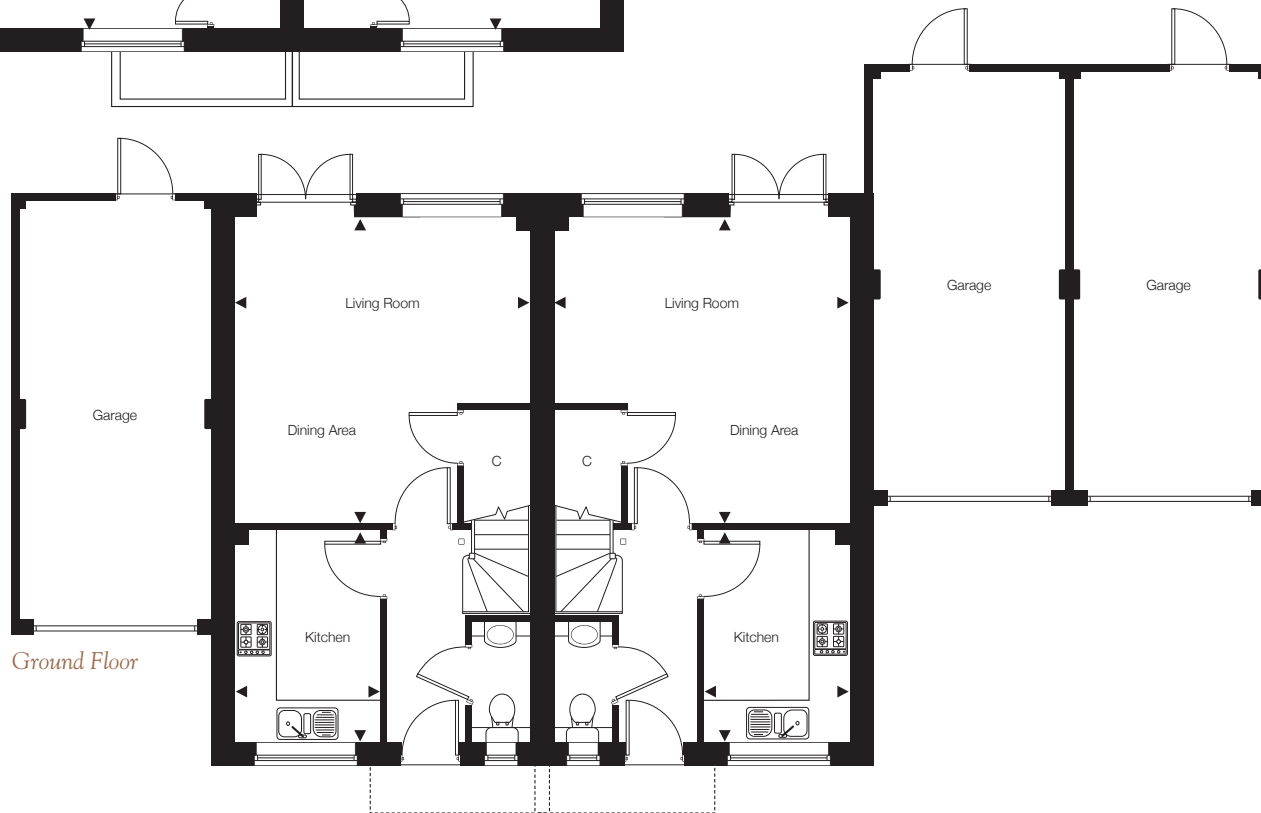
Mint, 2 bedroom family home. Plots 42 & 43



*First Floor*

Master Bedroom  
Bedroom 2

3.45m x 3.01m	11'3" x 9'9"
3.52m x 2.27m	11'6" x 7'3"

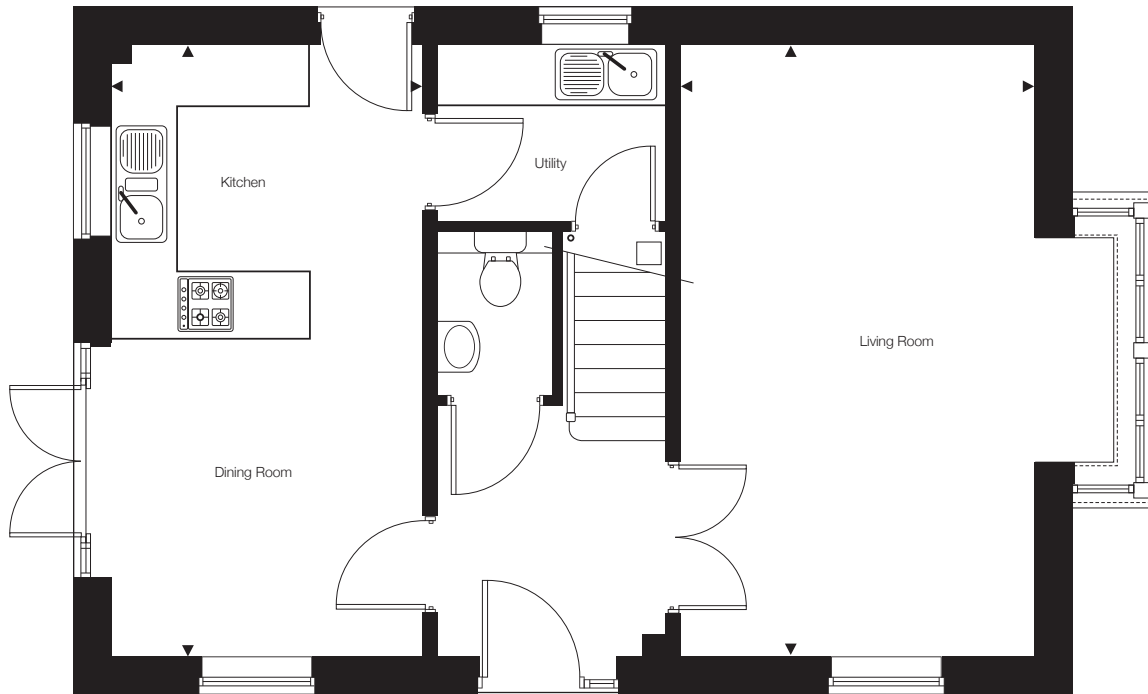


*Ground Floor*

Kitchen	3.28m x 2.27m	10'6" x 7'3"
Living Room / Dining Area	4.75m x 4.58m	15'6" x 15.0'

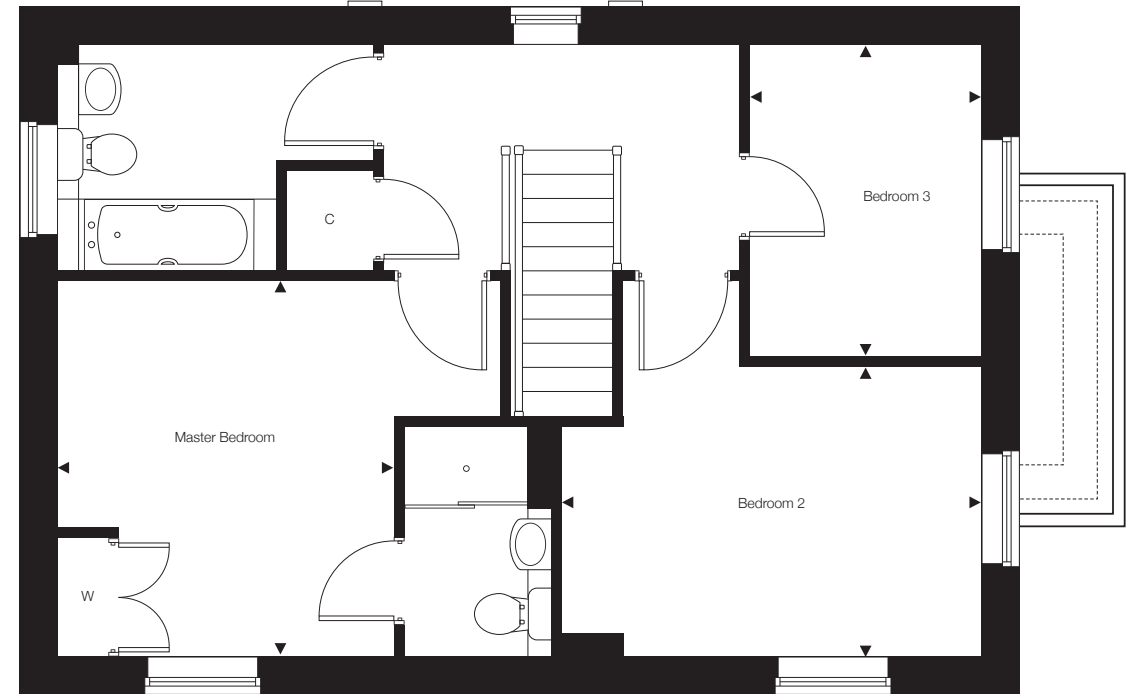


Rose, 3 bedroom family home. Plot 44



Ground Floor

Kitchen / Dining Room	5.92m x 3.01m	19'3" x 9'9"
Living Room	5.92m x 3.42m	19'3" x 11'0"



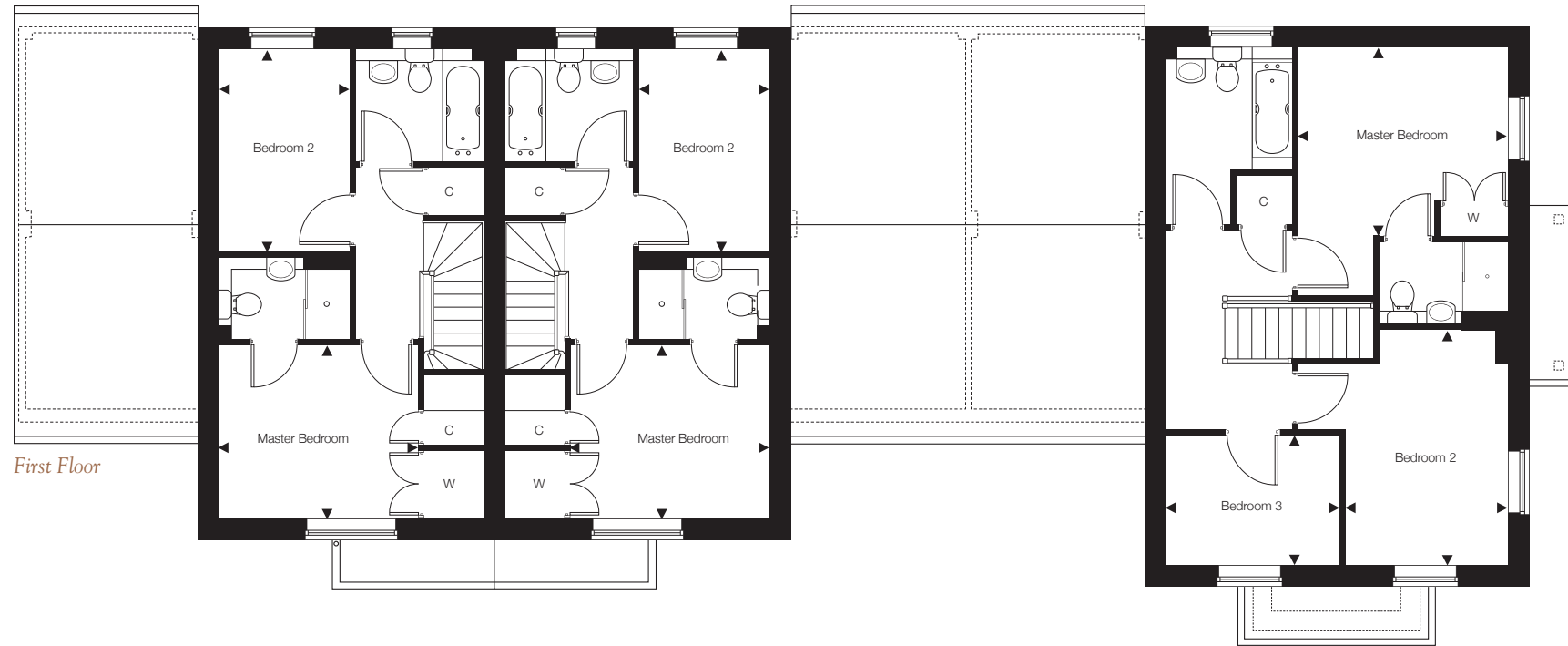
First Floor

Master Bedroom	3.62m x 3.25m	11'9" x 10'6"
Bedroom 2	4.05m x 2.80m	13'3" x 9'0"
Bedroom 3	3.02m x 2.25m	9'9" x 7'3"





Mint, 2 bedroom family home. Plots 45 & 46  
 Sage, 3 bedroom family home. Plot 47



First Floor

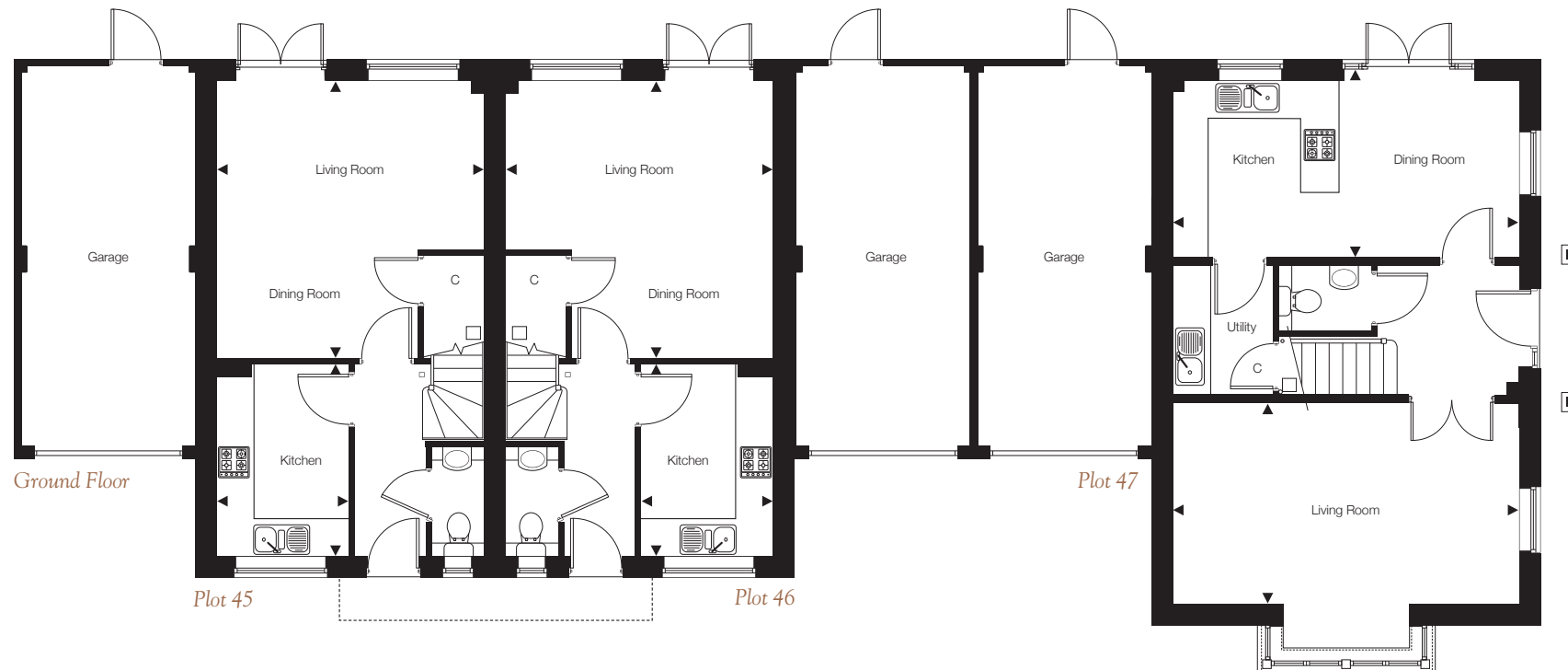
*Mint*  
 2 bedroom family home  
 Plots 45 & 46

*Ground Floor*

Kitchen / Dining Room  
 3.28m x 2.27m 10'9" x 7'3"  
 Living / Dining Room  
 4.75m x 4.58m 15'6" x 15'0"

*First Floor*

Master Bedroom  
 3.45m x 3.01m 11'3" x 9'9"  
 Bedroom 2  
 3.52m x 2.27m 11'6" x 7'3"



Ground Floor

Plot 47

Plot 45

Plot 46

*Sage*  
 3 bedroom family home  
 Plot 47

*Ground Floor*

Kitchen / Dining Room  
 5.92m x 3.01m 19'3" x 9'9"  
 Living Room  
 5.92m x 3.42m 19'3" x 11'0"  
 Utility  
 2.19m x 1.7m 7'0" x 5'6"

*First Floor*

Master Bedroom  
 3.62m x 3.25m 11'9" x 10'6"  
 Bedroom 2  
 4.05m x 2.80m 13'3" x 9'0"  
 Bedroom 3  
 3.02m x 2.25m 9'9" x 7'3"

# Development Layout



**BAYBERRY**  
2 BEDROOM BUNGALOW  
PLOTS 1, 3, 62 & 65

**CHAMOMILE**  
3 BEDROOM BUNGALOW  
PLOTS 2, 63 & 64

**CLOVER**  
4 BEDROOM HOUSE  
PLOTS 4, 8, 10, 11, 15, 17 & 22

**COLUMBINE**  
4 BEDROOM HOUSE  
PLOTS 5, 9 & 16

**COMFREY**  
5 BEDROOM HOUSE  
PLOTS 6, 12 & 18

**CORIANDER**  
5 BEDROOM HOUSE  
PLOTS 7, 13 & 23

**COWSLIP**  
3 BEDROOM HOUSE  
PLOT 14, 24 & 25

**FENNEL**  
2 BEDROOM HOUSE  
PLOTS 19, 20, 21, 27, 28 & 29

**LAVENDER**  
3 BEDROOM HOUSE  
PLOT 26

**MINT**  
2 BEDROOM HOUSE  
PLOTS 42, 43, 45 & 46

**ROSE**  
3 BEDROOM HOUSE  
PLOT 44

**SAGE**  
3 BEDROOM HOUSE  
PLOT 47

**HOUSING ASSOCIATION**  
PLOTS 30-41 & 48-61



## 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.

# Charities

The company also supports a variety of charities through corporate events and fundraising activities including Guide Dogs for the Blind, Sebastian's Action Trust and the Arrhythmia Alliance.



Guide Dogs for the Blind



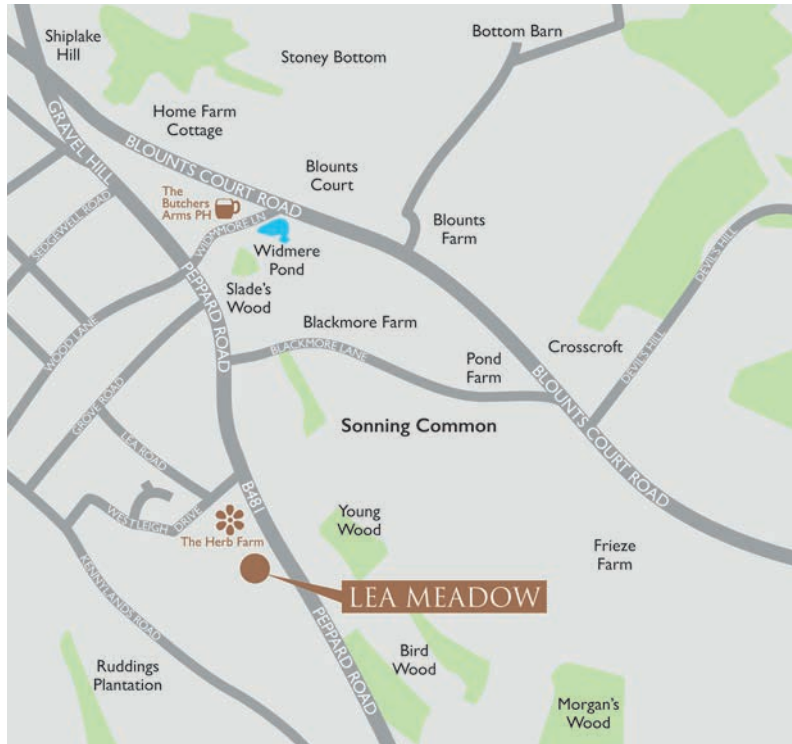
Sebastian's Action Trust



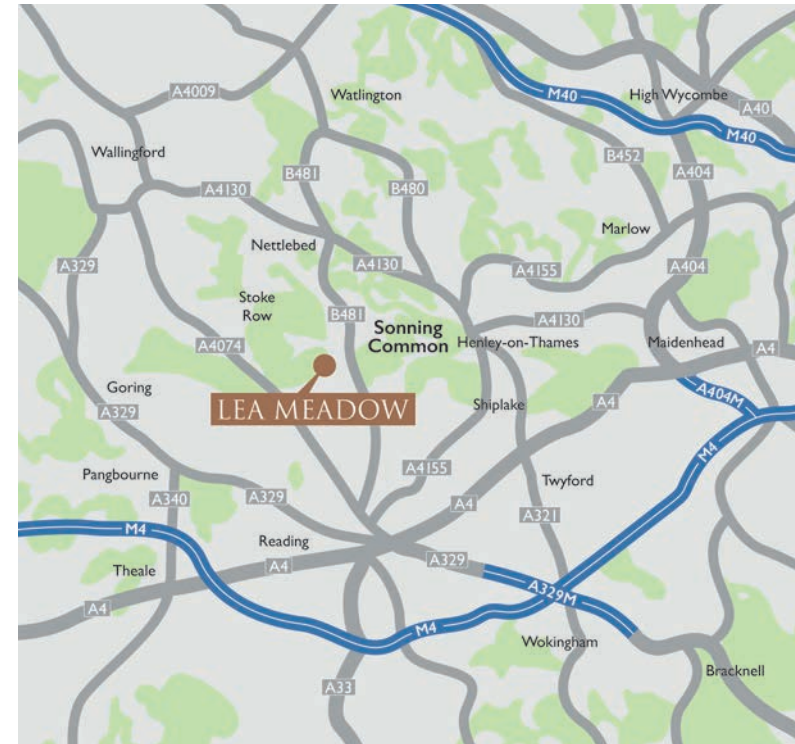
Arrhythmia Alliance

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LEA MEADOW | PEPPARD ROAD | SONNING COMMON | RG4 9NJ



Local map



Area map

Maps not to scale

SAT NAV: RG4 9NJ

**BEWLEY**  
HOMES PLC

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[www.bewley.co.uk](http://www.bewley.co.uk)