SHIPLAKE MEADOWS

HENLEY-ON-THAMES

Garden, Meadow & Orchard Cottage Plans

A Joint Venture Partnership

Probitas Galliard Homes O'SHEA

Garden Cottages 27-32
PHASE 2

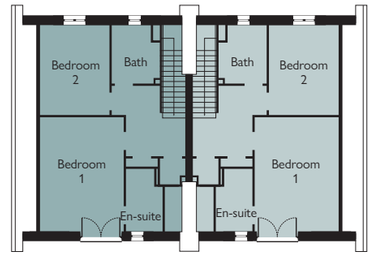
Meadow Cottages 33-36
PHASE 2

Orchard Cottages 39-43
PHASE 1

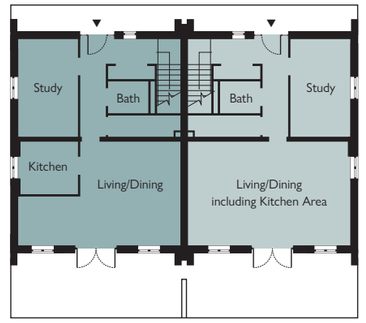
Shiplake Meadows offers a choice of 15 luxurious dual/triple aspect cottages, each designed to a criteria of architectural brilliance - and each fully adaptable, should it ever be required, to meet residents' future needs.

The cottages are arranged in three delightful groups - Orchard, Meadow and Garden, with each nestling perfectly into a serene, green landscape, just moments or minutes from the Clubhouse.

There are 5 cottage types, each with a living/dining area leading out to a predominantly south/south east facing patio and private garden. Almost all of the cottages also benefit from a front driveway providing ample parking for two vehicles, with the drive enabled for a future EV charging facility.



UPPER



Example cottages - semi detached GROUND

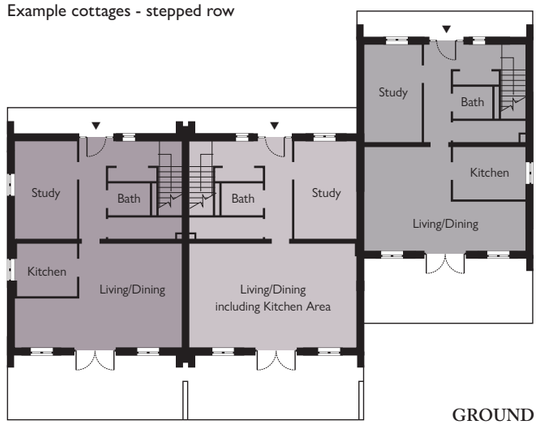
Cottage Layouts

6 of the cottages are available in a semi-detached setting, 9 grouped in slightly differing stepped rows which together, will bond the homes in to their own individual landscape - while forming a family of characterful cottages across the village.

The properties are all similar in internal layout, each with a large ground floor study that could easily be adapted to provide a third bedroom with a bathroom opposite. The kitchen area has an option to be either open plan or enclosed if purchased during the 'off plan' stage.

UPPER

Example cottages - stepped row



GROUND

Two bedroom cottages

PLOTS **33 · 35 · 42**

Room Dimensions

GROUND LEVEL

Living/Dining/ Kitchen	7.51 x 4.81	24'6" x 15'9"
Study	4.52 x 2.75	14'9" x 9'0"
Utility	3.40 x 1.00	11'2" x 3'3"

UPPER LEVEL

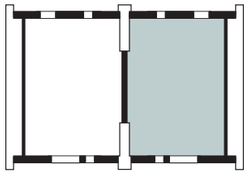
Bedroom 1	5.31 x 3.92	17'4" x 12'10"
Bedroom 2	4.16 x 3.26	13'8" x 10'8"

INTERNAL AREA

	129.5 sq.m	**1,394 sq.ft**

REAR PATIO & GARDEN AREA

33	105 sq.m	1,130 sq.ft
35	104 sq.m	1,119 sq.ft
42	173 sq.m	1,862 sq.ft



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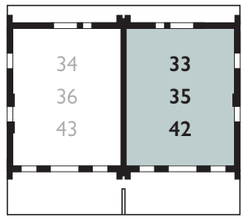

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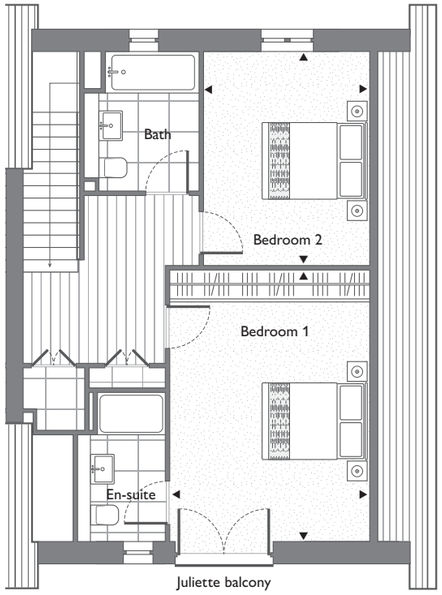
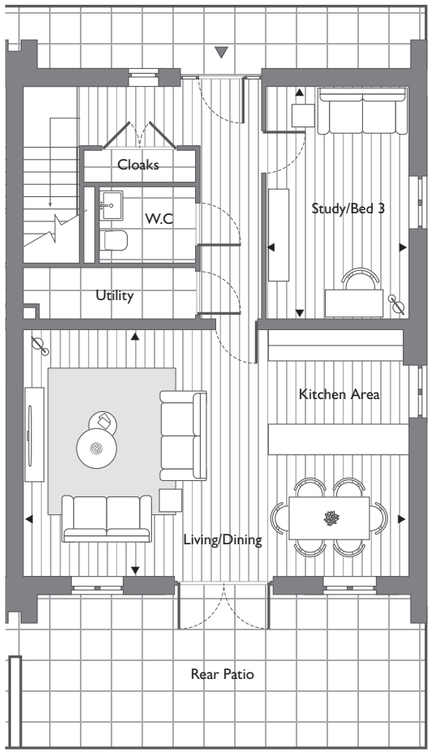
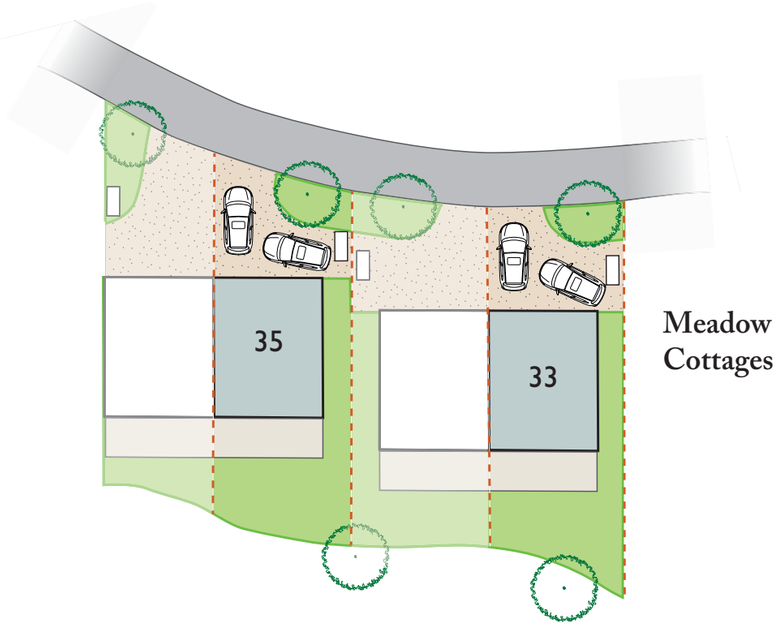


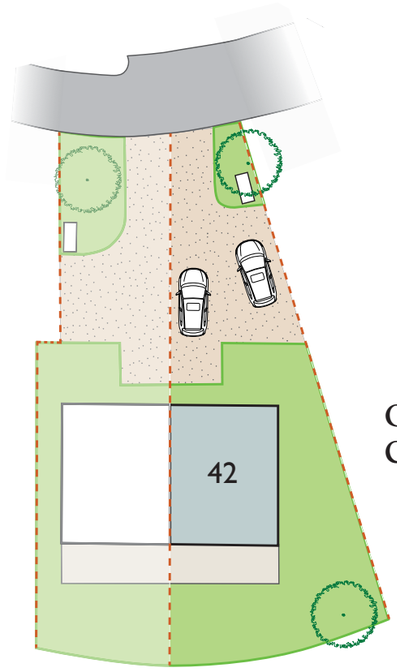
UPPER LEVEL



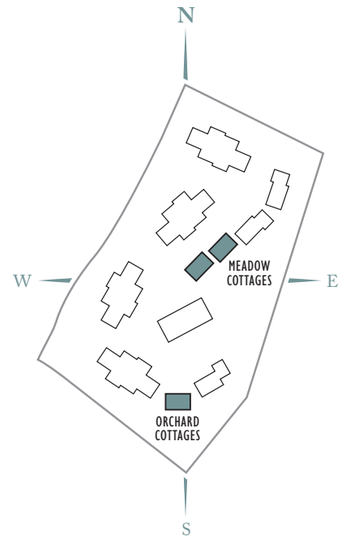
GROUND LEVEL



Meadow Cottages



Orchard Cottages



Two bedroom cottages

PLOTS **34 · 36 · 43**

Room Dimensions

GROUND LEVEL

Living Area	4.66 x 4.81	15'3" x 15'9"
Dining Area	2.85 x 2.25	9'4" x 7'4"
Kitchen	2.45 x 2.68	8'0" x 8'9"
Study	4.52 x 2.75	14'9" x 9'0"
Utility	3.35 x 1.00	11'0" x 3'3"

UPPER LEVEL

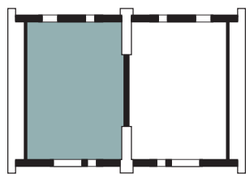
Bedroom 1	5.31 x 3.92	17'4" x 12'10"
Bedroom 2	4.32 x 3.26	14'2" x 10'8"

INTERNAL AREA

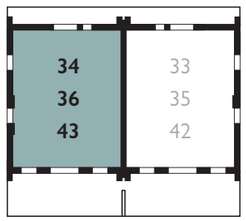
129.5 sq.m **1,394 sq.ft**

REAR PATIO & GARDEN AREA

34	92 sq.m	990 sq.ft
36	46 sq.m	495 sq.ft
43	104 sq.m	1,119 sq.ft



UPPER



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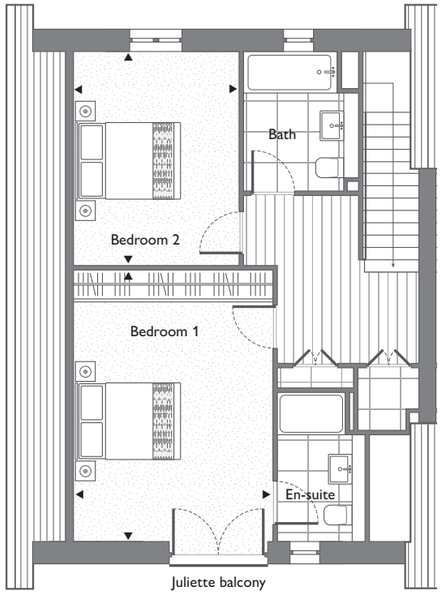
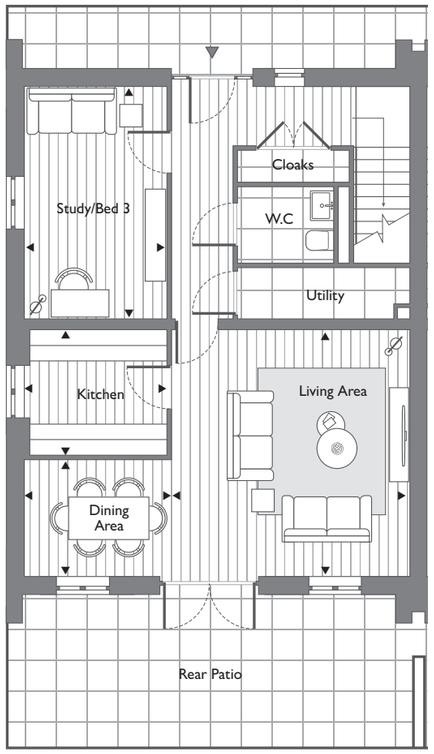
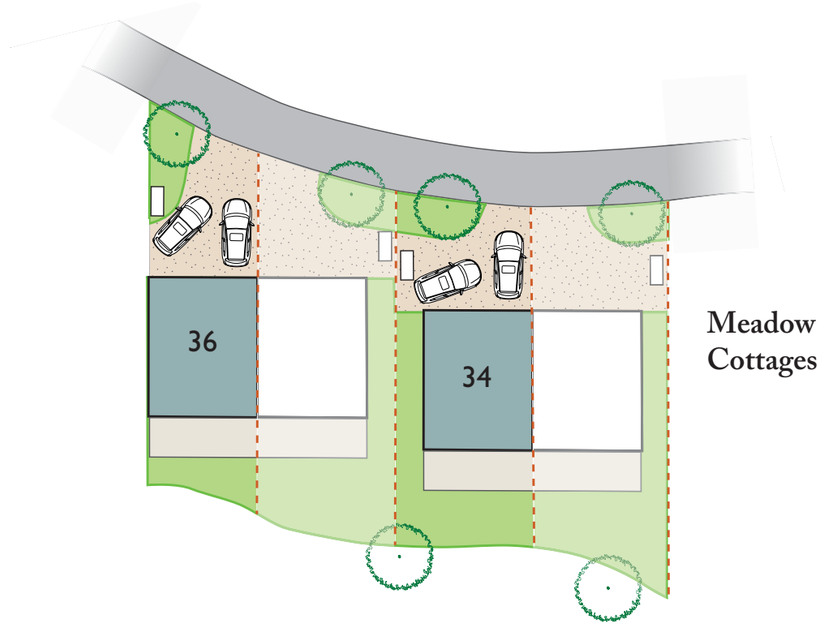


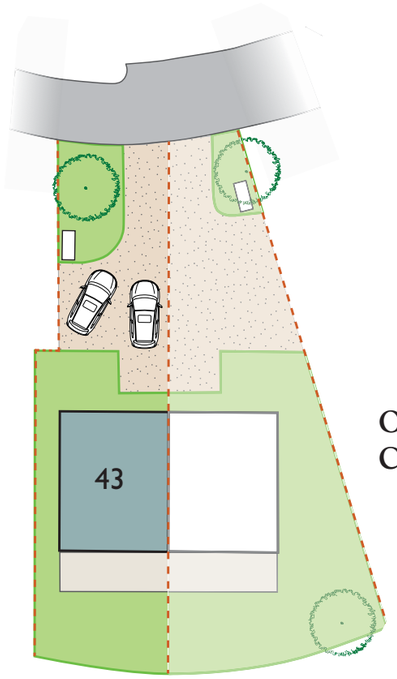
UPPER LEVEL



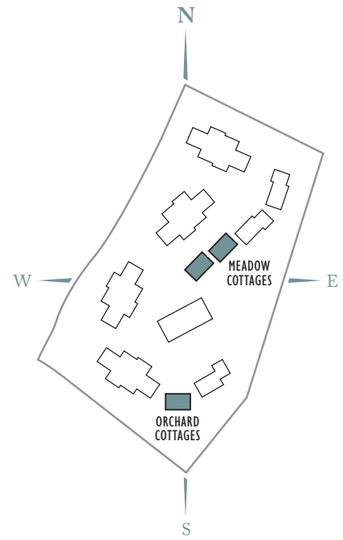
GROUND LEVEL



Meadow Cottages



Orchard Cottages



Two bedroom cottages

PLOTS **27 · 30 · 39**

Room Dimensions

GROUND LEVEL

Living Area	3.05 x 4.81	10'0" x 15'9"
Dining Area	3.44 x 2.25	11'3" x 7'4"
Kitchen	3.34 x 2.45	11'0" x 8'0"
Study	4.52 x 2.64	14'9" x 8'7"
Utility	3.34 x 1.00	11'0" x 3'3"

UPPER LEVEL

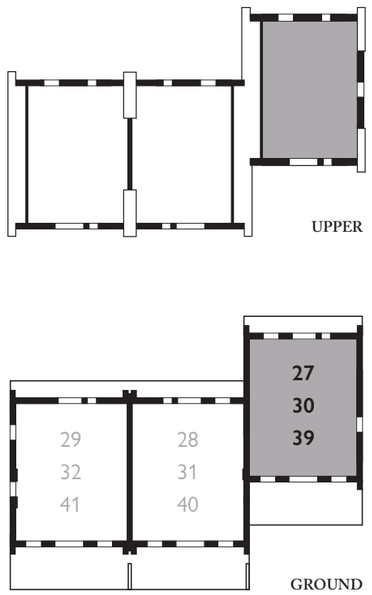
Bedroom 1	5.28 x 3.92	17'3" x 12'10"
Bedroom 2	4.13 x 3.37	13'6" x 11'0"

INTERNAL AREA

126.9 sq.m 1,366 sq.ft

REAR PATIO & GARDEN AREA

27	150 sq.m	1,614 sq.ft
30	124 sq.m	1,335 sq.ft
39	203 sq.m	2,185 sq.ft



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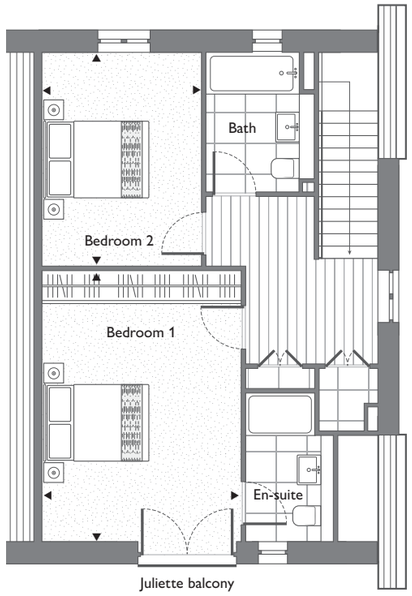
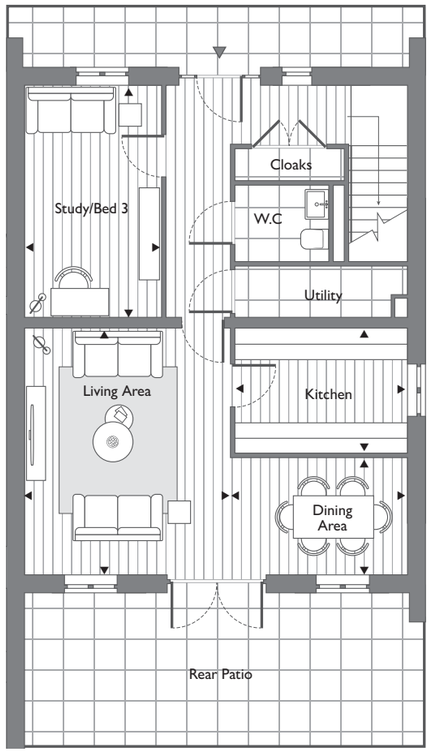
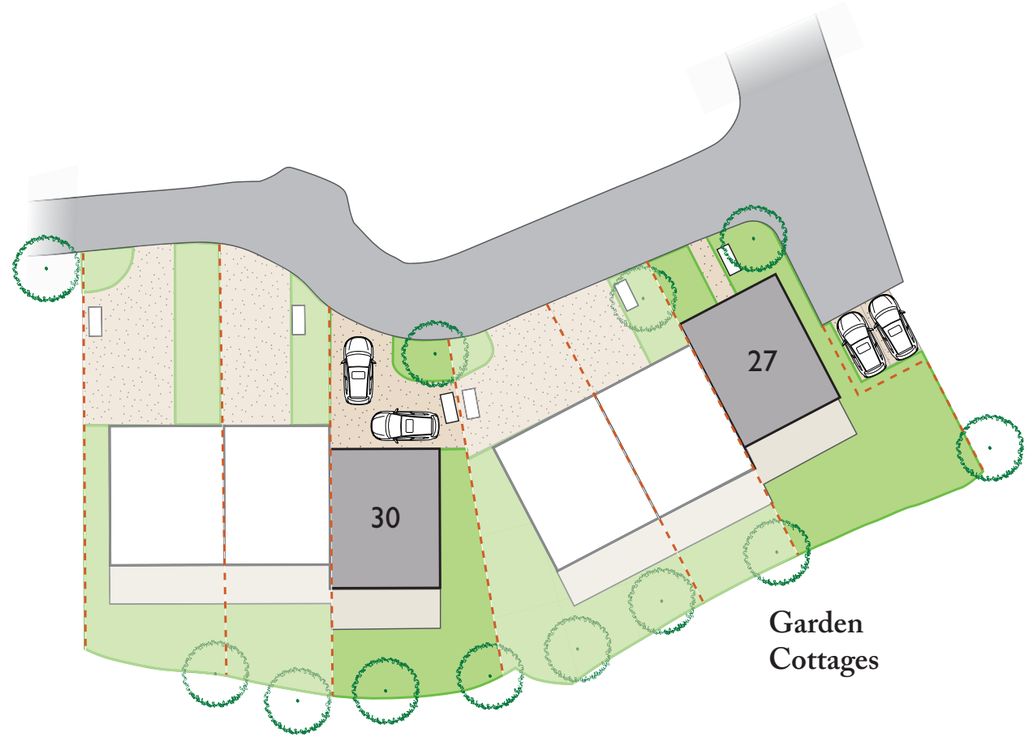
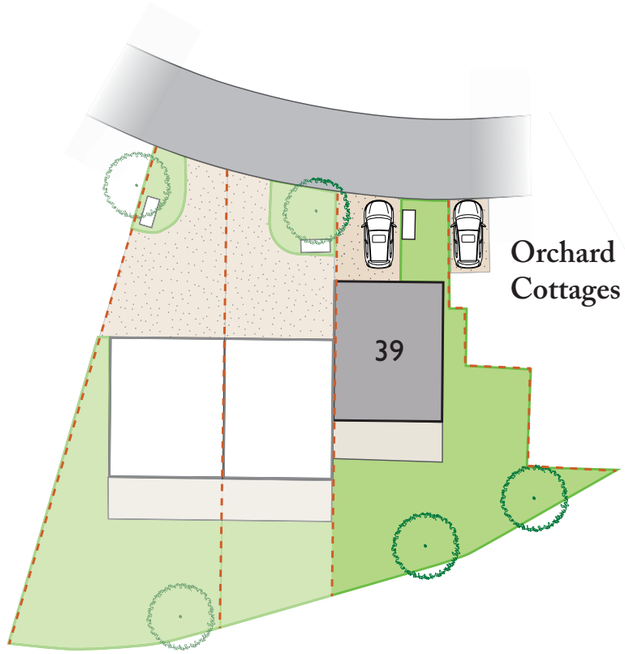


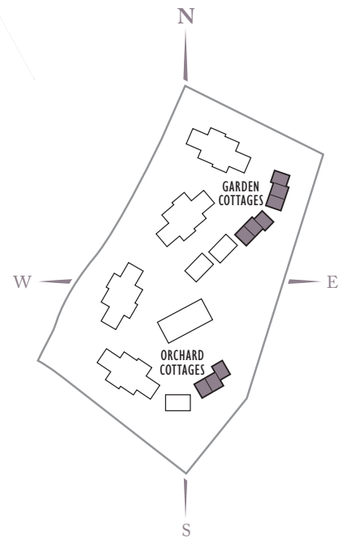
UPPER LEVEL



GROUND LEVEL







Two bedroom cottages

PLOTS **28 · 31 · 40**

Room Dimensions

GROUND LEVEL

Living/Dining/ Kitchen	7.77 x 4.81	25'5" x 15'9"
Study	4.52 x 2.89	14'9" x 9'6"
Utility	3.41 x 1.00	11'3" x 3'3"

UPPER LEVEL

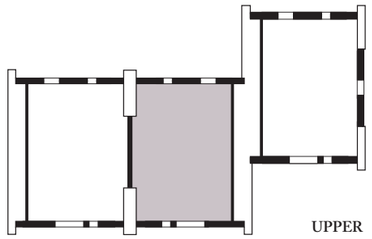
Bedroom 1	5.30 x 3.92	17'4" x 12'10"
Bedroom 2	4.13 x 3.37	13'6" x 11'0"

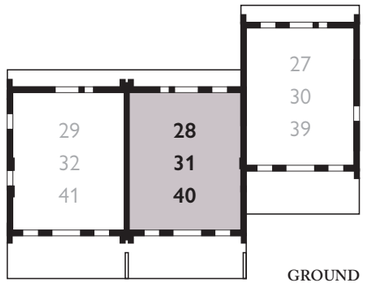
INTERNAL AREA

132.8 sq.m	**1,429 sq.ft**

REAR PATIO & GARDEN AREA

28	57 sq.m	613 sq.ft
31	73 sq.m	786 sq.ft
40	79 sq.m	850 sq.ft





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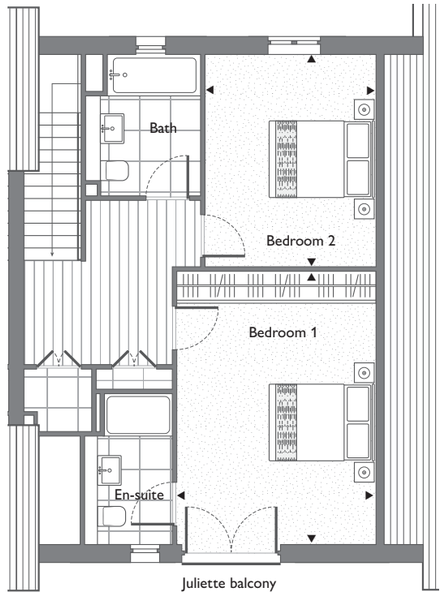
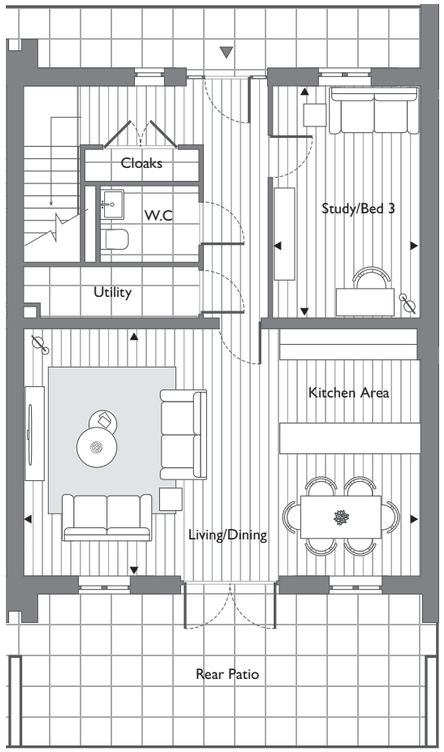


UPPER LEVEL



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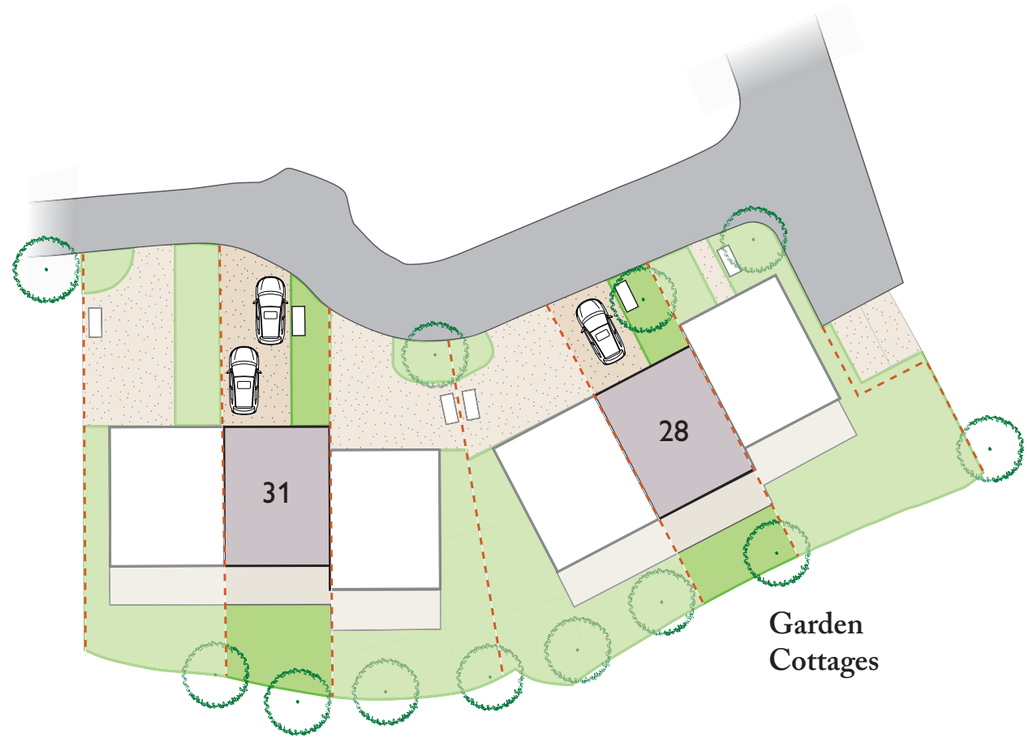
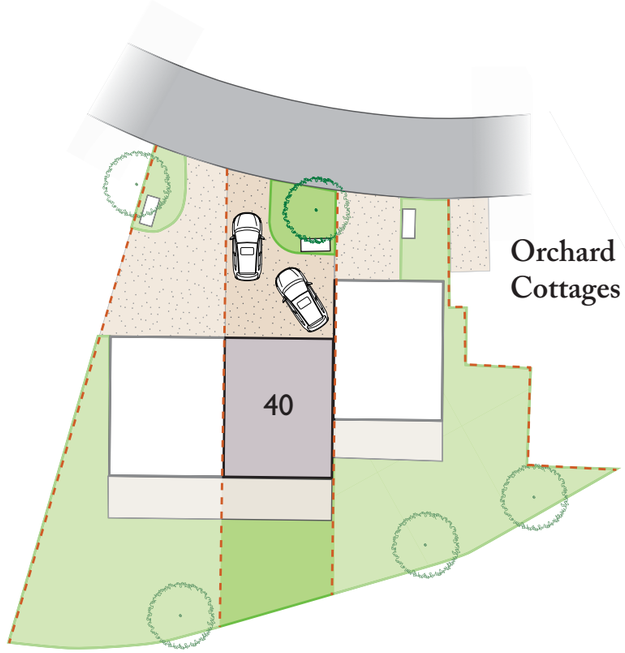
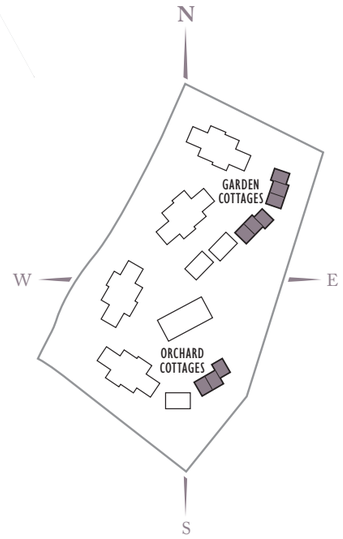






Two bedroom cottages

PLOTS **29 · 32 · 41**

Room Dimensions

GROUND LEVEL

Living Area	4.77 x 4.81	15'7" x 15'9"
Dining Area	2.96 x 2.25	9'8" x 7'4"
Kitchen	2.79 x 2.45	9'2" x 8'0"
Study	4.52 x 2.86	14'9" x 9'5"
Utility	3.41 x 1.00	11'3" x 3'3"

UPPER LEVEL

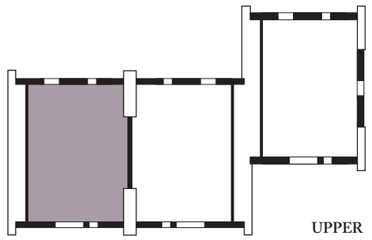
Bedroom 1	5.30 x 3.92	17'4" x 12'10"
Bedroom 2	4.13 x 3.37	13'6" x 11'0"

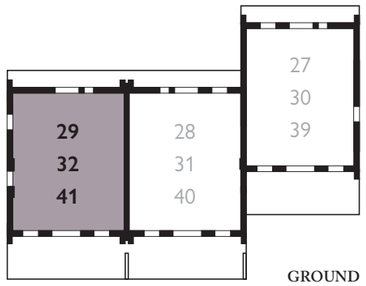
INTERNAL AREA

	132.5 sq.m	**1,426 sq.ft**

REAR PATIO & GARDEN AREA

29	155 sq.m	1,668 sq.ft
32	97 sq.m	1,044 sq.ft
41	197 sq.m	2,120 sq.ft





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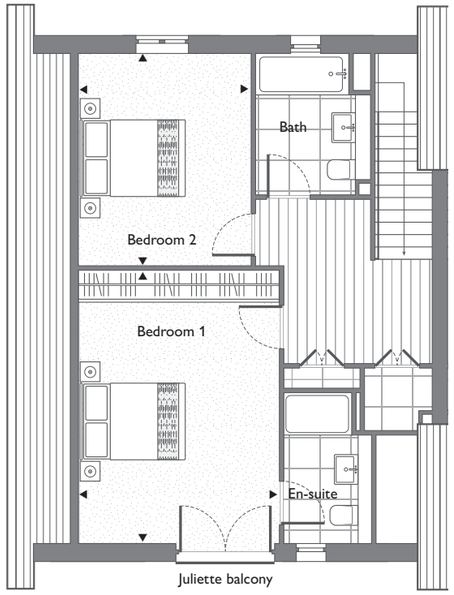
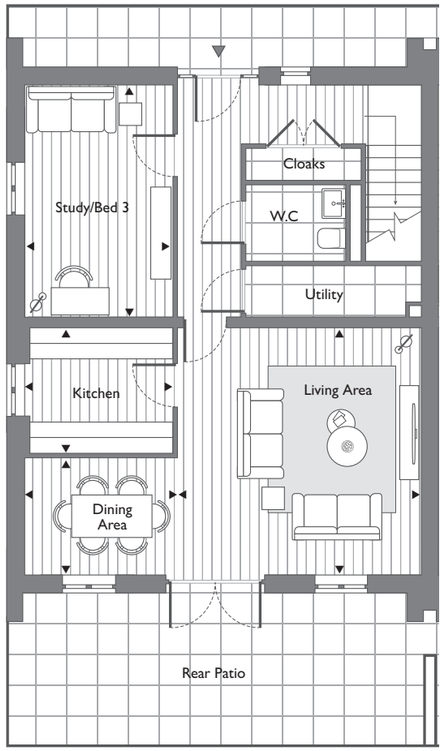
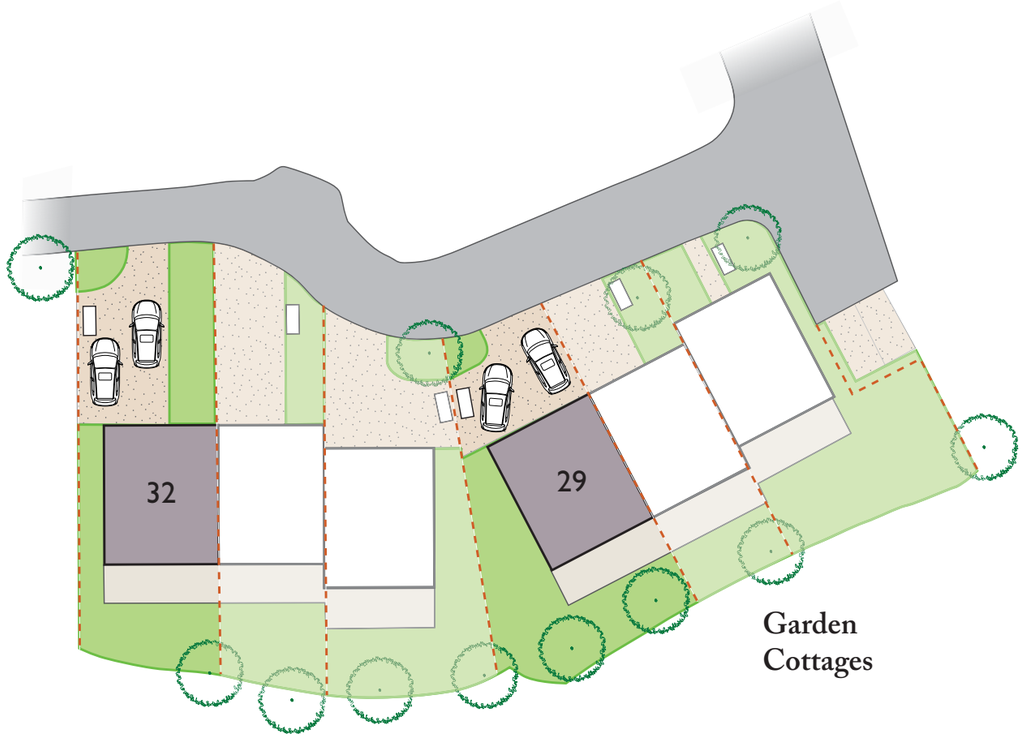
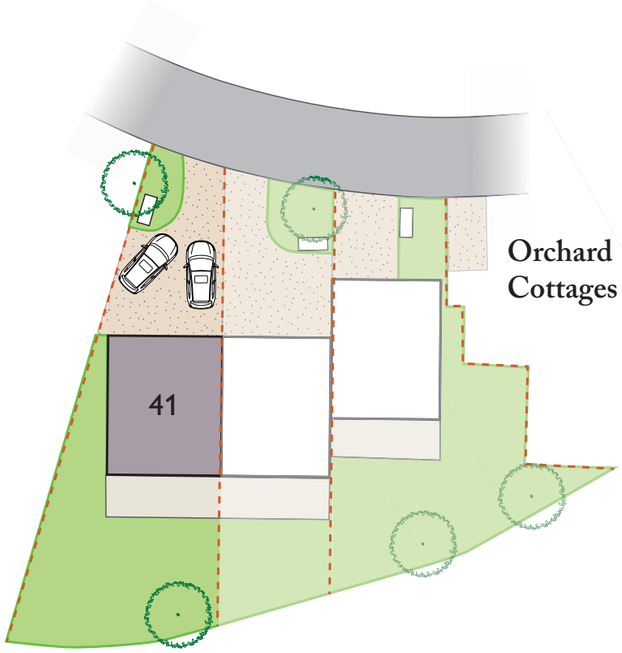


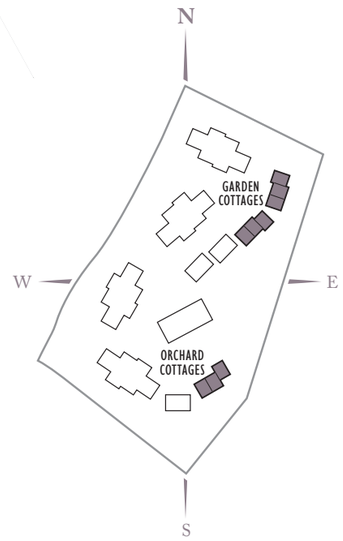
UPPER LEVEL



GROUND LEVEL







The Cottages

OUTLINE SPECIFICATION

All properties at Shiplake Meadows have been designed to be fully adaptable, should it ever be required, to meet residents' future needs.

GENERAL

- Highly durable, luxury timber style flooring to hall, study, living/dining and kitchen areas.
- Fully fitted luxury wool carpet to first floor bedrooms.
- Non-slip porcelain floor tiling to bathrooms, en-suites and utility cupboards.
- Built in wardrobe to principal bedroom.
- White paint finish panelled internal doors with chrome door furniture.
- Double glazing throughout all external windows and doors.
- Recessed low energy LED downlighting throughout.
- Fast response under floor heating throughout.
- Wiring for TV, FM & satellite to living/dining area and bedrooms.
- Telephone points to living/dining area and principal bedroom.
- White socket and switch plates throughout, USB charging points to kitchen area and principal bedroom.

KITCHEN

- Fully fitted handmade kitchens with a choice of soft close units in handle-less or stainless steel handle design.
- Quartz worktops and splashbacks.
- Under unit lighting to worktops.
- Fully integrated appliances by Smeg to include: Induction hob, oven & microwave, 70/30 fridge freezer, dishwasher and stainless steel extractor.
- Integrated washer/dryer within kitchen area or dedicated utility.
- Stainless steel sink by Franke (or similar quality brand) with matching mixer tap.

STUDY/BEDROOM 3

- The ground floor study of each cottage will be capable of conversion into a third bedroom with bathroom adjacent.

BATHROOMS & EN-SUITES

- Luxuriously appointed throughout with Villeroy & Boch sanitaryware and Hansgrohe fittings (or similar quality brands).
- Porcelain floor and wall tiling with complementary paint finishes.
- Walk-in level shower to en-suite bathroom.
- Bathroom vanity units with integrated lighting and shaver points.
- Composite mineral baths.
- Chrome electric heated towel rail.

EXTERNAL

- Rear patio leading onto a private garden.
- External lighting to rear patio.
- Private front driveway, majority with ample parking space for two vehicles. All driveways enabled for future EV charging point.

SECURITY AND SAFETY

- Video entry door system.
- 24/7 emergency call system.
- Heat/smoke detector.
- Intruder alarm system.

STRUCTURAL GUARANTEE

- Industry leading BLP Building Warranty Insurance (backed by Aviva for 10 years).
- 2 year build contractor guarantee.

Specification is deemed to be correct (as of February 2023). The developer reserves the right to change product brands and specifications subject to availability.

ESTATE MANAGEMENT SERVICES

ELM GROUP

DOMICILIARY CARE SERVICES

Home Instead.

PHYSIOTHERAPY & WELLBEING SERVICES

Physiolistic whole body healing

FOOD & BEVERAGE SERVICES

PAVILION HENLEY-ON-THAMES

VILLAGE TRANSPORT SERVICES

CHILTERN CARS

OPERATIONAL GOVERNANCE

Probitas
PROBITAS OPERATIONS LTD

ARCO Setting Standards for Retirement Communities

SHIPLAKE MEADOWS
HENLEY-ON-THAMES

These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. The developer and partners reserve the right to alter any specification and floor plan layouts without prior notice. All journey times stated are approximate. Interior and exterior images of the development are computer generated, architectural accuracy and finishes may vary. All Shiplake Meadows resident and guest facilities are subject to variation and may be at additional cost or form part of the service charge.

SHIPLAKE MEADOWS
HENLEY-ON-THAMES

Shiplake Meadows Sales & Marketing Suite

Meadow Chase • Lower Shiplake • Henley-on-Thames • RG9 3DF

For further information please call

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sales@shiplakemeadows.com | www.shiplakemeadows.com

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