



THE  
GREYLANDS

PEPPARD COMMON





# THE GREYLANDS

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A REDEFINED, REMARKABLE AND RARE DEVELOPMENT COMPRISING SIX  
BRAND NEW 2, 3 & 4 BEDROOM HOMES IN THE MUCH-CHERISHED VILLAGE OF PEPPARD COMMON

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## DEVELOPED WITH YOU IN MIND

A boutique development of only six beautiful homes with an executive interior and exterior specification. This exclusive enclave has been designed and built by renowned professionals to meet the needs of modern living without compromising on aesthetic appeal. The carbon efficient new homes will both complement and add a new contemporary landscape to this charming part of the Chiltern Hills.

## CONSIDERED DESIGN

The Greylands is a mix of two, three and four bedroom homes with design continuity and thoughtful arrangement both on the inside and outside. Two of the new residences are detached properties with separate snug on the ground floor and four spacious bedrooms on the first floor. The remaining four semi-detached homes are beautifully designed to maximise space and light with bay windows to the front and bifold doors onto the garden.

The interior design reflects a blend of subtle palettes with interesting materials and textures interwoven to create a unique, yet understated environment. The latest contemporary trends have been carefully considered to fuse with everyday practical solutions. The high-end furnishings and fittings have been expertly chosen and supplied by industry leading companies and craftsmen.

The attractive exterior elevations are formed of superior quality Corbusier Multi Tonal; red, pink, and brown handmade texture bricks and brick chimneys. Terreal plain clay roof tiles, superior casement windows, finished in the calming and fresh colour of Agate grey with complementary chrome furniture, and fascias and panelling to match. The stone plinth makes for a seamless and classic divide between window and brick, and the Indian stone patio and gravel driveway complete the look of the stylish and elegant exterior.

For peace of mind, each of the six new homes is offered with a 10-year structural warranty.





# A SENSE OF COMMUNITY

BE PART OF SOMETHING EXCEPTIONAL

The considered scheme has been designed to maximise on space, aspects, and aesthetics. Transforming and reshaping the landscape and setting the scene for a brand-new neighbourhood. The contemporary properties are perfect for families, couples or individuals wanting to live within an exclusive development yet feel part of the wider community and surrounding area.

DEFINED BY ATTENTION TO  
DETAIL AND CRAFT

At Newgate Developments we are proud of every home we build, and our reputation is important to us. We are not a volume developer, and our business is about creating beautiful and individual homes in Oxfordshire and surrounding areas with a team that is highly experienced in construction and development.

We build using high quality materials, collaborating with the very best craftsmen, architects, and designers. We believe using a blend of traditional and innovative materials when designing our homes, which allows us to embrace the latest solutions and technologies whilst maintaining time-honoured standards.





# PEPPARD COMMON

Peppard Common is an ancient settlement within a rural area with great countryside walks. With local shops, amenities, and the very popular village primary school. Greys Green Golf course and local tennis club are a short drive away. Peppard Common also offers beautiful countryside walks, horse riding and cycling around the famous Beech woods.

Henley on Thames is only 10 minutes away (5 miles), Reading is 6 miles where there is a new Cross Rail link to London Paddington, providing 25 minute commutes by train. Oxford is 22 miles, London 40 miles.

Peppard Common is on the corridor of the M4 providing links to the M25 and out towards the West of England. London Heathrow airport is 28 miles from the development.



## SCHOOLS

- Peppard C Of E Primary School
- Valley Road Primary
- Gillotts School
- Rupert House School
- St Mary's School & Nursery
- Shiplake College
- Sonning Common Primary



## RECREATION

- Peppard Lawn Tennis Club
- Henley Sailing Club
- Regal Picturehouse
- Peppard Cricket Club
- The Kenton Theatre
- Henley Golf Course
- Henley & Upper Thames Rowing Clubs



## SHOPPING

- Peppard Stores
- Gail's Bakery
- Henley Market
- The Herb Farm
- Sonning Common Food and Wine
- Eat Organic
- Waitrose
- Tesco



## FOOD & DRINK

- The Greyhound
- The Unicorn
- The Butchers Arms
- Orwells Restaurant
- Villa Marina
- Hotel Du Vin & Bistro
- Crockers
- Bistro at the Boathouse

“ Peppard Common is well worth exploring, it is a mixture of open grassland and woodlands, rich in wildlife. The common lies in Rotherfield Peppard parish – ‘Rotherfield’ originated from the Anglo-Saxon for open land for cattle ”





READING  
TRAIN  
STATION

5  
MILES

HENLEY ON  
THAMES TRAIN  
STATION

LONDON  
PADDINGTON  
STATION CROSS  
RAIL LINK FROM  
READING

25  
MINS

10  
MILES

M4  
MOTORWAY

OXFORD

22  
MILES

28  
MILES

LONDON  
HEATHROW

M25  
MOTORWAY

30  
MILES

48  
MILES

CITY OF  
LONDON

LONDON  
GATWICK

64  
MILES



# EXPLORE THE SURROUNDING AREA

## HENLEY ON THAMES

Henley on Thames is a charming and famous riverside town within 10 miles of Reading, 35 miles of central London and 25 miles from Heathrow. Henley is surrounded by lovely countryside, dominated by the Chiltern Hills and the River Thames runs through the town itself. There are miles of walking, cycling and running routes along the Thames Path and in the surrounding countryside, and of course rowing and boating on the River Thames. Every summer the town hosts the world-famous Royal Regatta followed by the Henley Festival and Rewind Festival. The town has a railway station providing a link to the mainline stations in Reading and Twyford with a fast service to London Paddington (from 28 minutes). Crossrail offers direct

access to the City, Canary Wharf, the West End and Heathrow Airport.

The M4 (J8/9) is approximately 7 miles away, and the M40 (J4) is 12 miles. Henley offers an excellent variety of shops, ranging from high street chains to independent boutiques. There are numerous coffee shops and many restaurants offering an array of cuisines. Sporting facilities include several fine local golf courses and clubs for rugby, squash, swimming and tennis. Local primary schools include Trinity, Badgemore and Valley Road, and are all rated good or outstanding by Ofsted. Gillotts School and The Henley College offer secondary and 6th form education.

## SONNING COMMON

Sonning Common is a thriving village located within South Oxfordshire. There is an extensive range of amenities in the village including chemist, vet, shops, post office, village hall, library and an award-winning health centre plus a range of schooling from playgroups to secondary education. The area has a variety of

woodland walks and bridle paths and there are numerous country pubs within a few minutes' walk or drive. The nearby towns of Reading and Henley on Thames are both within 6 miles and there is good access to the motorway networks M4 and M40.









# FEEL AT HOME

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Influenced by contemporary aesthetics, every aspect of the interior finishing has been carefully considered and designed with uncompromising attention to detail, offering understated luxury and contemporary finishes, all contributing to the architectural character and surrounding area.

## CLASSICALLY CONTEMPORARY KITCHENS

Our kitchens are designed to offer the perfect balance between contemporary and classic, ideal for homes of any style and era. Fitted with the latest cabinetry and appliances. Finished in the harmonious and stylish shade of stone grey with striking chrome hardware.

## A LITTLE TOUCH OF LUXURY

Our bathrooms and ensuites bring an added touch of indulgence and luxury, making ideal spaces in which to relax and unwind. The porcelain tiles, brushed brass fittings and sanitary ware have all been chosen with style, design and function in mind.







# THE GREYLANDS SPECIFICATION

DEFINED BY ATTENTION TO DETAIL AND CRAFT



## KITCHEN

- Individually designed
- Shaker style kitchens
- Composite solid worktops
- Bosch appliances
- Porcelain floor tiles

## BATHROOM

- Crosswater bathroom fittings
- Contemporary white sanitary ware
- Porcelain floor and wall tiles
- Wet room flush trays to en-suites
- Heated towel radiator

## FLOORING

- Engineered oak flooring (Herringbone design plots 1 & 2)
- Carpets to living room (& snug in plots 1 & 2)
- Carpets to stairs and bedrooms
- Porcelain floor tiles to bathrooms
- Porcelain floor tiles to kitchen/dining

## JOINERY

- Traditional architraves and high skirtings
- Ample cloak cupboards/storage/wardrobes

## DOORS

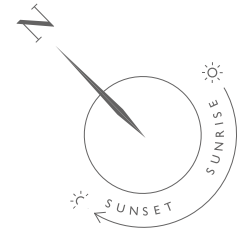
- Victorian 4 Panel White Fire Doors

## EXTERNAL

- Planting to front and back
- Patios and landscaped gardens
- Timber sheds
- Outside lighting to front and back
- Brick plinth detailing
- UPVC flush casement windows
- Sliding or bi-fold aluminium doors
- Solid timber front doors
- Brick chimneys
- Large driveways with parking for 2 vehicles (3 for plots 1 & 2)

## TECH

- Digital security alarm
- Network cables throughout
- Chime doorbells/cameras
- Air source heat pumps
- Solar panels
- Underfloor heating throughout
- LED lighting
- External power
- EV charging points



# AN EXCLUSIVE ENCLAVE

The Greylands offers a stunning collection of six brand-new contemporary homes, arranged around Shiplake Bottom.

The development consists of two detached and four semi-detached 2, 3 & 4 bedroom luxury properties.



■ PLOT ONE - THE CHILTERN  
4 BEDROOM HOME



■ PLOT TWO - THE FAWLEY  
4 BEDROOM HOME



■ PLOT THREE - THE ROTHERFIELD  
3 BEDROOM HOME



■ PLOT FOUR - THE HARPSDEN  
3 BEDROOM HOME



■ PLOT FIVE - THE PEPPARD  
3 BEDROOM HOME



■ PLOT SIX - THE HENLEY  
2 BEDROOM HOME



These particulars should be treated as general guidance and for illustrative purposes only and should not be relied upon as statements or representations of fact. All landscaping, road and paving shown are indicative. Roof finishes may vary from the illustrations. We operate a policy of continual product development and individual features may vary. We recommend intending purchasers satisfy themselves by personal inspection or otherwise as to the correctness of these particulars. Areas of future residential development are shown for illustration only and are subject to planning. Boundary landscaping is subject to change. Roof colours relate to collection type and are not representative of true colour. The development plan is not to scale. Parking spaces shown are indicative only and parking restrictions may apply. Please speak to our Sales Consultant for further information on parking availability. October 2022.

# THE CHILTERN

PLOT 1

4 BEDROOM HOME

TOTAL INTERNAL FLOOR SPACE 157.4 SQ M (1694 SQ FT)



## GROUND FLOOR

SNUG	2.97 M X 3.2 M	9 SQ M
LIVING ROOM	3.4 M X 5.2 M	16.6 SQ M
KITCHEN/DINER	4.9 M X 6.2 M	32.3 SQ M

## FIRST FLOOR

MASTER BEDROOM	3 M X 4.9 M	21.6 SQ M
BEDROOM 2	2.9 M X 4.7 M	11.9 SQ M
BEDROOM 3	3.4 M X 4.7 M	14.8 SQ M
BEDROOM 4	3.2 M X 3.6 M	10.8 SQ M

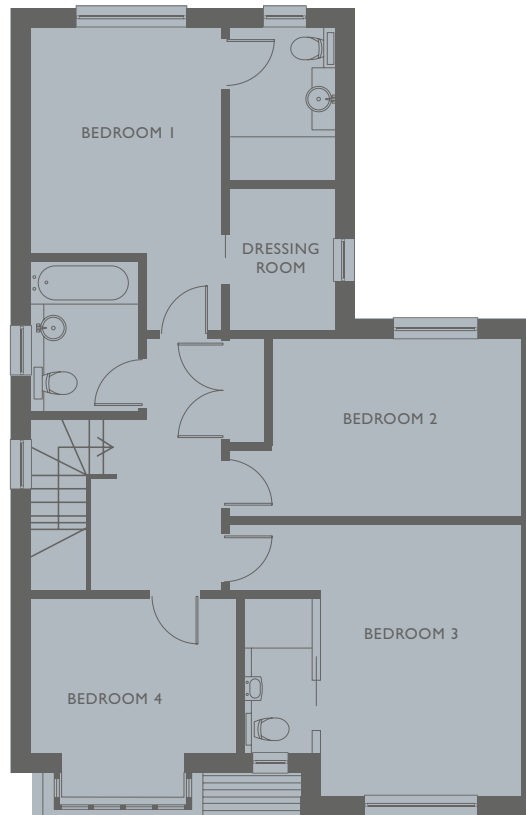
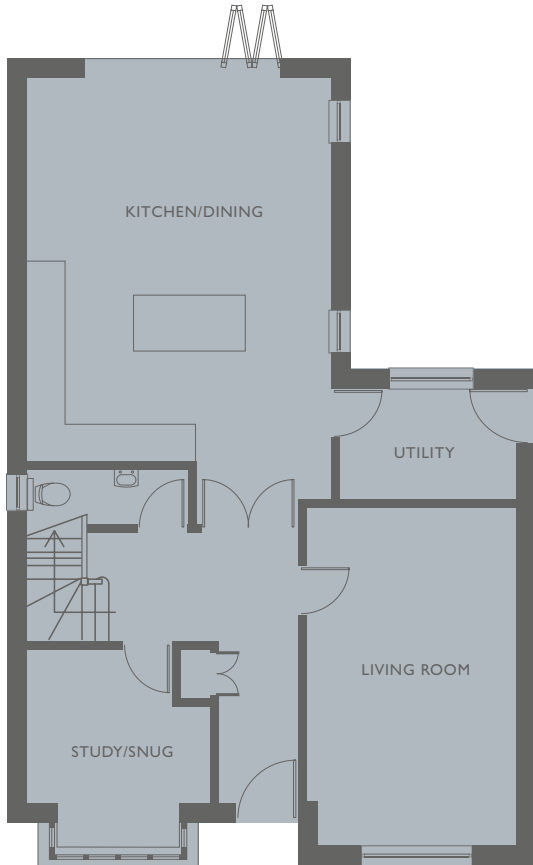
All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. Total Internal Floor Space measurement excludes outdoor areas. They are to finished measurements and are not intended for carpet sizes or items of furniture. The developer operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Boiler positions may be subject to change. Please ask the Selling Agents for detailed information regarding specific properties.

# THE FAWLEY

PLOT 2

4 BEDROOM HOME

TOTAL INTERNAL FLOOR SPACE 161.5 SQ M (1738 SQ FT)



## GROUND FLOOR

SNUG	2.97 M X 3.2 M	8.2 SQ M
LIVING ROOM	3.4 M X 5.5 M	18.4 SQ M
KITCHEN/DINER	4.9 M X 6.2 M	32.3 SQ M

## FIRST FLOOR

MASTER BEDROOM	3 M X 4.9 M	21.6 SQ M
BEDROOM 2	2.9 M X 4.7 M	11.9 SQ M
BEDROOM 3	4.7 M X 4.4 M	19.0 SQ M
BEDROOM 4	3.2 M X 3.3 M	9.7 SQ M

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# THE ROTHERFIELD

PLOT 3

3 BEDROOM HOME

TOTAL INTERNAL FLOOR SPACE 117 SQ M (1258 SQ FT)



## GROUND FLOOR

LIVING ROOM	3.4 M X 5.5 M	17.8 SQ M
KITCHEN/DINER	4.9 M X 6.2 M	21.6 SQ M

## FIRST FLOOR

MASTER BEDROOM	5.8 M X 3.6 M	19 SQ M
BEDROOM 2	4.3 M X 3.2 M	14 SQ M
BEDROOM 3	2.4 M X 2.6 M	6.4 SQ M

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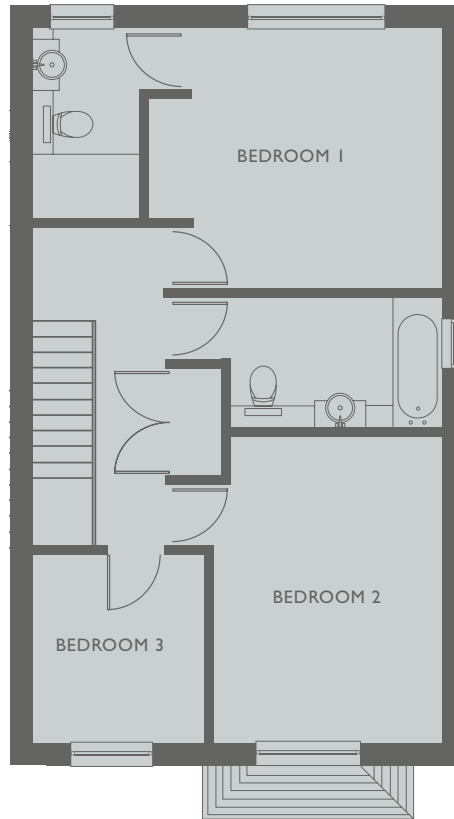
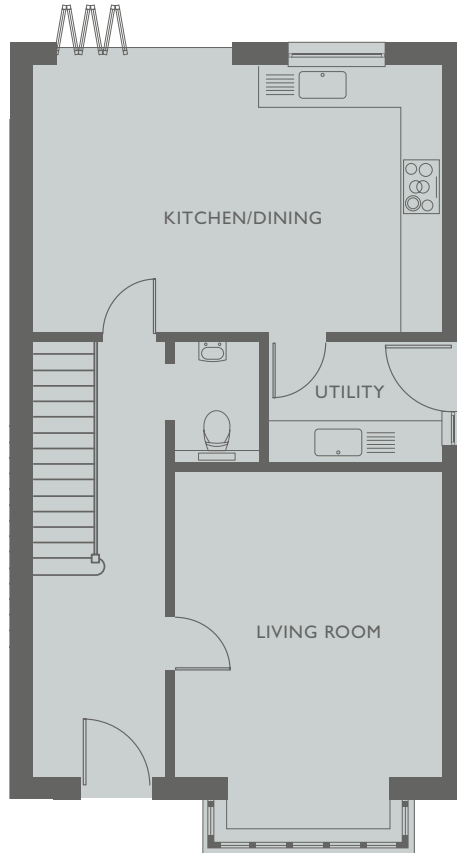


# THE HARPSDEN

PLOT 4

3 BEDROOM HOME

TOTAL INTERNAL FLOOR SPACE 117 SQ M (1258 SQ FT)



## GROUND FLOOR

LIVING ROOM	3.4 M X 5.5 M	17.8 SQ M
KITCHEN/DINER	4.9 M X 6.2 M	21.6 SQ M

## FIRST FLOOR

MASTER BEDROOM	5.8 M X 3.6 M	19 SQ M
BEDROOM 2	4.3 M X 3.2 M	14 SQ M
BEDROOM 3	2.4 M X 2.6 M	6.4 SQ M

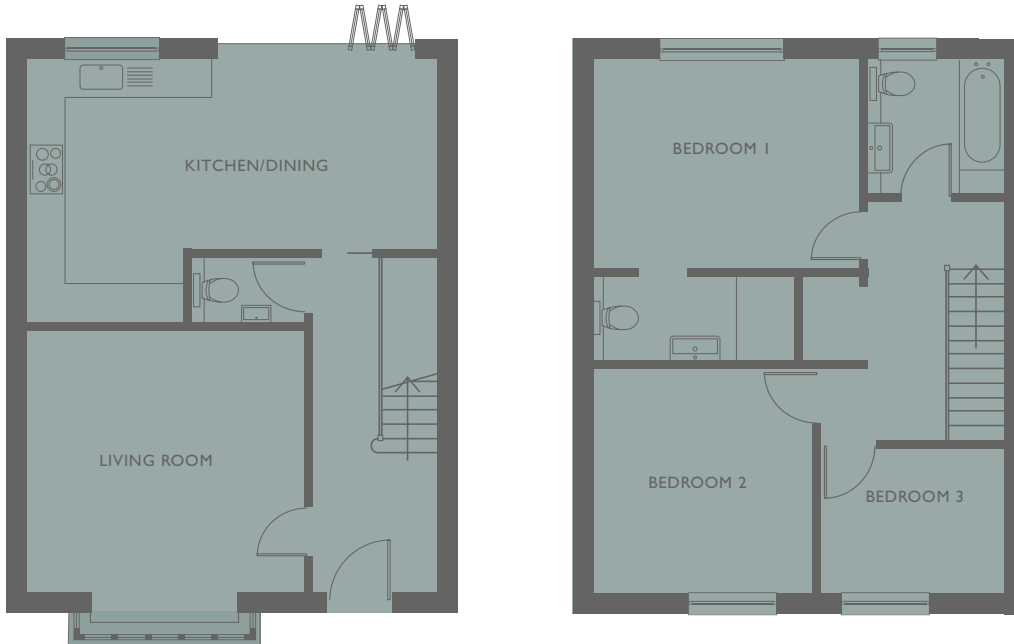
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# THE PEPPARD

PLOT 5

3 BEDROOM HOME

TOTAL INTERNAL FLOOR SPACE 106 SQ M (1140 SQ FT)



## GROUND FLOOR

LIVING ROOM	4.3 M X 4.5 M	18.4 SQ M
KITCHEN/DINER	6.4 M X 4 M	21.5 SQ M

## FIRST FLOOR

MASTER BEDROOM	4.1 M X 3.2 M	17.8 SQ M
BEDROOM 2	3.4 M X 3.5 M	11.8 SQ M
BEDROOM 3	2.8 M X 2.2 M	6.4 SQ M

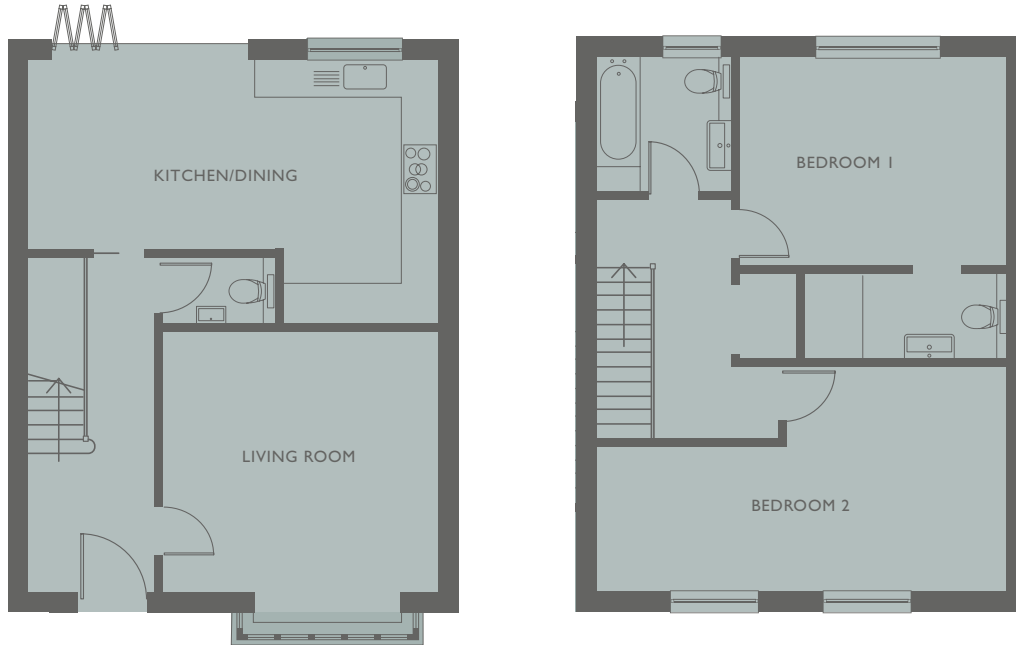
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# THE HENLEY

PLOT 6

2 BEDROOM HOME

TOTAL INTERNAL FLOOR SPACE 106 SQ M (1140 SQ FT)



## GROUND FLOOR

LIVING ROOM	4.3 M X 4.5 M	18.4 SQ M
KITCHEN/DINER	6.4 M X 4 M	21.5 SQ M

## FIRST FLOOR

MASTER BEDROOM	4.1 M X 3.2 M	17.8 SQ M
BEDROOM 2	6.4 M X 3.5 M	18.5 SQ M

All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. Total Internal Floor Space measurement excludes outdoor areas. They are to finished measurements and are not intended for carpet sizes or items of furniture. The developer operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Boiler positions may be subject to change. Please ask the Selling Agents for detailed information regarding specific properties.



# THE GREYLANDS

PEPPARD COMMON

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NEWGATE

QUALITY HOMES - LAND - DEVELOPMENT

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