



KINGS MEWS

GORING-ON-THAMES



## KINGS MEWS

*An Exclusive Collection*

**2 & 3 BEDROOM  
HOUSES**

Kings Mews is a select development by Bentier Homes, of 9 properties situated in a popular road in the village of Goring-on-Thames. Gatehampton Road is situated away from the hustle and bustle of the village centre, yet within easy walking distance of the train station (120m) and new Tesco store (220m).



## A unique English village set on the banks of the River Thames and surrounded by outstanding countryside

Situated on the River Thames in Oxfordshire, Goring is a sought after village conveniently located for commuting to London (56 minutes) and Reading (15 minutes) by train from Goring station. Reading Station has a fast service to London, Paddington (from 29 mins) with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow from 2019.

The spectacular scenery in and around the Goring Gap outcrop of the Chiltern hills, is the setting for such classic books as *Wind in the Willows*, *Watership Down* and *Three Men in a Boat*. Views of Goring Lock, the weirs and the rural landscape, especially as seen from the bridge, are some of the most photographed and painted scenes in England.

The picturesque Swan at Streatley will be re-opening in 2018. The area was also the chosen home of the late George Michael. Goring has a good selection of local shops including a smart new deli "Goring Grocer", a baker and butcher; a fully stocked hardware store open 7 days a week, as well as a doctor's and dentists. The village includes a good selection of the most charming riverside pubs, restaurants and cafes.

There is a thriving local community with a wide range of clubs, societies and special interest groups. For sporting enthusiasts, Goring has a popular Tennis Club, whilst Goring and Streatley Golf Club is one of the finest local golf clubs in the area - latest news and events are on the village website at [www.goring-on-thames.co.uk](http://www.goring-on-thames.co.uk).

# SITE LAYOUT





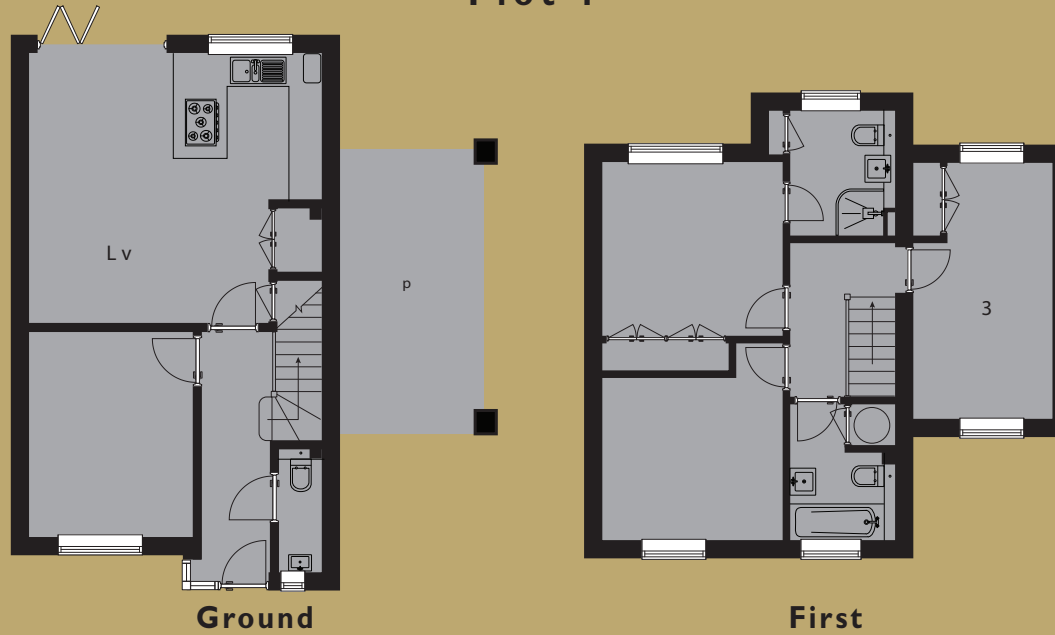
## PLOTS 1 & 2



*Computer generated impression*

# PLOTS 1 & 2

**Plot 1**



**Ground**

**First**

## Ground Floor

|               | Metres           | Feet/inches      |
|---------------|------------------|------------------|
| Kitchen Area  | 2.99mmax x 2.87m | 9'8"max x 9'4"   |
| Living/Dining | 5.27m x 4.70mmax | 17'3" x 15'4"max |
| Sitting Room  | 4.00m x 3.22m    | 13'1" x 10'6"    |

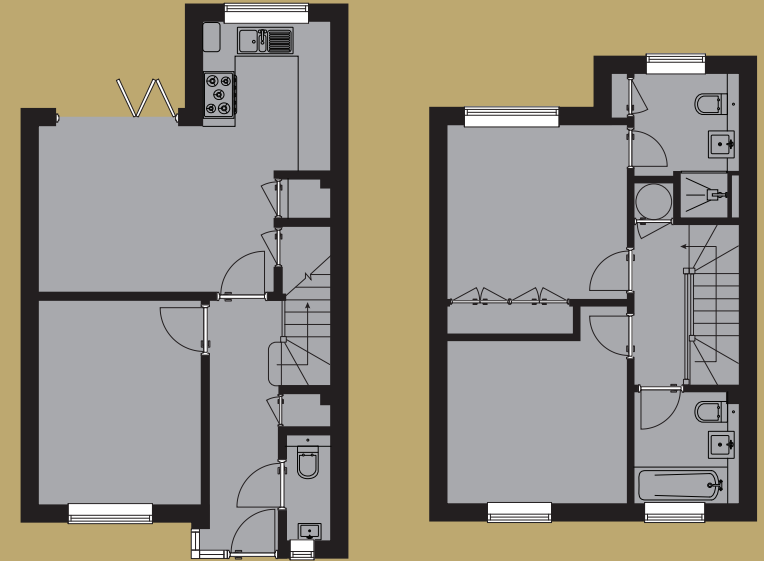
All measurements are within 76mm (3")

## First Floor

|            | Metres                                   | Feet/inches                             |
|------------|--|---|
| Master Bed | 3.53m x 3.40m<br>plus double wardrobe    | 11'6" x 11'2"<br>plus double wardrobe   |
| Ensuite    | 2.45m x 2.07m                            | 8'0" x 6'8"                             |
| Bedroom 2  | 3.53m x 3.19m<br>plus door recess        | 11'6" x 10'5"<br>plus door recess       |
| Bedroom 3  | 5.00m x 2.71mmax<br>incl double wardrobe | 16'4" x 8'9"max<br>incl double wardrobe |
| Bathroom   | 2.67mmax x 2.07mmax                      | 8'8"max x 6'8"max                       |

All measurements are within 76mm (3")

**Plot 2**



**Ground**

**First**

## Ground Floor

|              | Metres           | Feet/inches      |
|--------------|------------------|------------------|
| Kitchen Area | 2.93m x 2.51m    | 9'6" x 8'2"      |
| Dining       | 4.60mmax x 3.24m | 15'0"max x 10'6" |
| Sitting Room | 4.00m x 3.20m    | 13'0" x 10'5"    |

All measurements are within 76mm (3")

## First Floor

|            | Metres                                | Feet/inches                           |
|------------|---------------------------------------|---------------------------------------|
| Master Bed | 3.50m x 3.40m<br>plus double wardrobe | 11'5" x 11'2"<br>plus double wardrobe |
| Ensuite    | 2.81mmax x 2.51m                      | 9'2"max x 8'2"                        |
| Bedroom 2  | 3.50m x 3.19m<br>plus door recess     | 11'5" x 10'5"<br>plus door recess     |
| Bathroom   | 2.20m x 2.07m                         | 7'2"max x 6'8"                        |

All measurements are within 76mm (3")

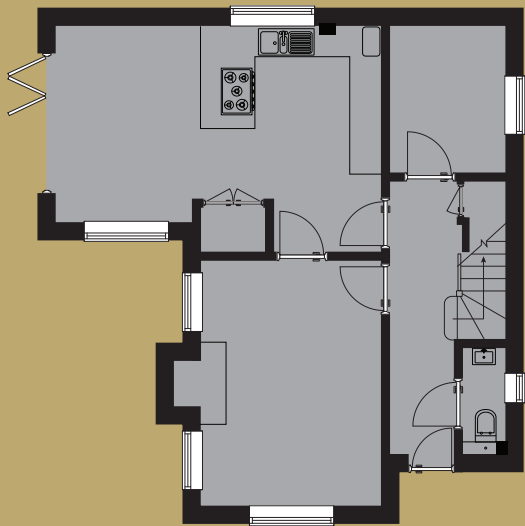


## PLOT 3



PLOT 3

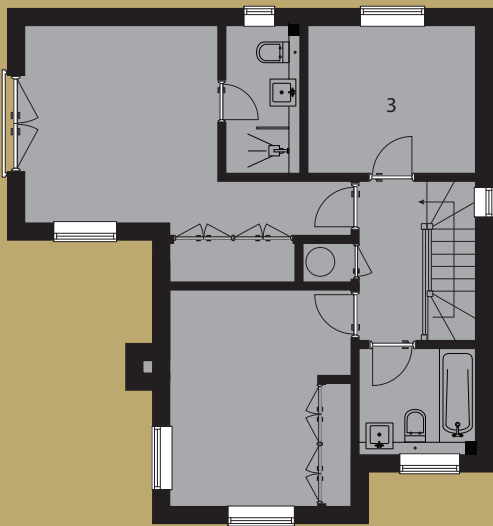
Ground



Ground Floor

|                                       | Metres           | Feet/inches      |
|---------------------------------------|------------------|------------------|
| Kitchen/Dining                        | 6.35m x 4.44mmax | 20'8" x 14'6"max |
| Sitting Room                          | 4.80m x 3.54m    | 15'7" x 11'6"    |
| Study                                 | 2.92m x 2.30m    | 9'6" x 7'5"      |
| All measurements are within 76mm (3") |                  |                  |

First



First Floor

|                                       | Metres  | Feet/inches                                      |
|---------------------------------------|---|--|
| Master Bed                            | 3.80m x 3.80mm<br>plus corridor & double wardrobe | 12'5" x 12'5"<br>plus corridor & double wardrobe |
| Ensuite                               | 2.90m x 1.50m                                     | 9'5" x 4'9"                                      |
| Bedroom 2                             | 4.25m x 3.53mmax<br>plus double wardrobe          | 13'9" x 11'6"max<br>plus double wardrobe         |
| Bedroom 3                             | 3.30m x 2.90m                                     | 10'8" x 9'5"                                     |
| Bathroom                              | 2.31m x 2.11m                                     | 7'6" x 6'9"                                      |
| All measurements are within 76mm (3") |   |  |



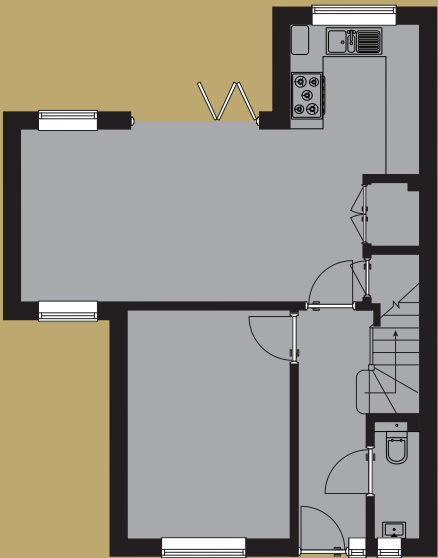
PLOTS 4 ~ 9





PLOT 4

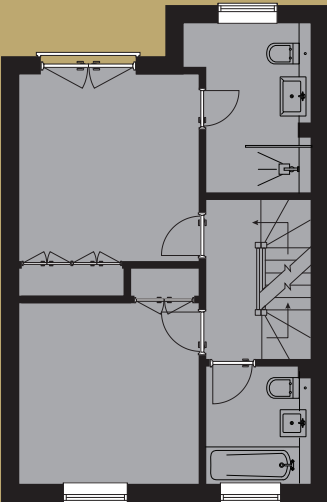
Ground



Ground Floor

|                                       | Metres           | Feet/inches      |
|---------------------------------------|------------------|------------------|
| Kitchen Area                          | 2.93m x 2.51m    | 9'6" x 8'2"      |
| Living/Dining                         | 6.62mmax x 3.38m | 21'7"max x 11'0" |
| Sitting Room                          | 4.46m x 3.20m    | 14'6" x 10'5"    |
| All measurements are within 76mm (3") |                  |                  |

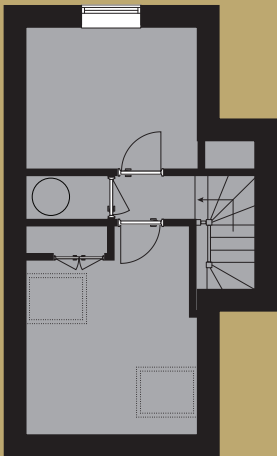
First



First Floor

|                                       | Metres                                | Feet/inches                            |
|---------------------------------------|---------------------------------------|--|
| Master Bed                            | 3.65m x 3.50m<br>plus double wardrobe | 11'10" x 11'5"<br>plus double wardrobe |
| Ensuite                               | 3.31m x 2.51mmax                      | 10'9" x 8'2"max                        |
| Bedroom 2                             | 3.54m x 3.50m<br>plus double wardrobe | 11'6" x 11'5"<br>plus double wardrobe  |
| Bathroom                              | 2.30m x 2.07m                         | 7'5" x 6'8"                            |
| All measurements are within 76mm (3") |                                       |  |

Second

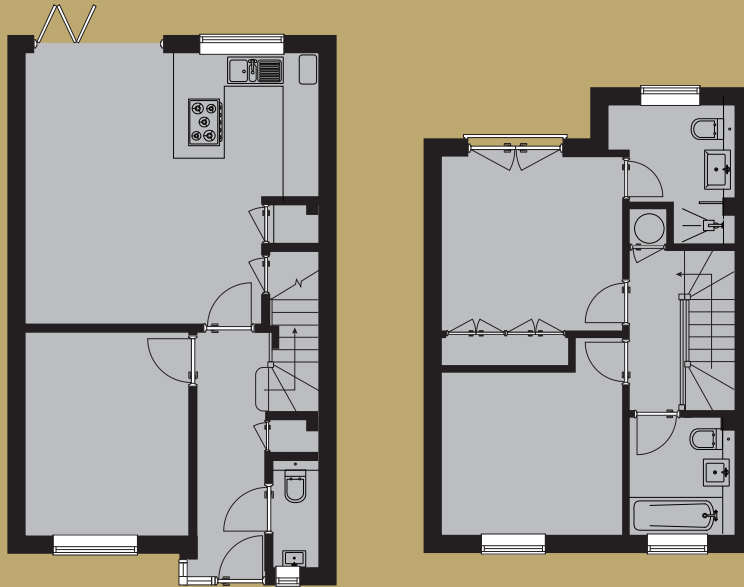


Second Floor

|                                       | Metres                                     | Feet/inches |
|---------------------------------------|--|-------------|
| Bedroom 3                             | 4.40mmax x 4.00mmax<br>14'4"max x 13'1"max |             |
| Study                                 | 4.40mmax x 2.80mmax<br>14'4"max x 9'2"max  |             |
| All measurements are within 76mm (3") |  |             |

# PLOTS 5 & 6

Plot 5



Ground

First

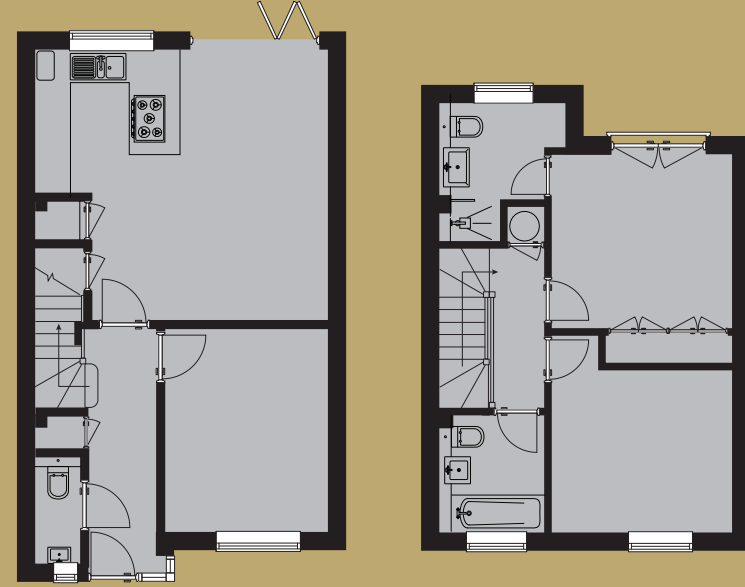
## Ground Floor

|                                       | Metres                       | Feet/inches                  |
|---------------------------------------|------------------------------|------------------------------|
| Kitchen Area                          | 2.86m <sub>max</sub> x 2.83m | 9'4" <sub>max</sub> x 9'3"   |
| Living/Dining                         | 5.27m x 4.63m <sub>max</sub> | 17'3" x 15'2" <sub>max</sub> |
| Sitting Room                          | 4.00m x 3.19m                | 13'1" x 10'5"                |
| All measurements are within 76mm (3") |                              |                              |

## First Floor

|                                       | Metres                                | Feet/inches                           |
|---------------------------------------|---------------------------------------|---------------------------------------|
| Master Bed                            | 3.53m x 3.40m<br>plus double wardrobe | 11'6" x 11'2"<br>plus double wardrobe |
| Ensuite                               | 2.71m x 2.52m <sub>max</sub>          | 8'9" x 8'3" <sub>max</sub>            |
| Bedroom 2                             | 3.53m x 3.20m<br>plus door recess     | 11'6" x 10'5"<br>plus door recess     |
| Bathroom                              | 2.30m x 2.08m                         | 7'5" x 6'8"                           |
| All measurements are within 76mm (3") |                                       |                                       |

Plot 6



Ground

First

## Ground Floor

|                                       | Metres                       | Feet/inches                  |
|---------------------------------------|------------------------------|------------------------------|
| Kitchen Area                          | 2.86m <sub>max</sub> x 2.83m | 9'4" <sub>max</sub> x 9'3"   |
| Living/Dining                         | 5.27m x 4.63m <sub>max</sub> | 17'3" x 15'2" <sub>max</sub> |
| Sitting Room                          | 4.00m x 3.19m                | 13'1" x 10'5"                |
| All measurements are within 76mm (3") |                              |                              |

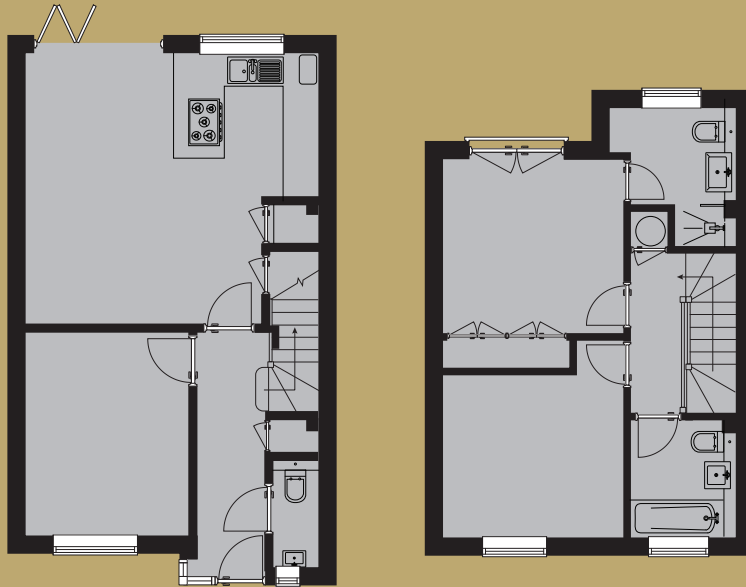
## First Floor

|                                       | Metres                                | Feet/inches                           |
|---------------------------------------|---------------------------------------|---------------------------------------|
| Master Bed                            | 3.53m x 3.40m<br>plus double wardrobe | 11'6" x 11'2"<br>plus double wardrobe |
| Ensuite                               | 2.71m x 2.52m <sub>max</sub>          | 8'9" x 8'3" <sub>max</sub>            |
| Bedroom 2                             | 3.53m x 3.20m<br>plus door recess     | 11'6" x 10'5"<br>plus door recess     |
| Bathroom                              | 2.30m x 2.08m                         | 7'5" x 6'8"                           |
| All measurements are within 76mm (3") |                                       |                                       |



# PLOTS 7 & 8

Plot 7



Ground

First

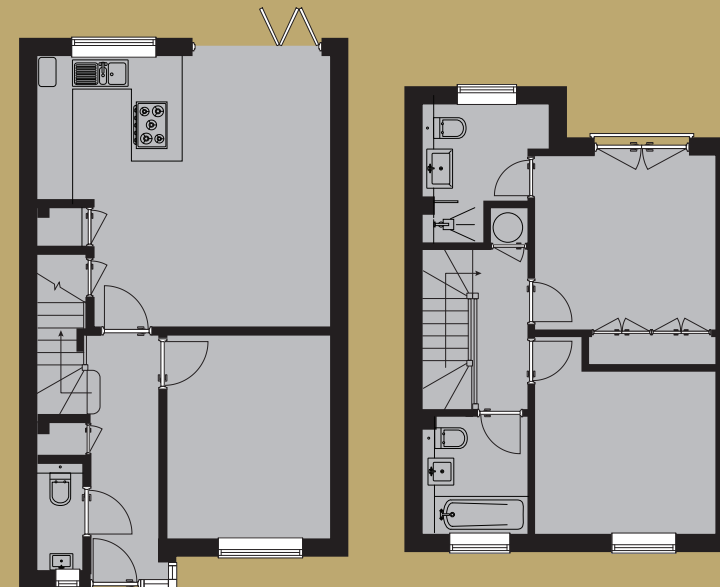
## Ground Floor

|                                       | Metres                       | Feet/inches                  |
|---------------------------------------|------------------------------|------------------------------|
| Kitchen Area                          | 2.86m <sub>max</sub> x 2.83m | 9'4" <sub>max</sub> x 9'3"   |
| Living/Dining                         | 5.27m x 4.63m <sub>max</sub> | 17'3" x 15'2" <sub>max</sub> |
| Sitting Room                          | 4.00m x 3.19m                | 13'1" x 10'5"                |
| All measurements are within 76mm (3") |                              |                              |

## First Floor

|                                       | Metres                                | Feet/inches                           |
|---------------------------------------|---------------------------------------|---------------------------------------|
| Master Bed                            | 3.53m x 3.40m<br>plus double wardrobe | 11'6" x 11'2"<br>plus double wardrobe |
| Ensuite                               | 2.71m x 2.52m <sub>max</sub>          | 8'9" x 8'3" <sub>max</sub>            |
| Bedroom 2                             | 3.53m x 3.20m<br>plus door recess     | 11'6" x 10'5"<br>plus door recess     |
| Bathroom                              | 2.30m x 2.08m                         | 7'5" x 6'8"                           |
| All measurements are within 76mm (3") |                                       |                                       |

Plot 8



Ground

First

## Ground Floor

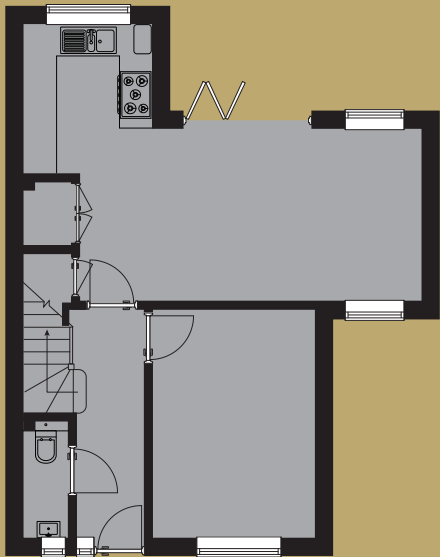
|                                       | Metres                       | Feet/inches                  |
|---------------------------------------|------------------------------|------------------------------|
| Kitchen Area                          | 2.86m <sub>max</sub> x 2.83m | 9'4" <sub>max</sub> x 9'3"   |
| Living/Dining                         | 5.27m x 4.63m <sub>max</sub> | 17'3" x 15'2" <sub>max</sub> |
| Sitting Room                          | 4.00m x 3.19m                | 13'1" x 10'5"                |
| All measurements are within 76mm (3") |                              |                              |

## First Floor

|                                       | Metres                                | Feet/inches                           |
|---------------------------------------|---------------------------------------|---------------------------------------|
| Master Bed                            | 3.53m x 3.40m<br>plus double wardrobe | 11'6" x 11'2"<br>plus double wardrobe |
| Ensuite                               | 2.71m x 2.52m <sub>max</sub>          | 8'9" x 8'3" <sub>max</sub>            |
| Bedroom 2                             | 3.53m x 3.20m<br>plus door recess     | 11'6" x 10'5"<br>plus door recess     |
| Bathroom                              | 2.30m x 2.08m                         | 7'5" x 6'8"                           |
| All measurements are within 76mm (3") |                                       |                                       |

PLOT 9

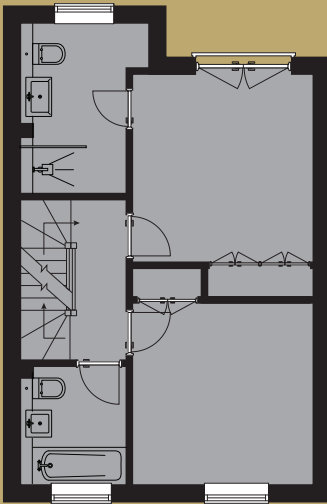
Ground



Ground Floor

|                                       | Metres           | Feet/inches      |
|---------------------------------------|------------------|------------------|
| Kitchen Area                          | 2.93m x 2.51m    | 9'6" x 8'2"      |
| Living/Dining                         | 6.62mmax x 3.38m | 21'7"max x 11'0" |
| Sitting Room                          | 4.46m x 3.20m    | 14'6" x 10'5"    |
| All measurements are within 76mm (3") |                  |                  |

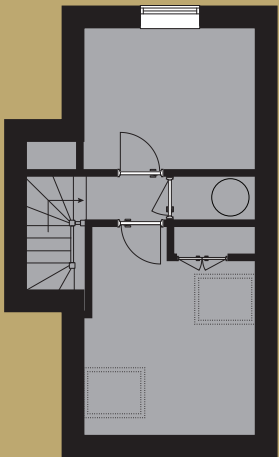
First



First Floor

|                                       | Metres                                | Feet/inches                            |
|---------------------------------------|---------------------------------------|--|
| Master Bed                            | 3.65m x 3.50m<br>plus double wardrobe | 11'10" x 11'5"<br>plus double wardrobe |
| Ensuite                               | 3.31m x 2.51mmax                      | 10'9" x 8'2"max                        |
| Bedroom 2                             | 3.54m x 3.50m<br>plus double wardrobe | 11'6" x 11'5"<br>plus double wardrobe  |
| Bathroom                              | 2.30m x 2.07m                         | 7'5" x 6'8"                            |
| All measurements are within 76mm (3") |                                       |  |

Second



Second Floor

|                                       | Metres              | Feet/inches         |
|---------------------------------------|---------------------|---------------------|
| Bedroom 3                             | 4.40mmax x 4.00mmax | 14'4"max x 13'1"max |
| Study                                 | 4.40mmax x 2.80mmax | 14'4"max x 9'2"max  |
| All measurements are within 76mm (3") |                     |                     |





# BENTIER

## Building futures.

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 housing developments 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.



# SPECIFICATION



## KITCHENS & UTILITY

- Professionally designed and fitted kitchens & utility rooms by KCA Kitchens
- Stone work surfaces
- All Siemens integrated appliances
- Undermount sink with mixer tap
- Under cupboard LED lights
- Recessed chrome ceiling down-lighters
- Large format floor tiles

## STAIRCASE

- Staircases will have oak newels, and balustrade, finished in an oak clear varnish

## EN-SUITES, BATHROOM & CLOAKROOM

- Floor to ceiling tiling as appropriate
- Electric underfloor heating
- Bath with mixer tap & shower attachment
- Hansgrohe showers and taps
- Villeroy & Boch sanitary ware and furniture
- Hansgrohe taps
- Large mirror
- Heated towel radiator

## WARDROBES

- Fitted wardrobes with, oak veneered doors to match rest of house

## FLOOR FINISHES

- 45oz carpet throughout bedrooms, landings, stairs, living rooms
- Large format ceramic tiles to WC, kitchen/dining/family room
- Oak wooden flooring to hallway

## DECORATION AND FINISH

- Ceilings finished in white Dulux emulsion• Internal walls from the Farrow and Ball colour chart
- Internal walls from the Farrow and Ball palette
- Coving throughout downstairs rooms and first floor landing



- All woodwork finished in satin wood
- Natural oak used on stairs and wardrobe shelving will be protected in a clear varnish

#### ELECTRICAL

- A comprehensive electrical installation including chrome LED down lighters to the kitchen/family/dining, utility, cloakroom, hallway, landing and bathrooms
- All bedrooms and living rooms will have central pendants
- Chrome finish light switches and sockets downstairs, white sockets and switches upstairs
- Shaver point in all bathrooms
- External lighting to the front and rear landscaped gardens
- Mains operated smoke alarm
- Cat 6 cabling to future proof for all AV requirements
- Waterproof external double socket to rear of property



Interior photos are indicative of the style and finish to be found in every Bentier Homes.

#### TELEPHONE AND TELEVISION

- Master BT point suitably located
- TV points throughout

#### INSULATION

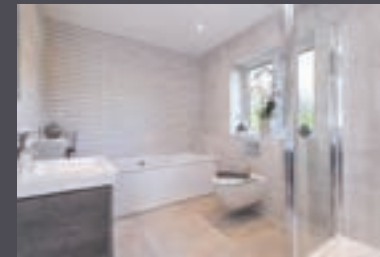
- Insulation is provided to exceed the latest NHBC thermal regulations

#### CENTRAL HEATING

- Vaillant gas fired central heating system providing underfloor heating throughout the ground floor and radiators with thermostatic valves on the first floor
- Pressurised hot water cylinder
- A back up electric immersion heater is fitted to the hot water cylinder
- Independent towel rail system so that you can have your towel rails heated all year round

#### DOORS

- Internal doors are oak veneered with chrome furniture
- Solid oak hardwood front door and glazed side panels with multi-point locking system to 'Secured by design' standard



#### WINDOWS

- 'A' rated High performance sealed unit double glazed PVC windows
- Options for child locks on all windows

#### EXTERNAL FINISHINGS

- Heritage blend facing brick
- Terracotta plain roof tile
- Feature tile hanging to gables
- Block paved parking area
- Natural stone laid patio and paths around property to landscape design
- Professional landscaped gardens to rear, front and driveway, designed and laid by 'Creative Landscape'
- External lighting to property
- Gated access plots 2-9

#### SECURITY AND PEACE OF MIND

- External lighting to house, porch entrance
- Secured gated entrance to development
- High specification alarm system from 'Banham Alarms' with key fobs
- Lockable chrome window furniture
- Front door with multi point locking system
- Mains smoke detectors
- NHBC 10 year build mark warranty. Each home at Kings Mews will be independently inspected throughout construction by the national house building council. They will deliver a ten-year NHBC build mark warranty certificate upon satisfactory structural completion of each home.

**Bentier  
receives pride  
in the job  
award in 2017**



Pride in the Job is the only UK-wide competition dedicated to recognising site managers who achieve the highest standards in house-building. It has been instrumental in driving up the quality of new homes for over 35 years.

*"A Pride in the Job award is the highest industry accolade a site manager can receive. It represents success for the site manager and his team."*

*Most importantly, homeowners who buy a Pride in the Job award-winning home benefit from a high quality product."*

## LOCATION

Goring has excellent transport links with easy access by road, rail or air.

**Road:** Kings Mews is just 0.7 miles to the A329, giving quick access to M4 (J12) Eastbound 9.7 miles and M4 (J13) Westbound 13.5 miles. M4 Eastbound allows easy access to the M25 and the rest of the national motorway network.

**Rail:** Goring & Streatley Station is within a 5 minute walk offers an excellent commuter service into London Paddington (First Great Western, in a fastest Journey time of 51mins). Crossrail route will be fully open by December 2019.

**Air:** Kings Mews is conveniently placed for easy access to all the major London Airports: Heathrow (39.8 miles), Luton (63.7 miles), Gatwick (76.7 miles) and Stansted (91.7 miles).



Selling Agent



01491 873456

[goring@davistate.com](mailto:goring@davistate.com)

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