



B

The Beeches

HENLEY-ON-THAMES



RESSANCE
homes for brighter living





Welcome to living in Henley-on-Thames





Straw boaters and striped blazers

The Oxfordshire town of Henley is famous for being the home of the annual Henley Royal Regatta, that most English of festivals. Every year it attracts thousands of visitors, over a five day period at the end of June, one of the highlights of the sporting calendar and well-known throughout the world.

However, throughout the year this beautiful stretch of the river is alive with rowers, canoeists and day trippers, enjoying life on the water. Whilst on land other activities such as Polo, equestrian events, bowls and golf take place.

The town has pretty much everything you can ask for, medieval streets, scenic waterside settings, restaurants, bars and interesting shops. Living in the area means you can call this desirable place your home whilst enjoying all that the town has to offer.

The Beeches is located on the quieter outskirts of Henley-on-Thames in the village of Lower Shiplake, which has its own access to the River Thames and borders The Chilterns 'Area of Outstanding Natural Beauty'.



Lower Shiplake Village



Lower Shiplake is a picturesque and much sought after location, a little upstream of Henley-on-Thames. It has a thriving community and includes a village post office/convenience store, a butchers, a garage and an award-winning pub, The Baskerville.

Henley-on-Thames town centre, Marlow and Reading are within easy access providing a comprehensive range of shopping, schooling and recreational facilities. The area is well served for excellent schooling including Shiplake College, Reading Blue Coats, The Abbey School for girls and Queen Anne's in Caversham.



A well connected area in more ways than one

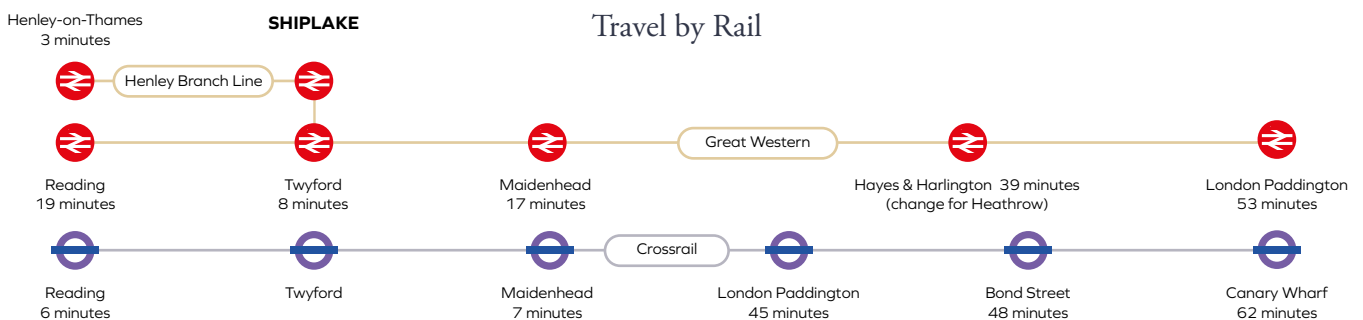


Shiplake railway station, 0.4 miles walk from The Beeches, offering a service on the Henley Branch Line to Twyford from where mainline trains to London Paddington and the West can be taken. A draw for many will be Crossrail, which is anticipated to be running from 2022, from Reading through Central London out to the east of London. Access to the M4 is within 10 miles to the south.

The River Thames is nearby for water pursuits with the annual Henley and Shiplake Regattas. The Thames Path and The Chiltern Hills offer charming riverside/countryside walks and cycling in the fresh air.

Travel by Road

Henley Town Centre	1.7 miles
Twyford	6.2 miles
Reading	6.7 miles
Marlow	9.5 miles
Maidenhead	10.6 miles
Heathrow Airport	26 miles
Central London	38 miles



Trains operated by Great Western. Rail times are approximate fastest times from Shiplake station, changing at Twyford. Source: thetrainline.com. Crossrail (The Elizabeth line) anticipated to be open in 2022. Projected times shown from Twyford. Some journeys may include a change.

Fine houses at The Beeches

An exquisite collection of eight family homes, offering three, four and five bedrooms, with spacious light-filled living areas that lead out onto private gardens, some with stunning countryside views. It is perfectly located in the village of Lower Shiplake, on the outskirts of Henley on Thames.





Computer Generated Image

The Development

The Beeches offers an exquisite collection of unique, high-specification and energy efficient homes by the boutique developer Rissance. Set within substantial gardens with garages and ample parking, these exceptional new properties offer a rare opportunity to embrace the wonderful benefits of contemporary living in a highly desirable location.

With traditional exteriors, these outstanding homes boast character throughout and have been designed to add a modern twist to the architectural heritage of the surrounding area. Inside, they offer spacious accommodation designed to support a modern lifestyle. Each home has been planned, specified and finished to an exceptionally high standard with complete attention to detail.



Specification

Kitchen

- Modern Shaker-style kitchen
- Stone worktop and upstand
- Splashback to match worktop
- Soft closers to drawers and cupboards
- Energy efficient pelmet lighting
- Energy efficient downlights
- One and a half bowl under-mounted sink with mixer tap
- 'A' rated appliances**
 - Electric range cooker with induction hob
 - Cooker hood (air extraction)
 - Integrated fridge/freezer
 - Integrated dishwasher
 - Integrated washing machine (in utility)
 - Integrated tumble dryer (in utility)
 - Integrated microwave
 - Integrated wine cooler
- Tiled floor

Bathrooms and En Suites

- High quality white bathroom suite with chrome fittings
- Stylish bath to family bathroom**
- Thermostatically controlled showers
- Integrated bathroom furniture
- Heated chrome towel rails
- Energy efficient downlights
- Shaver socket to each bathroom and en suite
- Ceramic wall and floor tiles

Please note that this specification is indicative and may be subject to change during construction.

Photographs are from a previous Rescence development.

External Features

- Stylish lighting
- Resin bound gravel driveway
- Natural stone patio
- Turfed garden
- Covered veranda**

Energy, Ecology and Acoustics

- Energy efficiency rating: Band B
- Environmental impact rating (CO2): Band B
- Enhanced acoustic insulation
- Established hedge/trees to rear boundary**
- Sustainable materials used in construction
- Sustainable waste management during construction

Windows and External Doors

- Triple-glazed uPVC windows
- Hard wood front and side entrance doors
- Bi-fold patio doors with level threshold**
- French doors with level threshold**
- All external doors and windows with multi-point locking system
- Hardwood garage door

Joinery

- Oak staircase
- Oak internal doors
- Satin chrome ironmongery
- Built-in wardrobes
- Oak posts to porch and veranda**

Decorative Finishes

- White finish to all walls
- Off white satin to joinery
- Smooth, brilliant white ceilings

General

- Feature fireplace with log burning stove and hearth
- 'A' rated gas central heating
- Zoned underfloor heating to ground and first floors**
- Mains pressure hot water system providing hot water throughout
- Wired for Sky Plus
- Ultrafast broadband
- Wired for future fitted smart home cameras and sensors
- Mains operated heat, smoke and carbon monoxide detection
- Attic and eaves storage**

* Please enquire about the optional extras available.

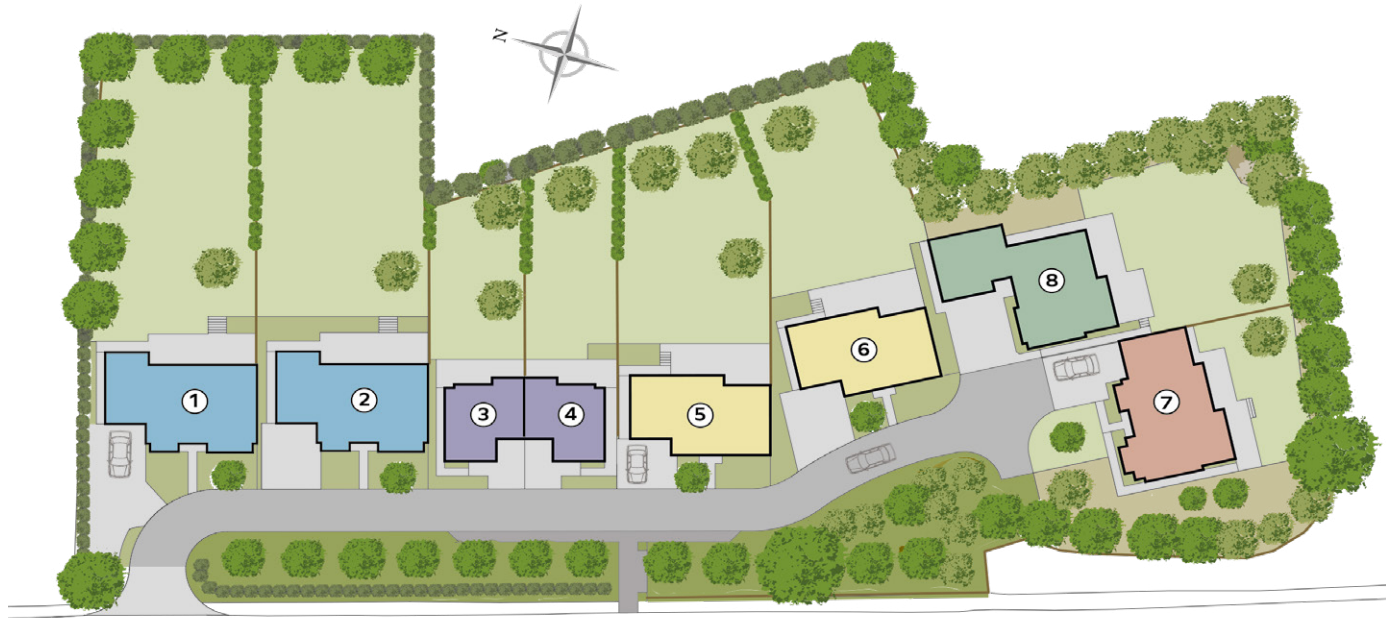
** Items subject to house type design.

Additional Garden Room option

For clarification, please speak to sales consultant



An exclusive development of eight homes



The Dartmouth
5 Bedroom Home



The Lymington
3 Bedroom Home



The Padstow
4 Bedroom Home



The Salcombe
5 Bedroom Home



The Churchill
5 Bedroom Home

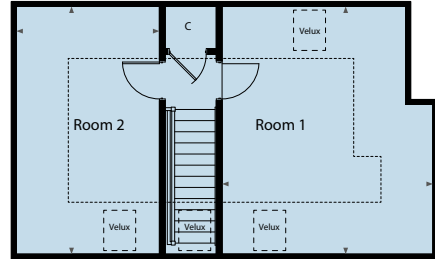


The Dartmouth

HOUSE 1 | HOUSE 2

SECOND FLOOR

Room 1	4.35 x 5.12m	14'3" x 16'9"
Room 2	2.96 x 5.12m	9'8" x 16'9"



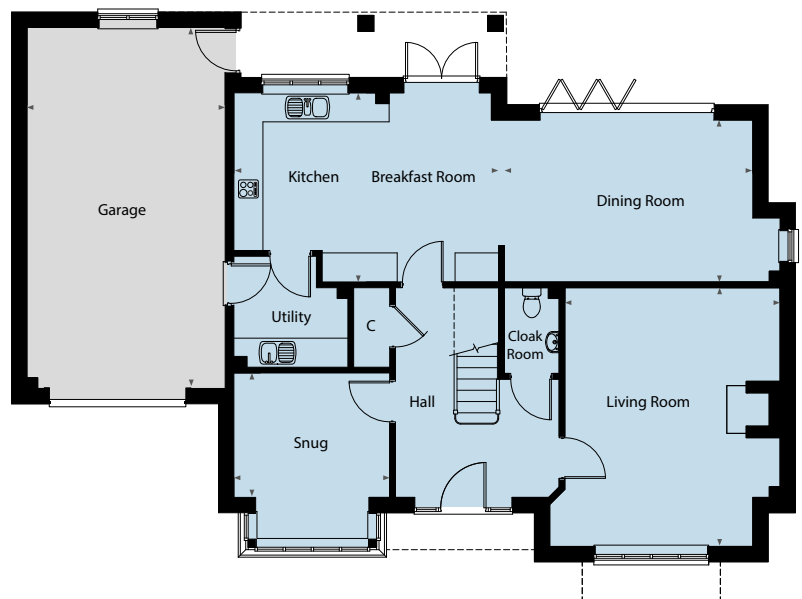
FIRST FLOOR

Bedroom 1	5.13 x 3.34m	16'10" x 11'0"
Bedroom 2	4.10 x 3.44m	13'5" x 11'3"
Bedroom 3	3.28 x 3.30m	10'9" x 10'10"
Bedroom 4	3.22 x 3.02m	10'7" x 9'11"
Bedroom 5	2.87 x 2.62m	9'5" x 8'7"



GROUND FLOOR

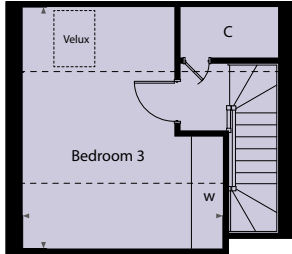
Kitchen	5.65 x 3.91m	18'6" x 12'10"
Dining	5.07 x 3.34m	16'8" x 11'0"
Sitting	4.45 x 5.34m	14'7" x 17'6"
Snug	3.22 x 2.57m	10'7" x 8'5"
Garage	4.10 x 7.46m	13'5" x 24'6"



House layouts are not to scale for indicative purposes only. Measurements have been taken from Architect's plans as markers indicate and represent the maximum dimensions, including into wardrobe areas.

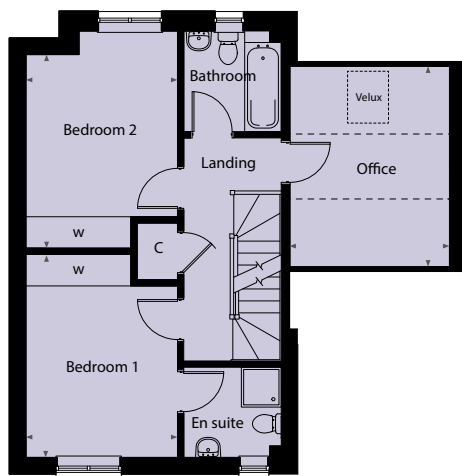
The Lymington

HOUSE 3 | HOUSE 4 (handed)



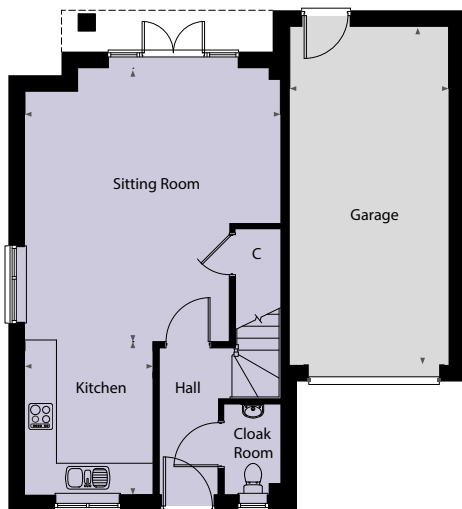
SECOND FLOOR

Bedroom 3	3.82 x 4.60m	12'6" x 15'1"
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FIRST FLOOR

Bedroom 1	2.89 x 3.87m	9'6" x 12'8"
Bedroom 2	2.89 x 3.69m	9'6" x 12'1"
Office	3.05 x 3.82m	10'0" x 12'6"



GROUND FLOOR

Kitchen	2.44 x 2.92m	8' 0" x 9'7"
Sitting	4.87 x 5.21m	16'0" x 17'1"
Garage	3.03 x 6.44m	9'11" x 21'2"

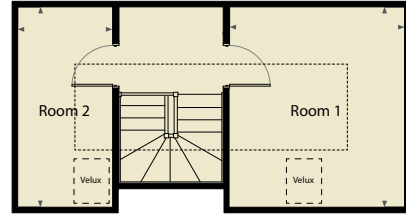
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The Padstow

HOUSE 5 | HOUSE 6

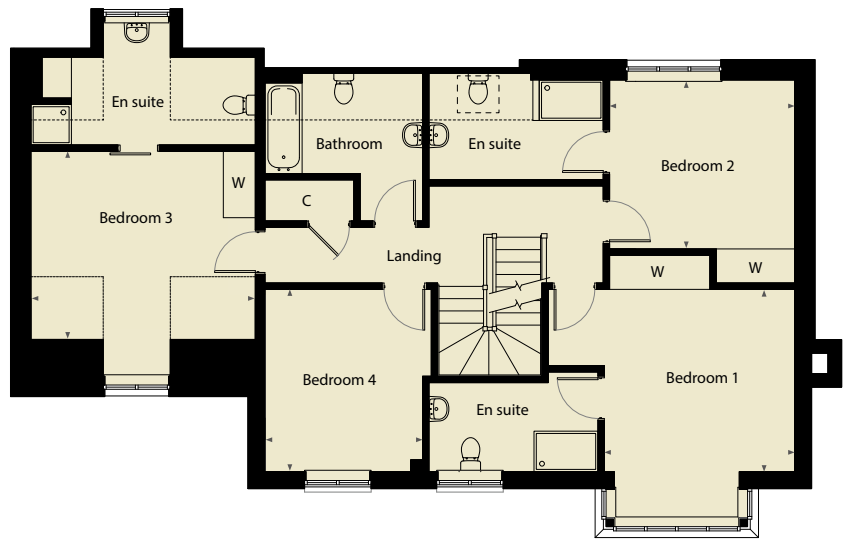
SECOND FLOOR

Room 1	3.28 x 3.76m	10'9" x 12'4"
Room 2	1.80 x 3.76m	5'11" x 12'4"



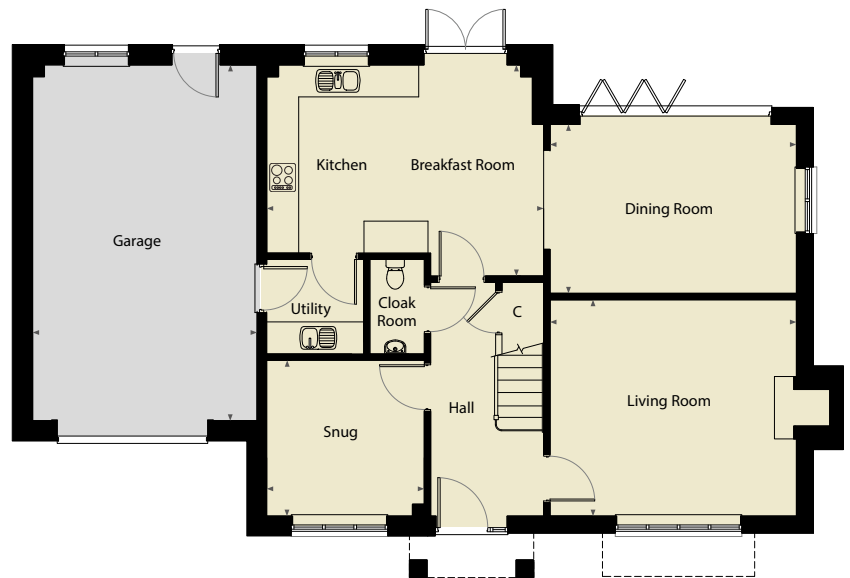
FIRST FLOOR

Bedroom 1	3.57 x 3.42m	11'8" x 11'3"
Bedroom 2	3.47 x 3.14m	11'5" x 10'4"
Bedroom 3	4.21 x 3.53m	13'10" x 11'7"
Bedroom 4	2.96 x 3.42m	9'8" x 11'3"



GROUND FLOOR

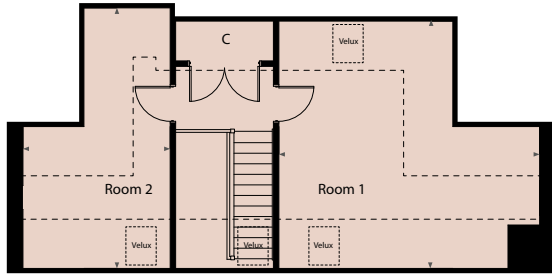
Kitchen	5.19 x 3.96m	17'0" x 13'0"
Dining	4.62 x 3.17m	15'2" x 10'5"
Sitting	4.62 x 4.06m	15'2" x 13'4"
Snug	2.96 x 2.92m	9'8" x 9'7"
Garage	4.21 x 6.67m	13'10" x 21'11"



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The Salcombe

HOUSE 7



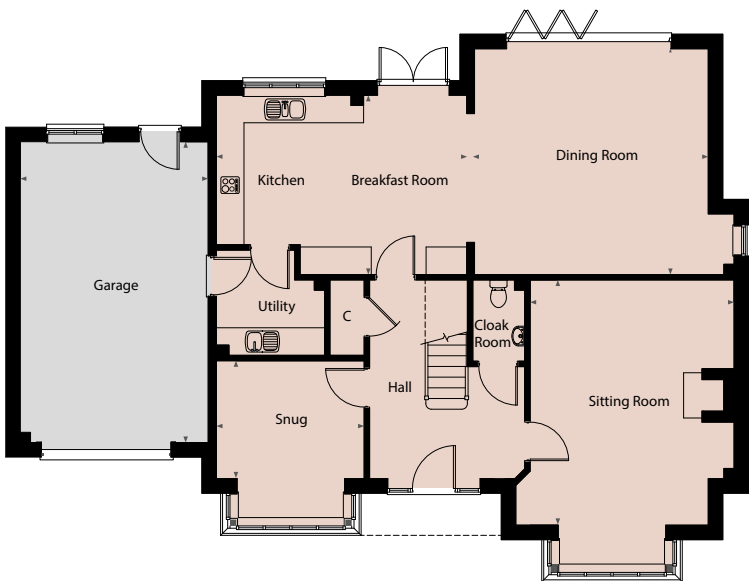
SECOND FLOOR

Room 1	5.39 x 5.68m	17'8" x 18'8"
Room 2	3.21 x 5.68m	10'6" x 18'8"



FIRST FLOOR

Bedroom 1	3.62 x 5.13m	16'10" x 11'10"
Bedroom 2	4.10 x 4.21m	13'5" x 13'10"
Bedroom 3	3.28 x 4.21m	10'9" x 13'10"
Bedroom 4	3.22 x 3.02m	10'7" x 9'11"
Bedroom 5	2.87 x 2.62m	9'5" x 8'7"



GROUND FLOOR

Kitchen	5.63 x 3.91m	18'5" x 12'10"
Dining	5.09 x 4.92m	16'9" x 16'2"
Sitting	4.45 x 5.34m	14'7" x 17'6"
Snug	3.22 x 2.57m	8'5" x 10'7"
Garage	4.10 x 6.56m	13'5" x 21'6"

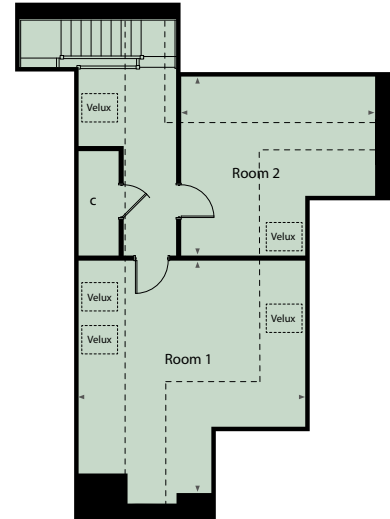
House layouts are not to scale for indicative purposes only. Measurements have been taken from Architect's plans as markers indicate and represent the maximum dimensions, including into wardrobe areas.

The Churchill

HOUSE 8

SECOND FLOOR

Room 1	5.28 x 5.41m	17'4" x 17'9"
Room 2	4.52 x 4.17m	14'10" x 13'8"



FIRST FLOOR

Bedroom 1	4.31 x 5.18m	14'2" x 16'12"
Bedroom 2	4.23 x 5.21m	13'11" x 17'1"
Bedroom 3	4.06 x 3.52m	13'4" x 11'7"
Bedroom 4	4.52 x 2.77m	14'10" x 9'1"
Bedroom 5	3.63 x 2.57m	11'11" x 8'5"



GROUND FLOOR

Kitchen	4.52 x 5.46m	14'10" x 17'11"
Sitting	4.02 x 5.65m	13'2" x 18'6"
Family	5.12 x 5.21m	16'10" x 17'1"
Garage	5.08 x 6.56m	16'8" x 21'6"



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Established in 2004, Ressance has earned a reputation for excellence by delivering distinctively designed homes of exceptional quality.

Our passion for innovative design and attention to detail is reflected in all of the beautifully appointed new homes we have delivered to our discerning customers across the south.

Our Commitment to Customer Care

We understand that buying a new home is a major decision, so having confidence in the build quality of your new home and the service you receive is essential. With every Ressance home comes a commitment to customer satisfaction. Combined with a 10-year BuildZone structural warranty our comprehensive after sales service delivers complete peace of mind, allowing you to relax and enjoy your new home.

"Wellbeing lies at the heart of every Ressance new build home"

A development by



RESSANCE
homes for brighter living



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