



REGATTA HOUSE

PEPPARD RD, SONNING COMMON,
RG4 9NJ



Regatta House, Sonning Common

Regatta House is a beautifully proportioned three bedroom detached home extending to approximately 2,373 sq ft.

Thoughtfully arranged over three floors, the property features three generous bedroom suites, each with its own ensuite and dressing area, creating exceptional flexibility for downsizers, professional couples or those seeking high quality guest accommodation.

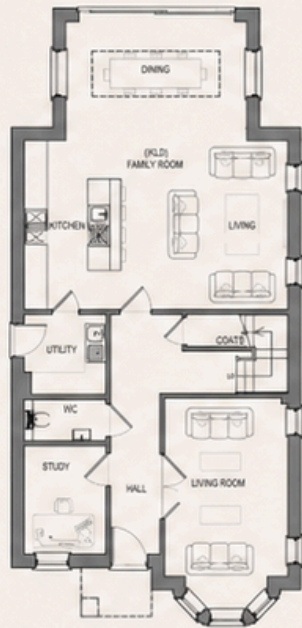
The ground floor centres around an expansive open plan kitchen, dining and family space, complemented by a separate sitting room, study and utility room. Landscaped gardens and private parking complete this elegant and highly individual home.





REGATTA HOUSE

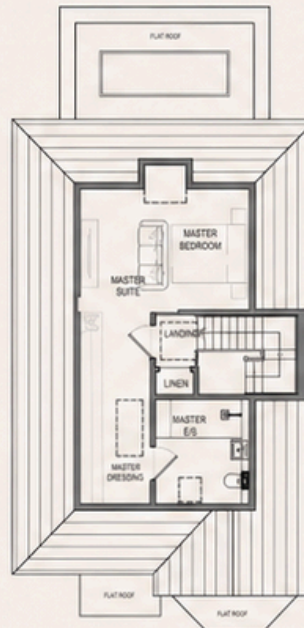
PLOT 2 | TOTAL AREA: 2,373 SQFT (220.5 SQM)



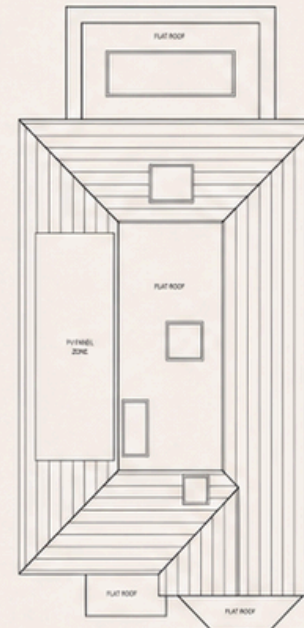
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

GROUND FLOOR

Family Room:	7.23m x 6m
Kitchen	3.6m x 4.5m
Dining Area	4.9m x 3.1m
Living Area	3.6m x 4.5m
Living Room	3.43m x 4.7m 5.6m into bay
Study	2.2m x 2.8m
Utility	2.2m x 2.1m
WC	2.2m x 1.1m
Hall	1.3m x 6.3m

FIRST FLOOR

Master Bedroom	7.2m x 4.7m 5.6m into bay
Master Dressing	2.5m x 2.7m
Master E/S	2.5m x 1.7m
Bedroom 2	7.2m x 3.4m
Bedroom 2 Dressing	2.5m x 2.4m
Bedroom 2 En- Suite	2.5m x 1.8m
Laundry	2.5m x 1.7m
A/C	2.7m x 1.0m
Landing	1.8m x 3.2m

SECOND FLOOR

Master Suite	4.6m x 8.3m 8.9m into velux
Master Dressing	1.9m x 5.1m
Master E/S	2.6m x 2.8m
Linen	

HENLEY GATE

SONNING COMMON, OXFORDSHIRE

SITE PLAN



1

HENLEY GATE

5 BEDROOM DETACHED HOME

Approx. 2,394 SQ FT (222.4 SQ M)

2

REGATTA HOUSE

3 BEDROOM DETACHED HOME

Approx. 2,373 SQ FT (220.5 SQ M)

3

TEMPLE RISE

4 BEDROOM DETACHED HOME

Approx. 2,129 SQ FT (197.8 SQ M)



This site plan is indicative only and subject to change. Landscaping, boundaries and parking arrangements may vary. Please speak to our Sales Consultants for further details.

RIVIAM
DEVELOPMENTS OF LAND

SPECIFICATIONS

HENLEY GATE, SONNING COMMON, OXFORDSHIRE



ELECTRICAL & LIGHTING

- TV points including CAT6 to living area & bedrooms
- BT point to cupboard
- LED light fittings throughout
- Alarm system
- Solar/PV panels complete with inverter and pre-wired for battery
- Contemporary security entrance doors
- Security & acoustic laminated glass to all windows
- Black UPVC low maintenance double glazed windows



DECORATION & FINISH

- Central heating via air source heat pump
- Underfloor heating to ground & 1st floor. Top floor radiators (where applicable)
- Fitted wardrobes to bedrooms 1 & 2
- Contemporary doors with black handles & fittings
- High-quality carpet to all bedrooms
- Porcelain tiled entrance hall & dining area
- Further wooden floors throughout the ground floor
- Bathrooms fully tiled



OUTDOOR FEATURES

- Off-street parking to each plot
- EV charging point to each plot
- Secure dedicated cycle storage
- Large landscaped rear gardens



KITCHEN

- Engineered wood flooring with underfloor heating
- Contemporary designed handleless kitchen
- Quartz worktop & full height splash back
- Stainless steel sink & mixer tap
- Siemens integrated oven with warming drawer
- Siemens integrated microwave combi oven
- Siemens induction hob with extractor
- Siemens integrated full height fridge
- Siemens under counter freezer in utility
- Siemens integrated dishwasher
- LED ceiling down lights
- Under cupboard LED lighting



MASTER EN-SUITE

- Double-ended bath with his & hers heated ladder towel rails (plot 2 only)
- Separate, fully equipped shower



EN SUITES

- Fully furnished fitted furniture to all bathrooms
- Thermostatic showers with rain shower heads throughout
- Ladder style heated towel rails
- Porcelain floor & wall tiles
- Fully furnished bathrooms
- Shaver sockets & charging points to all fitted furniture
- Quartz worktops



UTILITY & PANTRY

- Siemens free standing washer/dryer (utility)
- Fully fitted furniture with under cupboard LED lighting
- Quartz worktops



WARRANTY

- 10-year New Build Warranty



* The specification shown is correct at the time of production. Please note that it may not always be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Rivium Homes is continually reviewing and updating the specification on all homes and therefore reserves the right to change specification details. Photographs depict typical Rivium Home interiors and are indicative only. For full details regarding the current specification and finishes, please speak to our sales consultants.


RIVIMUM
DEVELOPMENTS OF LAND

Discover the Local Area

Sonning Common is a highly sought after Oxfordshire village ideally positioned just five miles from Henley on Thames and within easy reach of Reading and London Paddington.

Surrounded by the rolling countryside of the Chiltern Hills Area of Outstanding Natural Beauty, the village offers an exceptional balance of rural tranquillity and connectivity, making it particularly attractive to London commuters, families and downsizers. Residents benefit from a strong community atmosphere, local independent shops, reputable pubs and restaurants, and access to highly regarded state and independent schools.

With Reading station providing fast trains to central London and excellent road links via the M4 and M40, Sonning Common continues to be one of the most desirable locations for buyers seeking luxury homes in Oxfordshire with countryside surroundings and convenient access to the capital.





REGATTA HOUSE

SONNING COMMON

The particulars within this brochure are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. Plans are not drawn to scale, the descriptions, distances and all other information are believed to be correct, but their accuracy is in no way guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise to their correctness. Computer generated images are included for indicative purposes only. Travel times mentioned are approximate.