



# TEMPLE RISE

PEPPARD RD, SONNING COMMON,  
RG4 9NJ





## Temple Rise, Sonning Common

Temple Rise is a well balanced four bedroom detached home extending to approximately 2,129 sq ft.



The accommodation has been carefully designed to provide flexible living space, with a spacious open plan kitchen and family area complemented by a separate sitting room and study.



The principal bedroom includes an ensuite bathroom, with three further bedrooms served by a contemporary family bathroom.

Private parking and a landscaped rear garden enhance the appeal of this thoughtfully arranged village home.





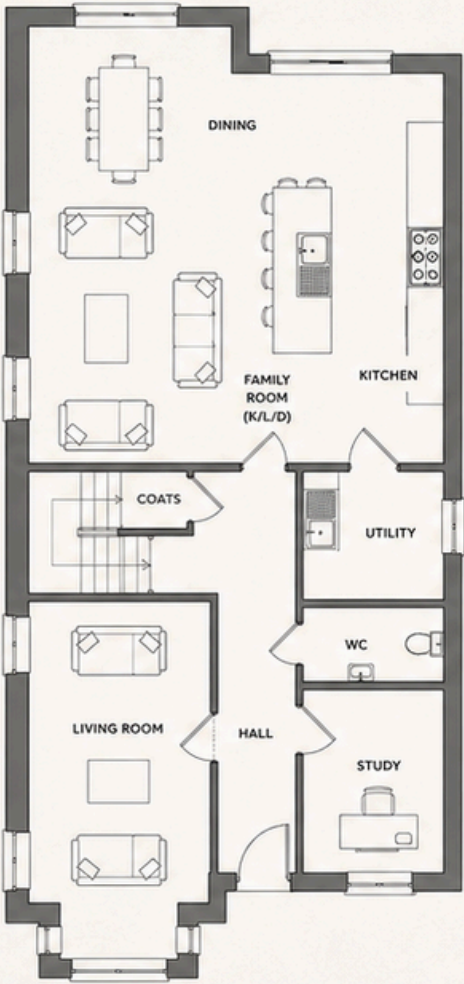




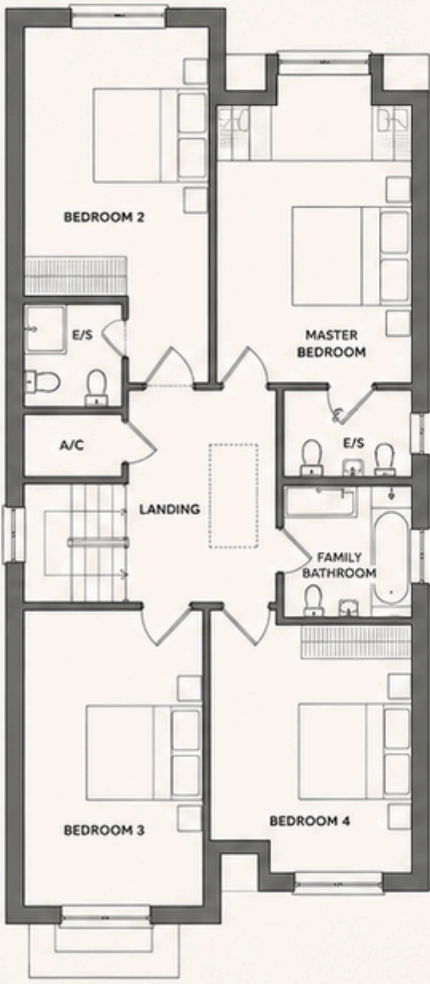


# TEMPLE RISE

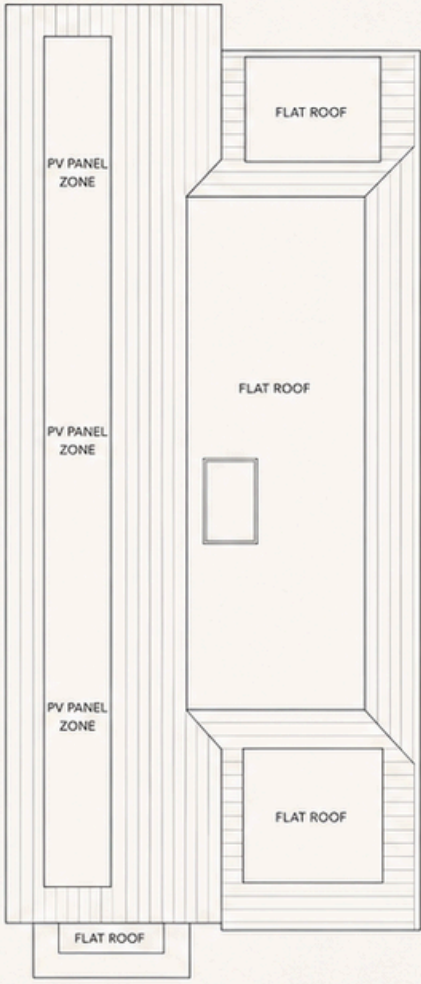
PLOT 3 | TOTAL AREA: 2,129 SQFT (197.8 SQM)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

## GROUND FLOOR

|                     |                                |
|---------------------|--------------------------------|
| Family Room (K/L/D) | 7.2m x 7.6m                    |
| Kitchen             | 3.6m x 6.7m                    |
| Dining              | 3.6m x 3.3m                    |
| Living              | 3.6m x 4.3m                    |
| Living Room         | 3.4m x 4.7m<br>(5.7m into bay) |
| Study               | 2.2m x 2.9m                    |
| Utility             | 2.2m x 2.1m                    |
| WC                  | 2.2m x 1.1m                    |
| Hall                | 1.3m x 6.3m                    |
| Coats               | 1.8m x 0.8m                    |

## FIRST FLOOR

|                       |             |
|-----------------------|-------------|
| Master Bedroom        | 3.7m x 5.5m |
| Master En Suite       | 2.4m x 1.5m |
| Bedroom 2             | 3.4m x 6.5m |
| En Suite              | 2.0m x 1.7m |
| Bedroom 3             | 3.4m x 4.7m |
| Bedroom 4             | 3.7m x 4.0m |
| Family Bathroom       | 2.4m x 2.0m |
| Landing               | 2.4m x 3.2m |
| Airing Cupboard (A/C) | 1.9m x 1.0m |

## ROOF

Flat Roof



# 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.*

**RIVIUM**  
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 & 1<sup>st</sup> 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.



# 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.







# TEMPLE RISE

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.