



THAMES BRIDGE HOUSE

— HENLEY ON THAMES —

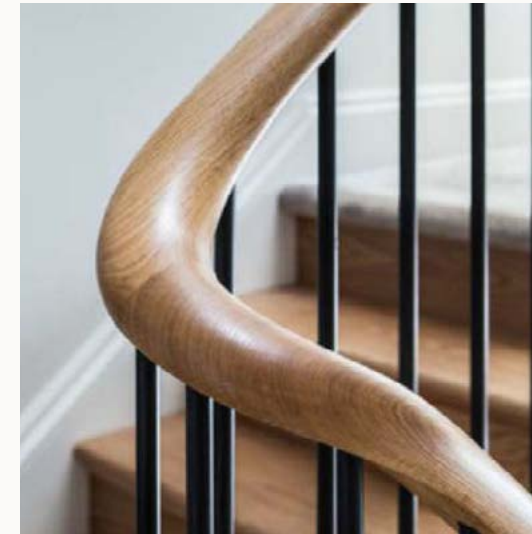


A Property Developer  
of Real Substance

Introducing Laxton Properties' latest development: three exceptional luxury apartments nestled by the serene river in Henley-on-Thames. Their commitment to unparalleled standards is reflected in every aspect of these residences, from their exquisite design and meticulous craftsmanship to their sustainable and energy-efficient features.

Laxton Properties is an independent property development company, led by Giles Holder and Ed Whetham – Chartered Planning and Development

Surveyors with extensive residential and commercial property development experience. Based in Berkhamsted, Hertfordshire, we are a homebuilder of choice in the South-East, successfully delivering positive development since 2008. Creating attractive, high quality, well-built homes in desirable locations that offer a great place to live for residents, and a positive legacy for landowners is our focus and our passion. Beautiful homes and exceptional service is our promise.



#### Taking sustainability seriously

We are passionate about delivering sustainable homes and minimising the environmental impact of development. Our commitment to leading the way in sustainability and energy efficiency is exemplified by our use of renewable energy sources, Air Source Heat Pumps, underfloor heating and high levels of insulation to minimise heat loss, sustainable urban drainage systems, electric car charging points and high-quality landscaping. All properties benefit from an 'A' Rated Energy Performance Certificate (EPC) as an assurance of excellent energy-efficiency.

#### 10-Year Warranty

For your peace of mind, all our new homes benefit from an independent 10-year insurance backed structural warranty. For full details, please refer to the warranty policy.

#### Attention to detail

Our passion for property development is reflected in our determination to deliver the highest quality design and finish in every one of our properties. Precision crafted with attention to even the smallest detail of form and function on homes that will stand the test of time.

#### A bigger picture

We are in the fortunate position to be able to provide financial support to a range of local and international causes and charities and have made the commitment to give away 10% of our net profit each year. As a part of this, all staff members have an annual giving allowance so that they can direct donations towards good causes that they are personally passionate about.



TRAIN STATION  
7 minute walk

GREYS COURT  
(National Trust)  
6 minute drive

BADGEMORE PARK  
(Golf Country Club)  
4 minute drive

TOWN HALL  
6 minute walk

HOSPITAL &  
DOCTORS  
10 minute walk

WAITROSE  
7 minute walk

ST MARY'S  
CHURCH

THE RELAIS  
HOTEL  
1 minute walk

HOTEL  
DU VIN  
3 minute walk

LEANDER  
CLUB  
1 minute walk

PHYLIS  
COURT CLUB  
15 minute walk

THE LITTLE  
ANGEL  
(Public House)  
2 minute walk

HENLEY  
CRICKET  
CLUB  
3 minute  
walk

RIVER &  
ROWING  
MUSEUM  
12 minute walk

TOWN  
CENTRE

THE ANGEL  
(Public House)  
1 minute walk

KENTON  
THEATRE  
5 minute  
walk



Times taken from Google



# An Unparalleled Location



# Henley-on-Thames

One of the most beautiful market towns in England, Henley-on-Thames was recently voted by The Times as one of the best places to live in the English countryside. The riverside location and beautiful parks, surrounded by a Chiltern landscape of wooded hills and green fields, are ideal

for relaxation and leisure. Walking, cycling and river pursuits are on your doorstep. The town is also full of interesting historical buildings, the award-winning River & Rowing Museum, a theatre and a cinema, independent boutique shops and a fabulous selection of cafés, pubs and restaurants.



Fairmile Vineyard



Black Bears Polo Club



The Henley Royal Regatta



Town Centre



Fantastic Restaurants



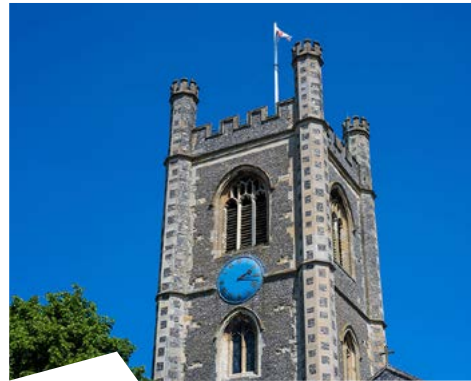
Pubs And Bars



## An Illustrious History

Henley's recorded history dates back to 1179, when King Henry II acquired land to establish new buildings. Later, in 1568, the town was officially incorporated by King Henry VIII. For centuries, Henley thrived as a key inland port on the River Thames, serving as a vital hub for goods transported to and from London. During the 17th and 18th centuries, Henley flourished, becoming known for its

production of glass and malt, as well as its trade in corn and wool. The town is rich in historic architecture, including the beautiful five-arch Henley Bridge, completed in 1786, and the tower of St Mary's Church, which dates back to the 15th century. Even older is the Old Bell Inn on Bell Street, constructed in 1325, making it the oldest surviving building in Henley.



13th century, St Mary's Church



1450, Greys Court



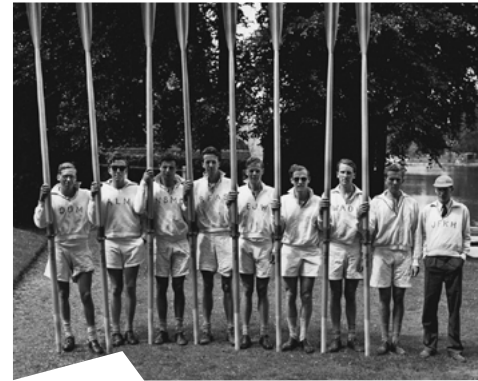
1771, Temple Island



1786, Henley Bridge



1818, The Leander Club



1908, 1948, The Olympic Games



## A Prime Location

Henley enjoys a highly prized location in rural Oxfordshire, famed for its internationally renowned Henley Royal Regatta on the picturesque River Thames. Henley offers the perfect balance, uncompromising luxury with quick and convenient access to a world of opportunity in the capital making it ideal for commuters.

Art and culture, peace and serenity, leisure and opportunity are all on your doorstep. Henley boasts a vibrant summer music and arts festival, a lively 80's rewind celebration and an exceptional literary festival. The latter draws an ever-growing roster of celebrated authors of both children's and adult fiction and non-fiction each year.



**London Paddington**  
44 minutes

**Heathrow**  
72 minutes

**London Kings Cross**  
70 minutes

**Oxford**  
75 minutes

**Canary Wharf**  
85 minutes



**Reading**  
24 minutes  
8 miles

**Windsor**  
29 minutes  
16 miles

**Heathrow**  
35 minutes  
23 miles

**Central London**  
75 minutes  
38 miles

**Gatwick**  
74 minutes  
60 miles



### Thames Bridge House

Thames Bridge House is intelligently designed and brilliantly realised, these apartments are luxurious, spacious, and superior in every respect. Every sightline, every finish, every surface speaks of attention to detail and uncompromising quality.



This image is a CGI of the development superimposed on a photograph of the actual location and surroundings



### Thames Bridge House

#### The Remenham

- Entrance
- Patio and 1st floor Balcony
- Two allocated Car Parking Spaces

#### The Badgemore

- ★ Entrance
- ★ Patio and 1st floor Balcony
- ★ Two allocated Car Parking Spaces

#### The Fawley

- ✦ Entrance
- ✦ 2nd and 3rd floor Terraces
- ✦ Two allocated Car Parking Spaces

- 1 Green Roof
- 2 Solar Panels
- 3 Sky Lights

- 4 Communal Bin Store
- 5 Communal Bike Store
- 6 EV Charging Point





## The Fawley

This stunning duplex penthouse apartment spans the second and third floors of Thames Bridge House, offering striking, spacious accommodation across both levels. The apartment comes complete with its own private entrance, lift, and staircase. Both floors feature beautifully designed, generously sized private terraces with multiple access points, perfect for enjoying outdoor living and taking in the breathtaking views of the river, Henley, and the surrounding Thames Valley. The upper-level terrace is further enhanced by services for an outdoor kitchen and a green roof.

The second floor boasts a large open-plan living, kitchen and dining area, along with two guest bedrooms, each with its own ensuite. There's also a utility room and cloakroom for convenience. The third floor is home to the impressive principal suite, complete with a dressing room, an elegant ensuite, and an exceptionally spacious bedroom. The property also includes two parking spaces, one equipped with EV charging capabilities.



This image is a CGI of the development superimposed on a photograph of the actual location and surroundings



Computer generated image, indicative only.



The exquisite, dual aspect open-plan living, kitchen and dining area benefits from stylish herringbone engineered wood flooring throughout.

The kitchen is a bespoke, handmade and hand-painted Shaker-style design, featuring stunning quartz countertops and upstands. It is equipped with top-of-the-line Miele appliances, ensuring the highest standards of modern convenience.

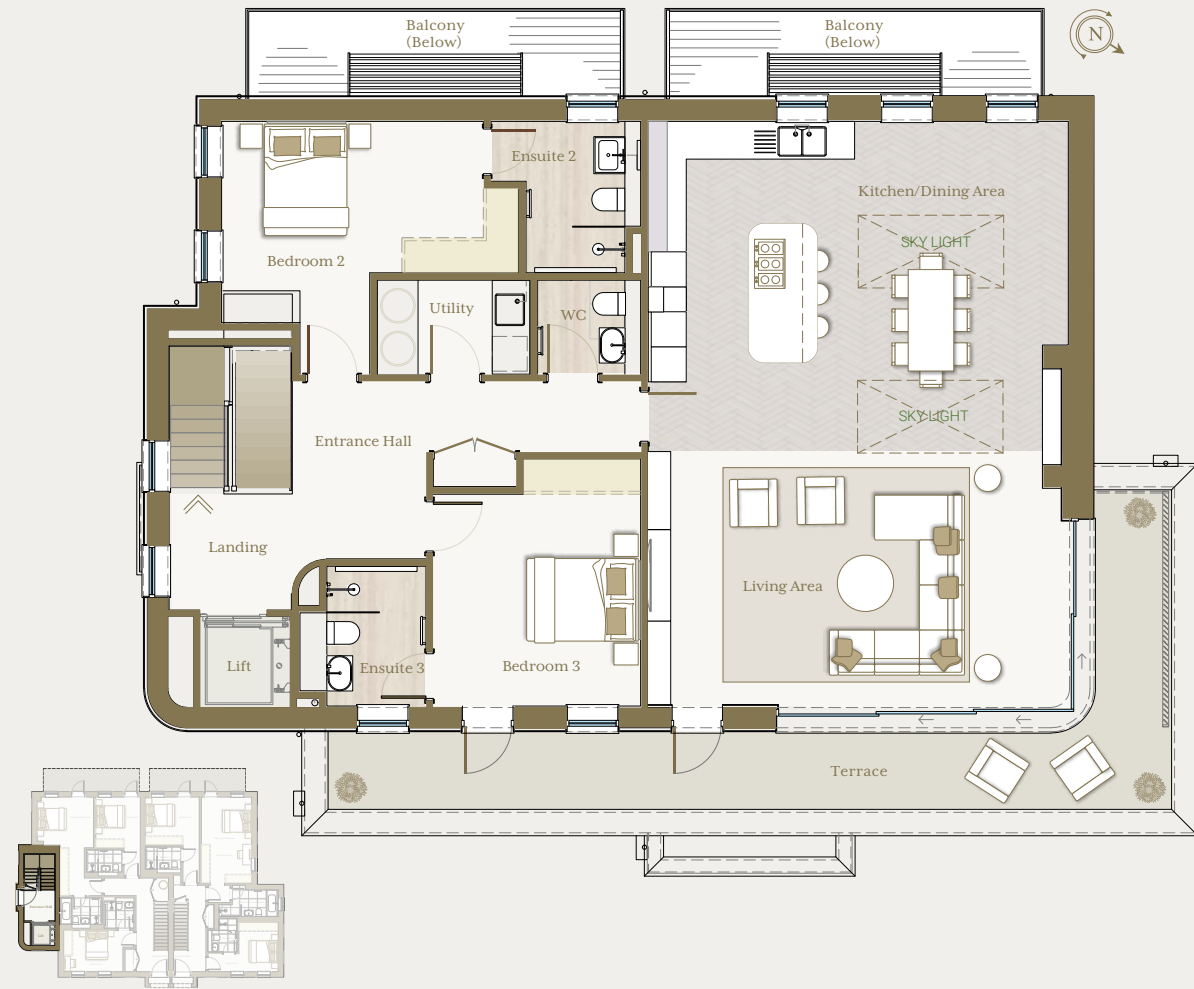
The bathrooms are equally luxurious, showcasing Villeroy & Boch porcelainware, sleek bronze fittings, and refined Porcelanosa tiling for a flawless finish.



Computer generated image, indicative only.



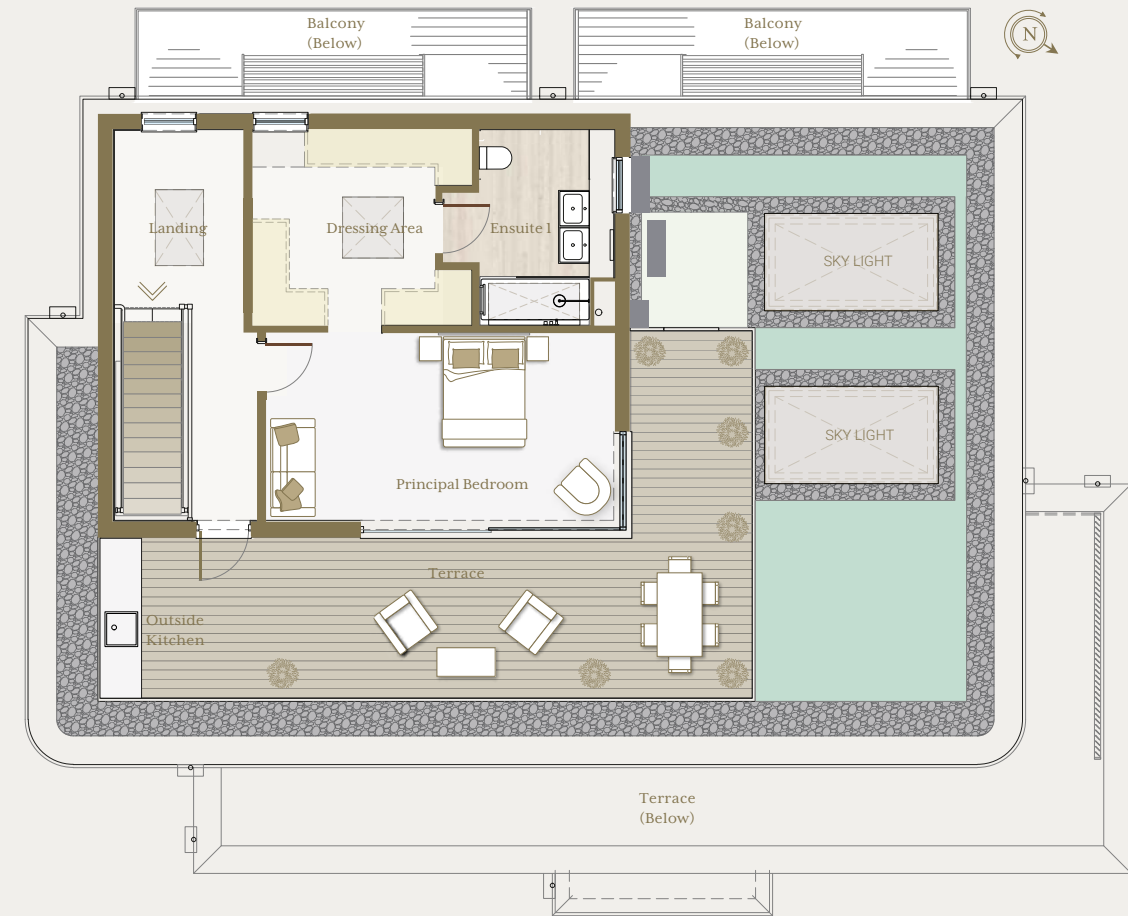
### The Fawley Second Floor



	Metres	Feet	Metres	Feet	
Landing	2.0 x 2.1	6' 0" x 6' 9"	Ensuite 2	2.0 x 2.6	6' 6" x 8' 5"
Entrance Hall	2.3 x 3.0	7' 5" x 9' 8"	Bedroom 3	3.6 x 4.0	11' 8" x 13' 1"
Utility	1.6 x 2.6	5' 2" x 8' 5"	Ensuite 3	2.2 x 2.4	7' 2" x 7' 9"
WC	1.6 x 1.8	5' 2" x 5' 9"	Living Area	4.4 x 7.1	14' 4" x 23' 3"
Bedroom 2	2.6 x 5.1	8' 5" x 16' 7"	Kitchen/Dining Area	5.6 x 7.2	18' 4" x 23' 6"
			Terrace	1.3 x 1.3 + 1.3 x 5.5	4' 3" x 4' 3" + 4' 3" x 18' 0"

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure. Wardrobe positioning is indicative only.

### The Fawley Third Floor



	Metres	Feet	Total Area	SqM	SqF
Landing	2.1 x 2.8	6' 9" x 9' 2"	<hr/> 231 <hr/> 2,488		
Principal Bedroom	3.0 x 5.7	9' 8" x 18' 7"			
Ensuite	2.2 x 3.0	7' 2" x 9' 8"			
Dressing Area	3.2 x 3.6	10' 5" x 11' 8"			
Terrace	2.6 x 1.1 + 2.0 x 3.4	8' 5" x 3' 6" + 6' 6" x 11' 1"			

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## The Remenham & The Badgemore

These two beautifully-presented duplex apartments span the ground and first floors of Thames Bridge House, offering attractive and spacious accommodation across both levels. Both floors of the apartments boast tastefully designed private terraces, perfect for outdoor living and overlooking a quiet courtyard of listed buildings, verdant trees and river views.

The ground floor of each apartment is home to an impressive and perfectly-appointed principal suite. In both cases, the suite includes a large bedroom and an ensuite. Additionally, both apartments offer two generously sized guest bedrooms, each with a luxury ensuite.

On the first floor, you'll find a substantial open plan living, kitchen, and dining area. The Remenham offers the additional benefit of dual aspect windows for optimum light and a choice of views. The exquisitely designed open plan area is complemented in each apartment by a utility room and cloakroom for convenience. Each property also includes two parking spaces, one equipped with an EV charging point.



This image is a CGI of the development superimposed on a photograph of the actual location and surroundings



Computer generated image, indicative only.



The stunning kitchen area in each apartment benefits from a bespoke handmade, hand painted modern profile Shaker kitchen, with striking quartz worktops and upstands. Both are fully equipped with state-of-the-art Miele appliances.

The beautiful and luxurious bathrooms are also finished to the highest specification, benefiting from Villeroy & Boch porcelainware, sleek bronze fittings and fine Porcelanosa tiling.



Computer generated image, indicative only.

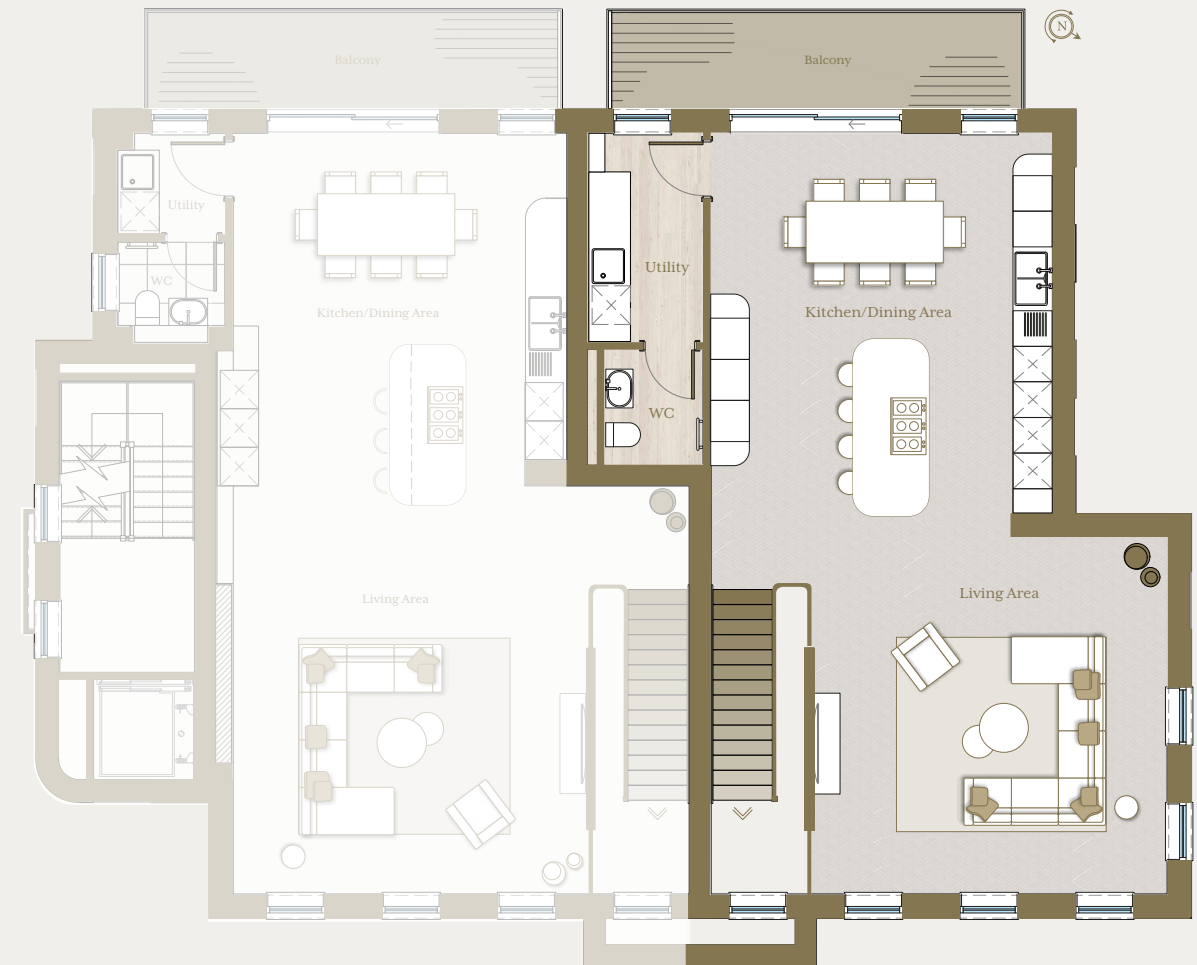
### The Remenham Ground Floor



	Metres	Feet	Metres	Feet
Entrance Hall	2.2 x 5.9	7' 2" x 19' 3"	Bedroom 2	2.7 x 3.0
Principal Bedroom	3.4 x 5.8	11' 1" x 19' 0"	Ensuite 2	1.9 x 2.0
Dressing Area	2.8 x 3.4	9' 2" x 11' 2"	Bedroom 3	3.0 x 3.6
Principal Bedroom Ensuite	1.8 x 4.0	5' 9" x 13' 1"	Ensuite 3	1.8 x 2.4

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### The Remenham First Floor



	Metres	Feet	Total Area	SqM	SqF
Living Area	5.4 x 5.5	17' 7" x 18' 0"		165	1,776
Kitchen/Dining Area	5.3 x 6.3	17' 4" x 20' 7"			
Utility	1.8 x 3.0	5' 9" x 9' 8"			
WC	1.5 x 1.8	4' 9" x 5' 9"			
Balcony	1.5 x 6.4	4' 9" x 21' 0"			

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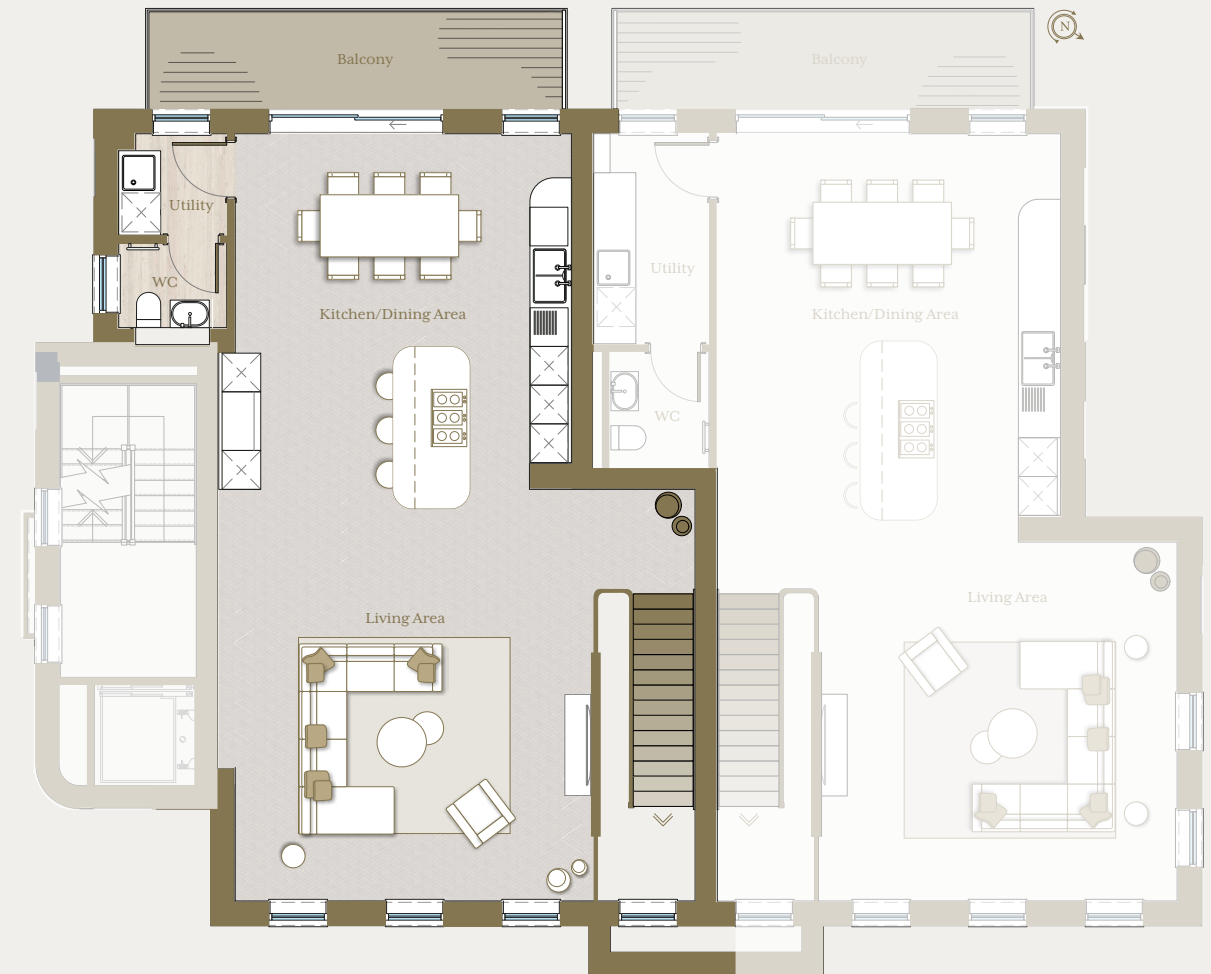
### The Badgemore Ground Floor



	Metres	Feet		Metres	Feet
Entrance Hall	2.2 x 6.3	7' 2" x 20' 7"	Ensuite 2	2.0 x 2.1	6' 6" x 6' 9"
Principal Bedroom	3.4 x 3.8	11' 1" x 12' 5"	Bedroom 3	3.0 x 3.4	9' 8" x 11' 1"
Principal Bedroom Ensuite	2.0 x 2.8	6' 6" x 9' 2"	Ensuite 3	1.8 x 2.4	5' 9" x 7' 9"
Bedroom 2	2.8 x 4.0	9' 2" x 13' 1"			

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### The Badgemore First Floor

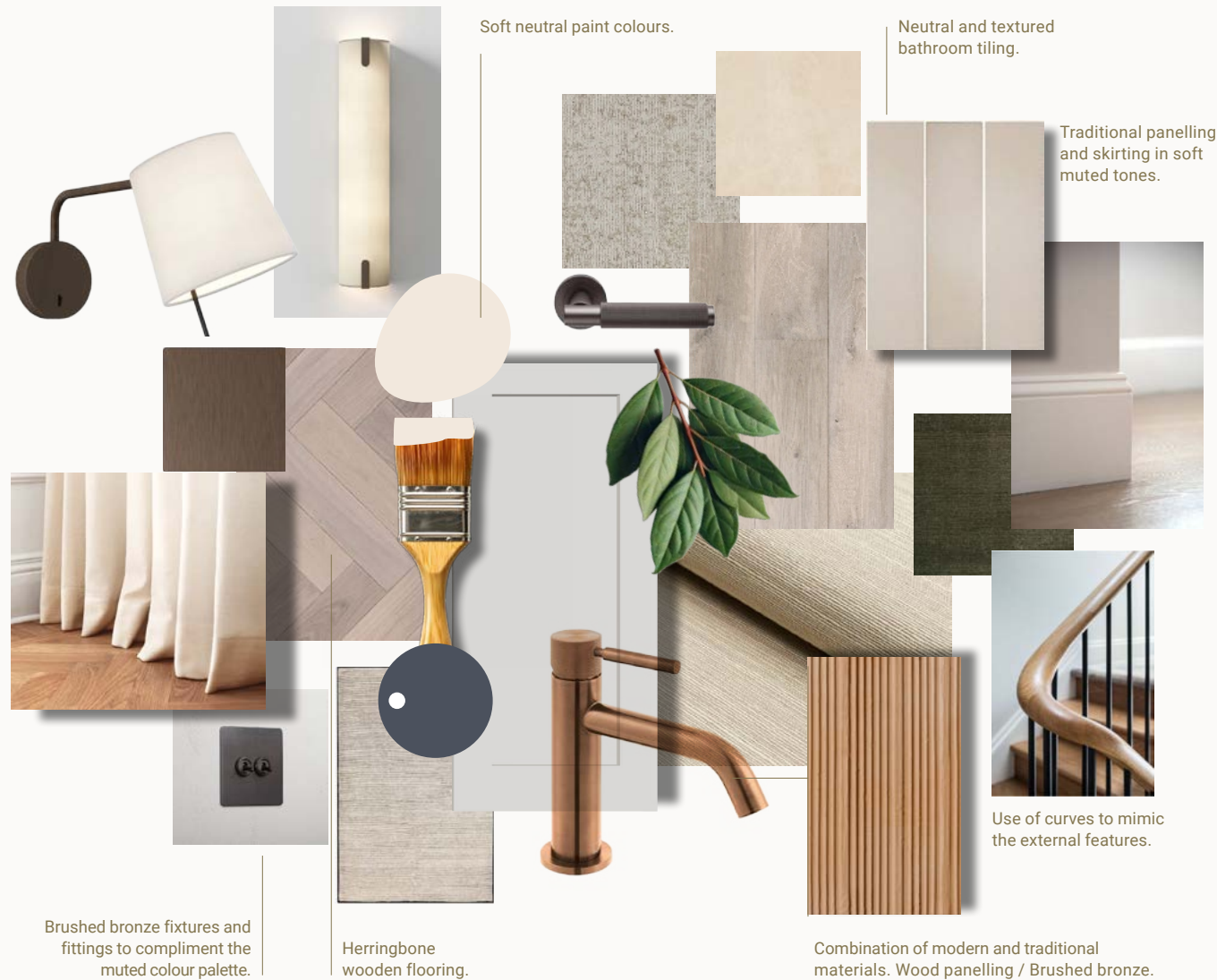


	Metres	Feet	Total Area	SqM	SqF
Living Area	4.8 x 5.7	15' 7" x 18' 7"	162	1,747	
Kitchen/Dining Area	5.4 x 7.0	17' 7" x 23' 0"			
Utility	1.6 x 1.7	5' 2" x 5.6"			
WC	1.6 x 1.7	5' 2" x 5.6"			
Balcony	1.5 x 6.4	4' 9" x 21' 0"			

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## Specification



## Finishing Touches

### Staircase

- ✦ Timber with hardwood treads, painted risers, continuous hardwood handrail and black metal balustrade

### Kitchen

- ✦ **Units:** Handmade, hand-painted timber, Le Mans corner units
- ✦ **Sinks:** Blanco Subline undermounted, Le Mans sinks in kitchen and utility room
- ✦ **Taps:** Quooker hot tap in kitchen and Franke Neo Tap in utility room.
- ✦ **Appliances:** Miele: Induction hob, combi oven, steam oven, microwave oven, warming drawer, full-height fridge & freezer, dishwasher, wine cooler, waste disposal unit and integrated recycling bins
- ✦ **Worktop:** 20mm quartz w/full-height splashbacks in kitchen, 20mm quartz w/upstand in utility
- ✦ **Lighting:** Feature lighting, undershelf cupboard and plinth lighting to island
- ✦ **Utility:** Quartz worktop, sink

### Bathrooms

- ✦ **Bath:** Villeroy & Boch Architectura (Alpin White), Vado Origins brushed bronze spout, hand shower, and bath valve
- ✦ **Shower:** Crosswater Gallery 8 glass (brushed bronze), Vado Origins (fixed head, valve), tiled tray, feature niche
- ✦ **Basin:** Villeroy & Boch Venticello (Alpin White), Vado Origins (brushed bronze single lever tap)
- ✦ **Vanity:** Villeroy & Boch Collaro (taupe, 2-drawer)
- ✦ **WC:** Villeroy & Boch Venticello wall-hung (Alpin White, soft-close), Vado brushed bronze flush plate
- ✦ **Towel Rail:** Crosswater MPRO brushed bronze
- ✦ **Tiling:** Porcelanosa full/half height
- ✦ **Lighting:** Crosswater Tranquil brushed bronze wall lights
- ✦ **Mirrors:** Anti mist mirrors

### Bedrooms

- ✦ **Principal bedrooms:** Timber panelling to selected walls
- ✦ **All bedrooms:** Astro Mitsu Swing Arm bedside lights

### Flooring

- ✦ **Hallway/Kitchen/Dining/Living:** Engineered wood parquet flooring
- ✦ **Utility/Cloakroom:** Porcelanosa tiles
- ✦ **Bedrooms:** Regent Velvet carpet

### Doors/Ironmongery

- ✦ **Internal Doors:** 2-panel timber (white)
- ✦ **Brassware:** Carlisle Brass Varese (Brushed Bronze), Heritage Brass switches & sockets

### Decoration

- ✦ **Walls:** Paint (white)
- ✦ **Skirting & Architraves:** Ogee profile (175mm high) square skirting plinth blocks
- ✦ **Cornice:** Profiled cornice throughout

### Lighting

- ✦ **Feature lighting:** Kitchen units, roof lights, bedside wall lights, bathroom, lighting to vanity units and niche areas
- ✦ **Recessed spotlights:** Various locations
- ✦ **Wall lights:** Various locations

### Air Conditioning

- ✦ First fixed for future installation in bedrooms and living room

### Electrical

- ✦ Electrically operated curtain tracks (bedrooms)
- ✦ Pre-wired for blinds (living rooms), lit anti-mist mirrors



## Finishing Touches

### Heating

- ✦ Zoned underfloor heating
- ✦ App-controlled air source heat pumps, solar PV & battery

### External Construction

- ✦ EPC A-rated design, concrete floors (between apartments), brickwork cavity walls (copper-clad timber on 3rd floor)
- ✦ **Brickwork:** Michelmersh Danehill Yellow
- ✦ **Stone:** Portland stone (coping & cills)
- ✦ **Cladding:** Green Coat PLX Copper Brown Metallic
- ✦ **Windows/Doors:** Aluminium Anthracite Grey (white interior except sliding doors)
- ✦ **Balcony/Terrace:** Anthracite railings, copper colour metal louvres, glazed balustrades, paving/decking

### Rainwater Goods

- ✦ Aluminium (Copper & Anthracite Grey)

### Paths & Terraces

- ✦ Marshalls Buff Indian sandstone (600x900)

### Driveways

- ✦ Graphite Woburn rumbled block paving

### Fencing

- ✦ Black metal railings on brick walls

### Parking

- ✦ Two parking spaces, one equipped with a 7kW electric vehicle charger.

### Communal Areas

- ✦ Refuse & cycle store

### Services

- ✦ Superfast broadband, aerial to each home and wired for future installation of Sky, electric & mains water (no gas)

### Front Doors

- ✦ Timber front doors with video entry and access controlled, PAS 24 rated

### External Lighting

- ✦ External brick lights

### Landscaping

- ✦ Mature planting

### Safety & Security

- ✦ Heat/smoke alarms, carbon monoxide detectors (regulation compliant)
- ✦ NACOSS-approved intruder alarms, video entry system
- ✦ Sprinkler system (The Fawley only)



## What You Can Expect

At Laxton Properties we strive to make your new home purchase and move as simple and straightforward as possible. We want to deliver to you a high-quality home that you and we can be proud of. This Charter sets out the level of service, standards and experience that you can expect from Laxton Properties.



Before reserving your new home we will take you through the property specification, layout and building warranty. We will also explain to you any service charges if applicable.



The sales process will be friendly and informative and our company representatives will support and guide you through. They will also keep you updated on the progress of your new home.



Before you move into your new Laxton home you will be invited to attend a New Home Demonstration. During this meeting you will be taken through your Home Information Pack and the workings of your new home will be explained to you. You will also have the opportunity to check your new home thoroughly.



On the day of legal completion a Laxton Properties representative will meet you at your home to welcome you. A formal handover will take place to give you your keys and to record all your utility meter readings.



Once you have moved in Laxton Properties will remain available to deal with any queries that you may have about your new home.



Laxton Properties provides a 2-year warranty for any defects from the date on your warranty certificate. Your home will also be covered by a 10-year insurance backed warranty covering the structural integrity of your new home.



Discover More

Please contact Haslams Estate Agents  
for more information or to arrange a viewing  
at Thames Bridge House

0118 960 1010  
newhomes@haslams.net  
haslams.net

The details in this document are designed to give you a general idea of what the final product will look like. Because we're always working to improve, some things may change along the way. While we do our best to match the materials as shown, there might be times when we'll need to substitute them with something just as good. Rest assured, we'll always aim to keep you informed of any changes.

Please note, these details and CGI's are for guidance and shouldn't be taken as exact facts. We encourage you to check everything thoroughly, either by visiting or asking questions to make sure you're happy with the information.

This document isn't a contract or a guarantee. The dimensions provided on our plans might have small differences in reality, so please don't use them for exact measurements like carpet sizes or fitting furniture.







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