

# WINTERBROOK MEADOWS



Computer generated image, indicative only



Photography of Wallingford

## ENJOY A QUINTESSENTIAL ENGLISH VILLAGE LIFESTYLE

**A collection of stunning homes in a brand new neighbourhood inspired by tradition, heritage and nature.**

Located just 13 miles / 20.9 km from Oxford and 50 miles / 80km from London (40 mins by train to central London), this unique development offers a wide range of 1-2 bedroom apartments and 3-5 bedroom houses. Although designed for contemporary living, all the homes are inspired by the traditional architectural styles of the surrounding villages and all benefit from Berkeley's reputation for quality and design.

Winterbrook Meadows is a unique place that's been conceived from the outset to incorporate and embody traditional values as well as the intrinsic and highly desirable lifestyle associated with English village living.

**Berkeley**  
Designed for life

WINTERBROOK MEADOWS

LOCATION

- 1 mile / 1.6 km from Wallingford, a delightful historic market town on the banks of the River Thames.
  - With the marketplace at its heart, Wallingford enjoys a thriving centre of shops and services in its Georgian streets including an eclectic mix of restaurants, historic pubs, independent coffee shops and two weekly markets.
  - Oxford, 13 miles / 20 km away, not only has exceptional educational facilities, it is also a thriving cultural hub with a vibrant arts scene.
  - Henley-on-Thames, 13 miles / 20 km away, is best known for its world-famous Royal Regatta.
  - Reading, 15 miles / 24 km away, blends historic architecture with modern amenities, and the strategic location makes it a hub for business and technology.
- Blenheim Palace, 24 miles / 39 km away, is a masterpiece of Baroque architecture and the birthplace of Sir Winston Churchill.
  - 35 miles / 56 km from Heathrow Terminal 5.
  - Direct train travel from nearby Didcot Parkway station to Reading (12 mins), London , Paddington (40 mins), Bicester Village (45 mins), Bristol (52 mins) and Birmingham (85 mins).
  - Easy access to motorways and main roads - M40, M4, A34 and A329.
  - Well located for employment opportunities: 10 miles / 16 km from Milton Park, home to 250 business, science and technology companies. 12 miles / 19km from Oxford Science Park, with 100 companies, from transformational start-ups to globally recognised multinationals.



THE DEVELOPMENT

- 502 homes, all within walking distance of Wallingford town centre and the River Thames.
  - Seamlessly blends traditional village values with contemporary design.
  - The landscape-led vision means the homes are set within and surrounded by meadowland, a village green, character areas and play facilities.
- Wide range of properties including 1 and 2 bedroom apartments, 3, and 4 bedroom houses and luxurious 5 bedroom homes.
  - All properties include allocated parking (varies according to property type).
- High quality specification featuring individually designed contemporary kitchens with a range of appliances, contemporary bathrooms with ceramic tiling and underfloor heating to the ground floor of houses.
  - Architects: Boyer.
  - Landscape architects: Bradley Murphy Design.

ACCOMMODATION MIX - CURRENT AVAILABILITY

| The Summerleigh Collection<br>Ready in 2026   | No. | Size Range<br>(Sq. Ft.) | Size Range<br>(Sq. M.) | Prices from | Est. Rental Income<br>(per month)* | Est. Rental Yield<br>(per annum)* |
|-----------------------------------------------|-----|-------------------------|------------------------|-------------|------------------------------------|-----------------------------------|
| 1 Bedroom Apartments                          | 5   | 517 - 518               | 48                     | £265,000    | £1,175 - £1,225                    | 4.9% - 5.1%                       |
| 2 Bedroom Apartments                          | 2   | 630                     | 58                     | £310,000    | £1,550 - £1,600                    | 5.6% - 6.0%                       |
| 2 Bedroom Coach Houses                        | 1   | 797                     | 74                     | £365,000    | £1,800                             | 5.9%                              |
| 3 Bedroom Houses                              | 4   | 942 - 1181              | 87 - 109               | £550,000    | £2,200 - £2,500                    | 4.7% - 5.4%                       |
| 4 Bedroom Houses                              | 4   | 1217 - 1902             | 113 - 176              | £720,000    | £2,500 - £2,995                    | 3.6% - 4.1%                       |
| The Rosemere Collection<br>Ready from Q4 2026 | No. | Size Range<br>(Sq. Ft.) | Size Range<br>(Sq. M.) | Prices from | Est. Rental Income<br>(per month)* | Est. Rental Yield<br>(per annum)* |
| 3 Bedroom Houses                              | 15  | 945 - 1182              | 88 - 110               | £489,000    | n/a                                | n/a                               |
| 4 Bedroom Houses                              | 10  | 1214 - 1578             | 112 - 146              | £725,000    | n/a                                | n/a                               |
| 5 Bedroom Houses                              | 5   | 1510 - 2111             | 140 - 196              | £899,950    | n/a                                | n/a                               |

Estimated rental figures from Thomas Merrifield, January 2024 and Savills, October 2025. Prices and availability correct at time of print, February 2026

CONNECTIVITY

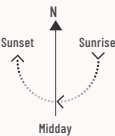


EDUCATION

| Primary Schools                 | Distance           | Secondary Schools     | Distance            | Universities          | Distance             |
|---------------------------------|--------------------|-----------------------|---------------------|-----------------------|----------------------|
| St John's Primary School        | 0.8 miles / 1.2 km | Wallingford School    | 1.5 miles / 2.4 km  | University of Reading | 14.3 miles / 23 km   |
| St Nicholas CofE Infants School | 1.5 miles / 2.4 km | Cranford House School | 3.3 miles / 5.3 km  | University of Oxford  | 15.2 miles / 24.4 km |
| Fir Tree Junior School          | 1.6 miles / 2.5 km | The Oratory School    | 6.2 miles / 9.9 km  |                       |                      |
| Cholsey Primary School          | 2 miles / 3.2 km   | Didcot Girls' School  | 7.6 miles / 12.2 km |                       |                      |

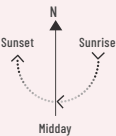
THE SUMMERLEIGH COLLECTION

- Bourne House
- 2 Bedroom Home
- 3 Bedroom Home
- 4 Bedroom Home
- Affordable/Shared



THE ROSEMERE COLLECTION

- 3 Bedroom Home
- 4 Bedroom Home
- 5 Bedroom Home
- Affordable/Shared





Interior showhome photography, indicative only.

### Anticipated Completion

The Summerleigh Collection - From Q2 2026 to Q3 2027.  
The Rosemere Collection - From Q4 2026 to Q2 2028.

### Service Charge

Apartments and Coach Houses up to £1,968 pa.  
Houses up to £664 pa.

### Ground Rent

In line with Government legislation, a Peppercorn Rent will be applicable for all apartments.

### Tenure

Houses - Freehold.  
Apartments and Coach Houses - 999 Year Leasehold.

### Local Authority

South Oxfordshire District Council.

### Stamp Duty Land Tax

Payable on UK properties for owner/ occupier purposes and at a higher rate for investors who own multiple properties in the UK and overseas.

### Terms of Payment

- £2000 payable on reservation for apartments and coach houses. £5000 payable on reservation for houses.
- 10% of the purchase price is payable on exchange of contracts (less reservation fee already paid).
- 10% of the purchase price within 6 months of the date of exchange.
- Balance payable on completion.

### Documentation

#### Documentation required to reserve:

1. One form of Photo Identification is required for each purchaser: Passport, Driving Licence, National ID Card.
2. One form of Proof of Address for each individual: current utility bill or bank statement showing name and home address no older than 3 months.
3. Confirmation of source of funds, such as proof of cash.
4. Confirmation of purchase as owner/occupier or investor.

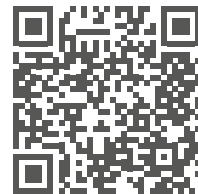
#### Should the purchase be made in a Company name, the following is required:

1. Certificate of Company Incorporation and Memorandum and Articles of Association.
2. Full list of Directors and Shareholders.
3. Evidence of the Company's registered address.
4. Photo Identification and Proof of Address for all Directors and Shareholders (as individual purchasers above).



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**VIEW OUR  
DIGITAL BROCHURE**



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OUR VISION  
**2030**  
TRANSFORMING TOMORROW

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Group  
Proud member of the  
Berkeley Group

**The Institute of  
Customer Service**  
MEMBER

50  
YEARS

**Berkeley**  
Designed for life

The information in this document is indicative and is intended to act as a guide only. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property of interest. Winterbrook Meadows and all associated marketing names will not necessarily form part of the approved postal address. Site plan is indicative only. External photography is of Wallingford. CGIs are indicative only. Train times are courtesy of thetrainline.com, all other travel times are provided by Googlemaps.co.uk and are traffic dependant. Purchasing uncompleted properties located outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully. If in doubt, please seek independent professional advice before making a purchase decision. Whole site outline planning permission number: P16/S4275/0. Phase 2A planning permission number: P22/S2257/FUL and P22/S2346/RM. Borough/council issuing permission: South Oxfordshire District Council.