

# W WINTERBROOK MEADOWS



Photography of Winterbrook Meadows. 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.

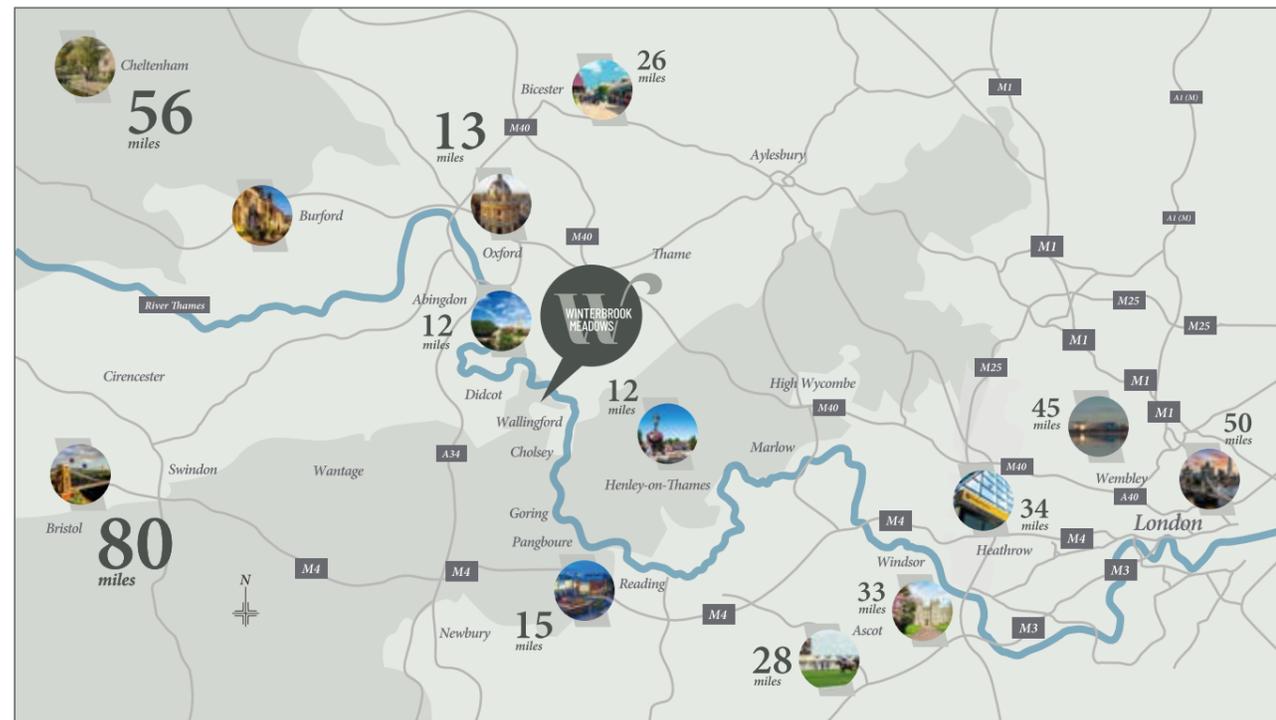
Winterbrook Meadows is a unique place that's been conceived from the outset to incorporate and embody traditional values as well as the intrinsic and highly desirable lifestyle associated with English village living.

**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.



## 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 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

Phase 2a - The Springmead Collection	No.	Size Range (Sq. Ft.)	Size Range (Sq. M.)	Prices from	Est. Rental Income (per month)*	Est. Rental Yield (per annum)*
2 Bedroom Coach Houses	5	753	70	£365,000	£1,800	5.9%
3 Bedroom Houses	21	981 - 1198	91 - 111	£485,000	£1,600 - £1,750	3.2% - 3.8%
4 Bedroom Houses	11	1257 - 1919	116 - 178	£699,750	£2,500 - £2,600	3.2% - 4.2%
5 Bedroom Houses	2	2188	203	£1,150,000	£2,800	3.2%
Phase 2b - The Summerleigh Collection						
1 Bedroom Apartments	6	517 - 518	48	£287,500	£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	9	942 - 1181	87 - 109	£490,000	£2,200 - £2,500	4.7% - 5.4%
4 Bedroom Houses	9	1217 - 1902	113 - 176	£720,000	£2,500 - £2,995	3.6% - 4.1%

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

### THE SPRINGMEAD COLLECTION



### THE SUMMERLEIGH COLLECTION





Interior showhome photography, indicative only

### Anticipated Completion

The Springmead Collection - All homes ready to move into

The Summerleigh Collection - From Q2 2026 to Q3 2027

### Service Charge

Apartments and Coach Houses up to £2,642 pa.

Houses up to £723 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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