

SHIPLAKE

REGENCY
PLACE

·RG9 3PH·

A BESPOKE COLLECTION OF
2, 3, 4 & 5 BEDROOM HOMES



• WELCOME TO •

REGENCY PLACE

Home to a stunning collection of modern, energy-efficient homes, thoughtfully designed with you in mind. This development seamlessly combines modern living within a beautiful rural location.

With a selection of 2, 3, 4 and 5 bedroom homes and a variety of styles to choose from, you'll feel right at home in this new, welcoming neighbourhood.

There's nowhere else quite like Regency Place.

Discover a rural lifestyle

Here at Regency Place, you can experience first-hand the characteristics of rural living that make the countryside such a beautiful place to put down roots. From attractive countryside views to friendly village locals, life in Shiplake is an escape from the everyday hustle and bustle.



Whether you prefer a calm, relaxed lifestyle or you're always ready for the next adventure, the village of Shiplake is the ideal place to call home.

There are plenty of quieter spots for those who enjoy their own company, where you can marvel at different locations and landscapes, like the Thames Path that runs through the village alongside the river. If, however, you're looking for a more animated place to visit,

Lower Shiplake and nearby Wargrave are home to plenty of warm and inviting pubs where you can get to know the locals.

Why not discover the surrounding riverside villages in a unique way? Salter's Steamers, a family-run business, offers public cruises along the river. Stopping off at various countryside villages between Reading and Henley, you can take in the views of the opulent countryside and spot the wildlife along the way. Operating in the summer months, this unique opportunity epitomises the beauty and serenity of rural living.

A place to call home

A quaint village that lies on the sleepy banks of the River Thames, just 2 miles* south of Henley-on-Thames, Shiplake is a picture-perfect place to call home.

With its own unique charm and character, this small English village oozes rural beauty whilst being ideally located to provide plenty of modern amenities. From views of the rolling countryside landscape to the ripples of the peaceful River Thames, your idyllic surroundings provide a calming atmosphere that you won't find anywhere else.

Shiplake's proximity to larger, more animated town centres, however, provides more to explore. Being so close to major towns such as Henley-on-Thames and Reading makes Shiplake a village that seamlessly blends a soothing

atmosphere with access to modern-day conveniences. With such easy access to hubs like these, you can discover even more rural beauty as well as more events and activities to add to your calendar.

Being so ideally located makes the village of Shiplake a destination in its own right, giving Regency Place a host of benefits that only rural living can provide.





Out and about

There are plenty of things to keep you busy both in and around the village of Shiplake. Whether you're into spectator sports or you're one to get more involved, there are plenty of year-round events and activities that will keep you entertained in the company of friends and family alike.

There are a number of leisure centres and country parks within close proximity to Regency Place which provide great spaces

for everyday activities and exercise. Henley Leisure Centre, located 2.3 miles* away from Regency Place, offers a well-equipped gym, swimming pool and community sports complex.

For those who enjoy a breath of fresh air and some stunning country views, the National Trust's Greys Court is just the place. Nestled among the idyllic setting of a country house and gardens, this tranquil estate is the perfect place to escape to for an afternoon of peace, quiet and natural beauty.



Held every June on the River Thames, the famous Henley Royal Regatta is the must-see rowing event of the social season. Attracting thousands of visitors from all over the world to Henley-on-Thames, the regatta spans a five-day period where spectators are thrilled by over 300 races of an international standard. However, if you're looking for something slightly more upbeat, the annual Reading Festival that takes place every August will do the trick. Hosting a weekend of performances from an array of different artists, the Reading Festival is the perfect opportunity to let your hair down!



Wine & dine

The rural nature of Shiplake makes it the perfect place for smaller, unassuming businesses to thrive. Whilst neighbouring towns offer more familiar shops and restaurants, the welcoming neighbourhood atmosphere runs through this humble village.

If you're looking for fine dining, Orwells is well worth a visit. Located in the rural Shiplake Row, within an 18th-century pub it is the perfect treat. Offering a range of rustic seasonal dishes that use local produce, Orwells has been recognised for serving high-quality food in a relaxed setting, earning itself a place in some major dining guides.

The Baskerville is located within the idyllic setting of Lower Shiplake, next to the train station. Offering a traditional blend of first-class dining set against a village pub background, its customers receive a superb dining experience.

In nearby Henley-on-Thames there are a range of independently owned restaurants – dine on the banks of the Thames in Villa Marina or Shaun Dickens at The Boathouse. In town take your pick from Mexican, Thai, Indian and many other international cuisines.

Alternatively, if it is high street favourites you are looking for The Oracle in Reading, just 7.1 miles away*, will cater for all your needs. Berkshire's premier shopping and dining destination truly spoils you for choice.



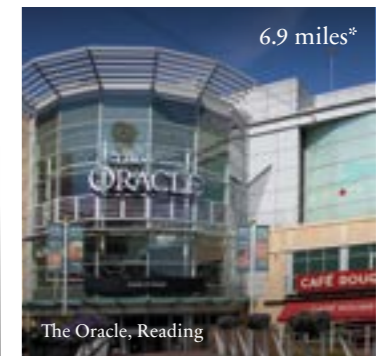
3.2 miles*

The Bottle & Glass Inn, Shiplake



0.5 miles*

The Baskerville, Lower Shiplake



6.9 miles*

The Oracle, Reading

Beyond the village boundaries

Shiplake is closely located to some exciting and animated towns whilst being just far out enough for you to feel like you can escape the hustle and bustle of everyday life.

Regency Place is perfectly positioned to explore neighbouring towns, with 'easy access' to the M40 and M4. Get ready to discover the rural charm of Oxfordshire, Berkshire and Buckinghamshire.

Just 7 miles* away from Regency Place, the town of Reading is a hub of activities and events for you to discover. Known for its busy summer calendar, riverside restaurants and shops that are dotted throughout the town, Reading makes for a grand day out.

Alternatively, the historic market town of Henley-on-Thames can be reached in 7 minutes† by car. This town is equally well-known for its social calendar, hosting various events throughout the year with the famous Henley Royal Regatta punctuating the summer months. With its River and Rowing Museum and weekly Charter Market and Farmers' Market, this small town is buzzing with life. Here you can take the opportunity to relax by the riverside, take a break in the Harrods café, or for something a bit different, follow the Henley Ale or Gin Trail for a truly unique way of discovering the hidden gems of this attractive town.



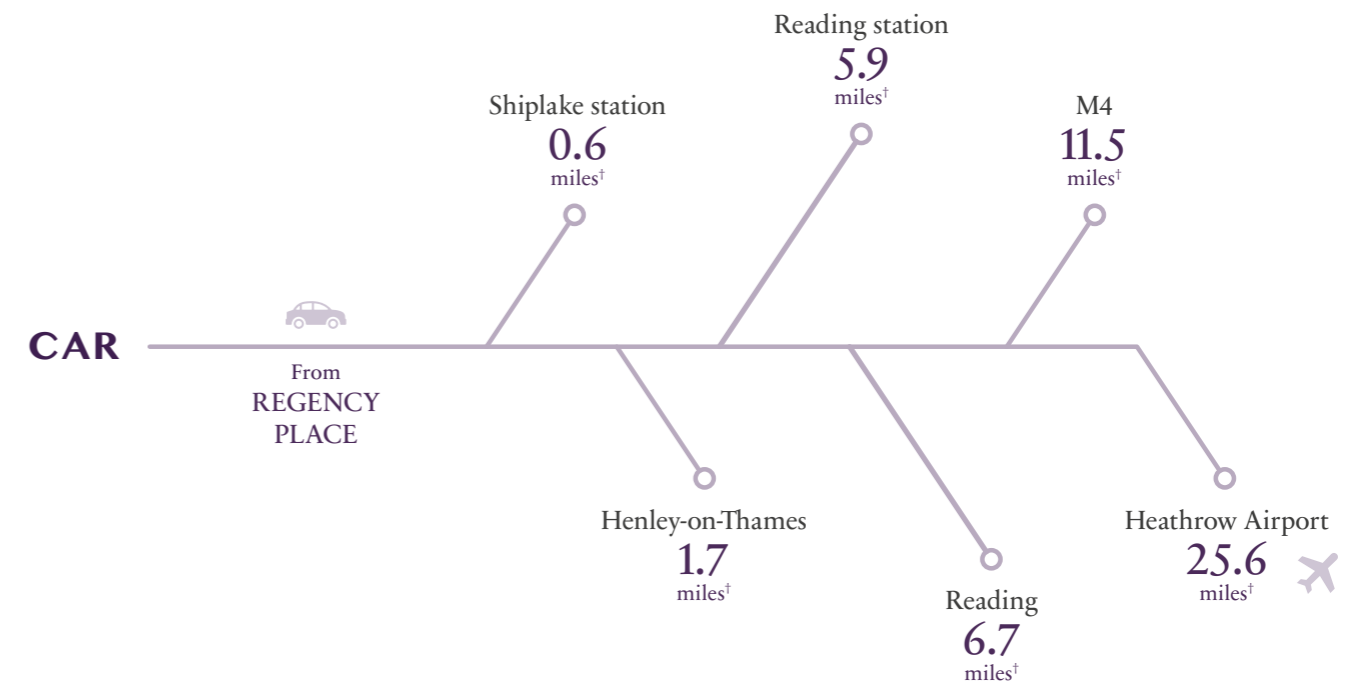
On your way

Regency Place is ideally located to take advantage of the many road and rail connections the area has to offer. The A4155 is the main route through the village, leading to neighbouring towns such as Henley-on-Thames and Reading. Once local routes have led you to the surrounding towns such as Reading, other major roads are accessible, giving you access to the A33, the M40, the M4 and beyond.



BY TRAIN

There are two train stations in close proximity to Regency Place, and both offer services into London. Shiplake station is located just 2 minutes[†] by car from the development, making it the ideal place for commuters and adventurers alike. From here, all trains terminate at Twyford, where you change to reach London Paddington. Alternatively, Reading train station is located a few miles south of Regency Place and offers a quicker, more direct service into London Paddington, taking just 28 minutes.**



BUSES

With stops running along the edge of the development and throughout the village, residents have access to various bus routes such as the 800, F14 and X38, all of which provide travel through the village and into neighbouring towns.

Arriva 800	High Wycombe → Marlow → Henley → Shiplake → Reading
Reading Buses F14	Henley → Shiplake → Lower Caversham → Madejski Stadium
Thames Travel X38	Oxford → Wallingford → Henley-on-Thames



A lesson to be learnt

Whilst there are a few schools in the immediate area, the neighbouring towns such as Henley-on-Thames and Wargrave also have an array of schools that are a short commute from Regency Place.

SHIPLAKE COLLEGE

1.1
miles*

An independent day and boarding school for boys aged 11–18 and girls aged 16–18 offering a comprehensive curriculum.

SHIPLAKE VILLAGE NURSERY

1.2
miles*

An independently run nursery offering a nurturing and caring pre-school environment.

SHIPLAKE CHURCH OF ENGLAND PRIMARY SCHOOL

1.3
miles*

A Voluntary Aided Church of England School striving to ensure that children reach their full potential.

ST MARY'S SCHOOL AND NURSERY

1.4
miles*

A private school offering specialist teaching from early years and nursery to prep school.

RUPERT HOUSE SCHOOL

2.0
miles*

A leading independent pre-prep and prep school for children aged 3–11.

GILLOTTS SCHOOL

2.1
miles*

A coeducational secondary school with academy status sited on a 33-acre verdant campus.

VALLEY ROAD PRIMARY SCHOOL

2.6
miles*

A school opened to serve the local area for children aged 2–11 on a beautifully landscaped site.

ROBERT PIGGOTT C OF E

INFANT
SCHOOL

5.5
miles*

JUNIOR
SCHOOL

5.4
miles*

A highly regarded part of the community where their Christian values are embedded in their ethos and rich, vibrant curriculum.

Development overview

This high-quality residential development has been meticulously designed to ensure that residents feel at home the second they cross the threshold of one of these homes.

With 95 dwellings available, separated across 2, 3, 4 and 5 bedroom homes in a range of styles, this development has been carefully designed to provide a variety of homes that come together to create a new, welcoming community.



5 Bedroom Homes

- THE HAMPDEN**
5 bedroom home
Plots 1, 8, 11, 12, 51, 52, 53, 54, 56 & 60

3 Bedroom Homes

- THE ROSSDALE**
3 bedroom home
Plots 2, 35, 36, 49, 58 & 72

4 Bedroom Homes

- THE STANDFORD**
4 bedroom home
Plots 3, 5, 9, 16, 50, 55, 57, 59, 73 & 74
- THE MARFORD**
4 bedroom home
Plots 4, 10, 61 & 63

- THE LYFORD**
3 bedroom home
Plots 6, 7, 13, 14, 15, 17, 18, 32, 33, 34, 47 & 62

- THE WINDALE**
3 bedroom home
Plots 37 & 81

- 3 bedroom home**
Plots 31* & 46*

- 3 bedroom home**
Plots 66*, 67*, 82-85*, 86* & 87*

- THE ARDALE**
3 bedroom home
Plot 88

- THE KINGDALE**
3 bedroom home
Plots 75 & 91

- 3 bedroom home**
Plot 68*

2 Bedroom Homes

- 2 bedroom home**
Plots 19-22*, 28-30*, 38-43*, 44*, 45*, 69-71* & 92-95*

- THE BLANDFORD**
2 bedroom home
Plots 48, 64 & 65

- THE BEAUFORD**
2 bedroom home
Plots 76, 77, 78, 79, 80, 89 & 90

- 2 bedroom home**
Plot 27*

1 Bedroom Homes

- 1 bedroom apartments**
Plots 23-26*

*ah/r = Affordable Housing/Rented
 †ah/so = Affordable Housing/Shared Ownership
 ► = Garage Access
 V = Visitor Parking
 BCP = Bin Collection Point
 LAP = Local Area of Play
 SS = Sub Station

THE BEAUFORD

2 BEDROOM SEMI-DETACHED HOUSE

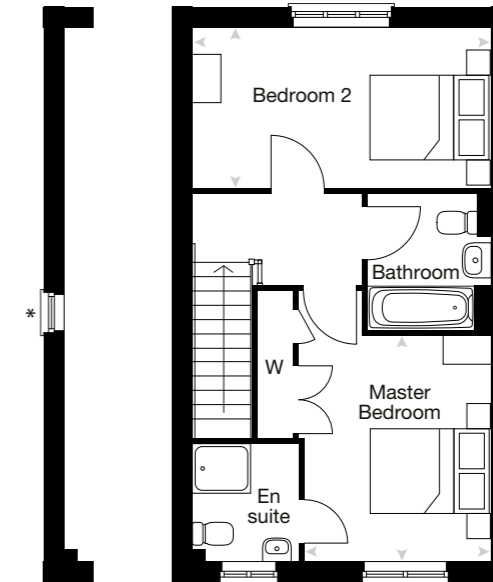
Plots 76, 77, 78, 79, 80, 89 & 90



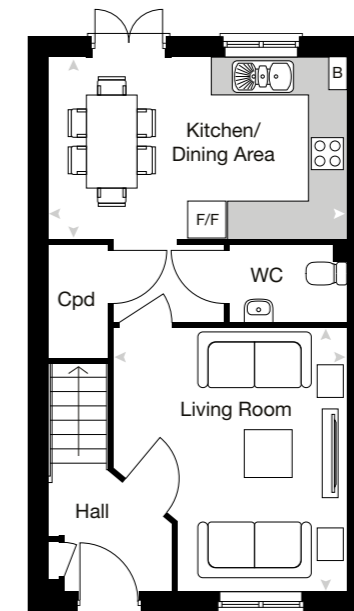
Kitchen/Dining Area	4.70m x 2.87m	15'5" x 9'5"
Living Room	4.04m x 3.67m	13'3" x 12'1"
Master Bedroom	3.57m x 2.94m	11'9" x 9'8"
Bedroom 2	4.70m x 2.55m	15'5" x 8'4"

APPROXIMATE GROSS INTERNAL AREA

81 sq m	873 sq ft
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FIRST FLOOR



GROUND FLOOR

*Window to plot 76

B - Boiler
Cpd - Cupboard
F/F - Fridge Freezer
W - Wardrobe
WC - Cloakroom

THE BLANDFORD

2 BEDROOM SEMI-DETACHED HOUSE

Plots 48, 64 & 65



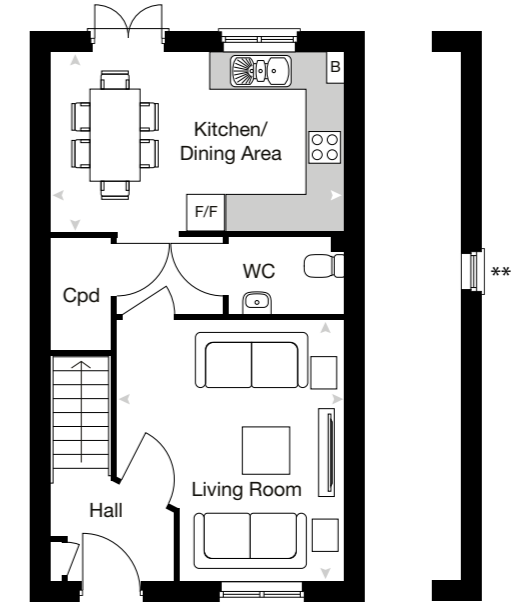
Kitchen/Dining Area		
4.67m x 2.87m	15'4" x 9'5"	
Living Room		
4.16m x 3.64m	13'8" x 11'11"	
Master Bedroom		
4.67m x 3.32m	15'4" x 10'11"	
Bedroom 2		
4.67m x 2.80m	15'4" x 9'2"	

APPROXIMATE GROSS INTERNAL AREA

80 sq m 864 sq ft



FIRST FLOOR



GROUND FLOOR

* Window to plot 48
** Window to plot 65

B - Boiler
Cpd - Cupboard
F/F - Fridge Freezer
WC - Cloakroom

THE KINGDALE

3 BEDROOM SEMI-DETACHED HOUSE

Plots 75 & 91



Kitchen/Dining Area	5.41m x 3.35m	17'9" x 11'0"
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Living Room	5.41m x 3.07m	17'9" x 10'1"
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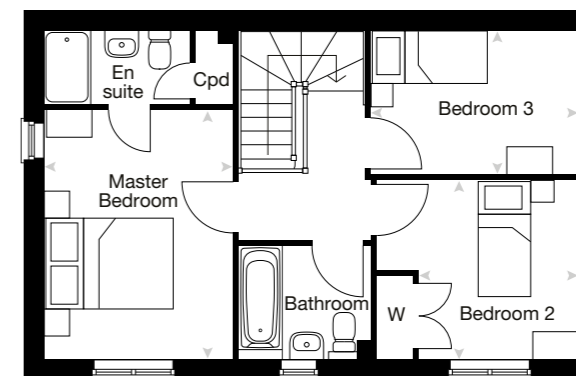
Master Bedroom	4.10m x 3.09m	13'6" x 10'2"
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Bedroom 2	2.95m x 2.64m	9'8" x 8'8"
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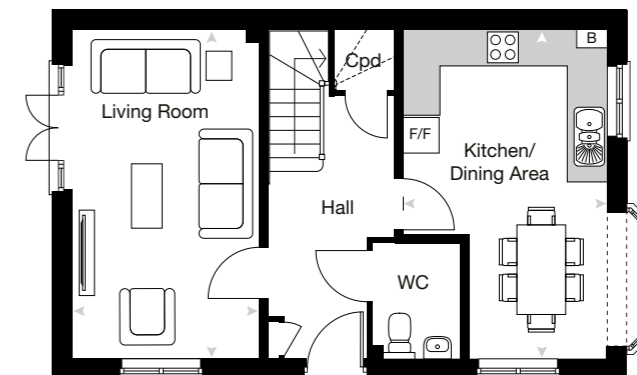
Bedroom 3	3.41m x 2.37m	11'2" x 7'9"
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APPROXIMATE GROSS INTERNAL AREA

97 sq m	1,040 sq ft
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FIRST FLOOR



GROUND FLOOR

B - Boiler
 Cpd - Cupboard
 F/F - Fridge Freezer
 W - Wardrobe
 WC - Cloakroom

THE LYFORD

3 BEDROOM DETACHED HOUSE

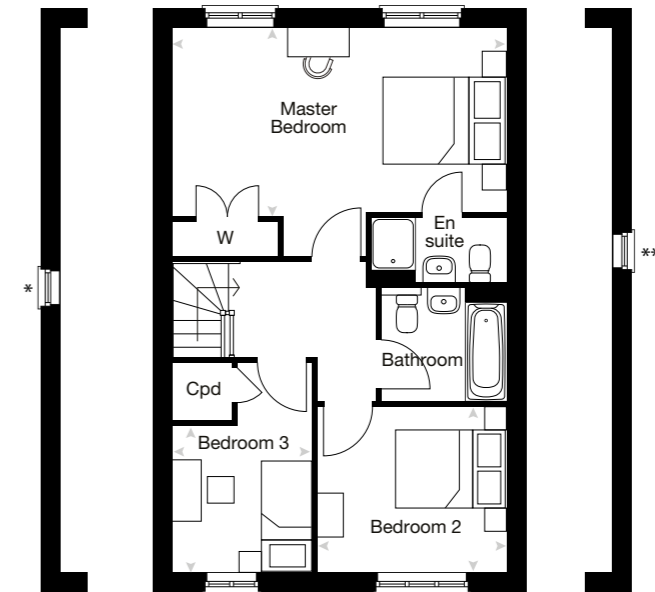
Plots 6, 7, 13, 14, 15, 17, 18, 32, 33, 34, 47 & 62



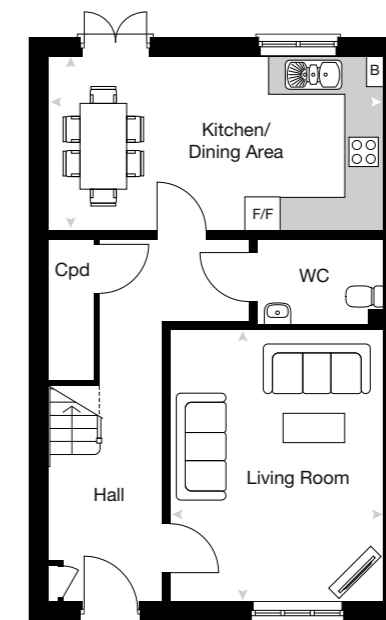
Kitchen/Dining Area	5.73m x 3.00m	18'10" x 9'10"
Living Room	4.66m x 3.63m	15'4" x 11'11"
Master Bedroom	5.73m x 3.25m	18'10" x 10'8"
Bedroom 2	3.23m x 2.84m	10'7" x 9'4"
Bedroom 3	2.52m x 2.41m	8'3" x 7'11"

APPROXIMATE GROSS INTERNAL AREA

109 sq m	1,175 sq ft
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FIRST FLOOR



GROUND FLOOR

*Window to plots 6, 7, 13, 14, 15, 17, 18, 33, 34 & 62
 **Window to plots 32, 47 & 62

B - Boiler
 Cpd - Cupboard
 F/F - Fridge Freezer
 W - Wardrobe
 WC - Cloakroom

THE ROSSDALE

3 BEDROOM SEMI-DETACHED HOUSE

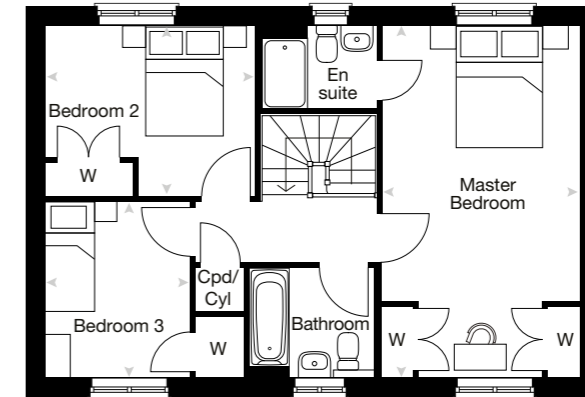
Plots 2, 35, 36, 49, 58 & 72



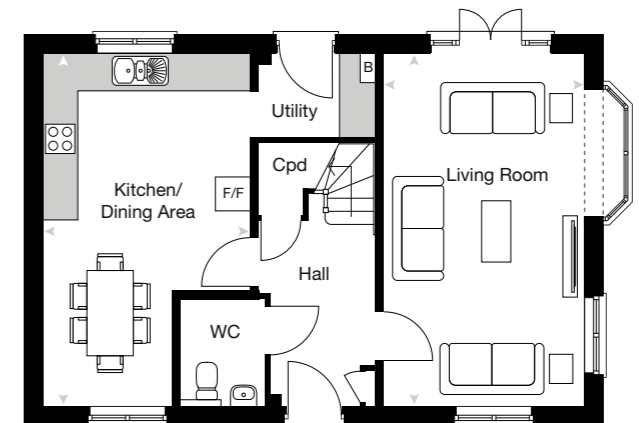
Kitchen/Dining Area	6.09m x 3.58m	20'0" x 11'9"
Living Room	6.09m x 3.46m	20'0" x 11'4"
Master Bedroom	6.09m x 3.54m	20'0" x 11'7"
Bedroom 2	3.64m x 2.95m	11'11" x 9'8"
Bedroom 3	3.05m x 2.51m	10'0" x 8'3"

APPROXIMATE GROSS INTERNAL AREA

116 sq m	1,243 sq ft
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FIRST FLOOR



GROUND FLOOR

*Bay to plots 35, 49 & 72

B - Boiler
Cpd - Cupboard
Cyl - Cylinder
F/F - Fridge Freezer
W - Wardrobe
WC - Cloakroom

THE WINDALE

3 BEDROOM DETACHED HOUSE

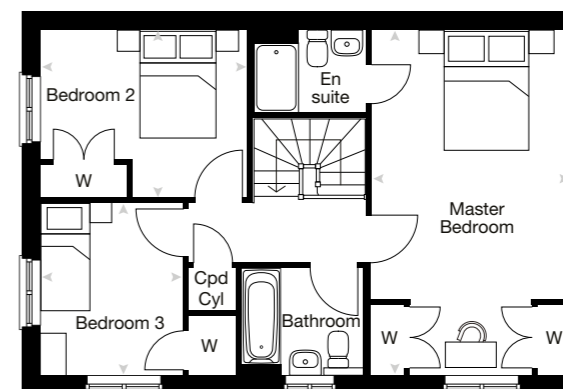
Plots 37 & 81



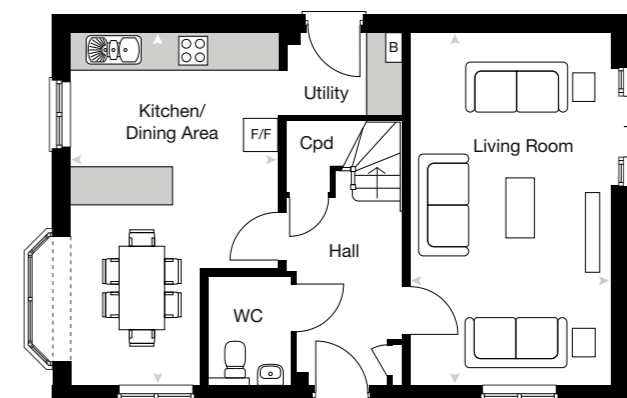
Kitchen/Dining Area		
6.09m x 3.58m		20'0" x 11'9"
Living Room		
6.09m x 3.46m		20'0" x 11'4"
Master Bedroom		
6.09m x 3.54m		20'0" x 11'7"
Bedroom 2		
3.64m x 2.95m		11'11" x 9'8"
Bedroom 3		
3.05m x 2.51m		10'0" x 8'3"

APPROXIMATE GROSS INTERNAL AREA

116 sq m	1,243 sq ft
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FIRST FLOOR



GROUND FLOOR

B - Boiler
 Cpd - Cupboard
 Cyl - Cylinder
 F/F - Fridge Freezer
 W - Wardrobe
 WC - Cloakroom

THE MARFORD

4 BEDROOM DETACHED HOUSE

Plots 4, 10, 61 & 63

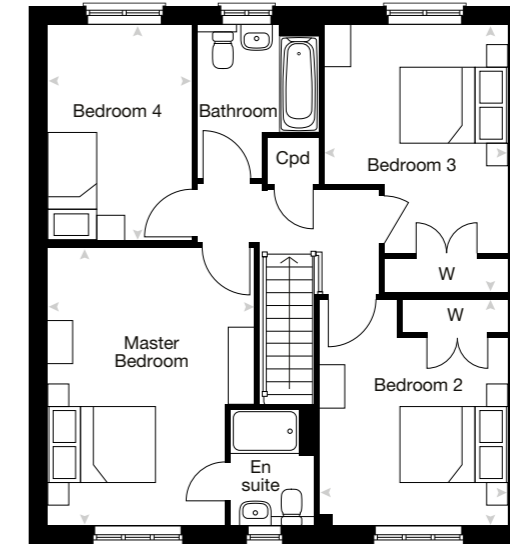


Kitchen	4.79m x 3.32m	15'9" x 10'11"
Family Room	3.91m x 3.26m	12'10" x 10'8"
Living Room	4.74m x 3.91m	15'7" x 12'10"
Dining Room/Study	3.04m x 2.66m	10'0" x 8'9"

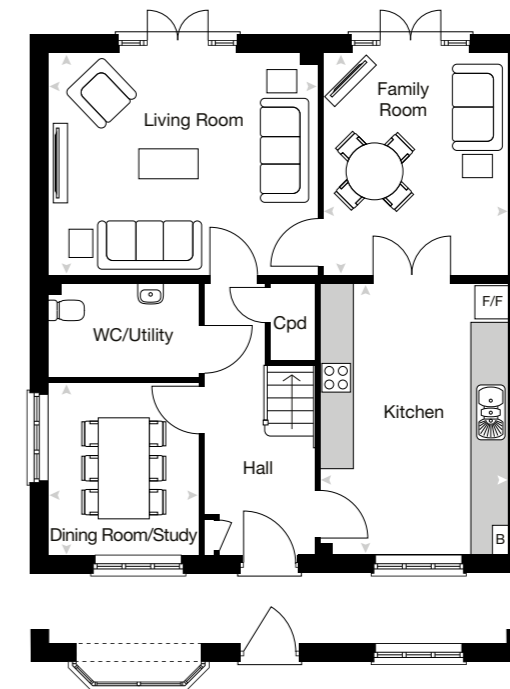
Master Bedroom	4.91m x 3.64m	16'2" x 12'0"
Bedroom 2	4.00m x 3.32m	13'2" x 10'11"
Bedroom 3	4.72m x 3.23m	15'6" x 10'7"
Bedroom 4	3.81m x 2.55m	12'6" x 8'4"

APPROXIMATE GROSS INTERNAL AREA

145 sq m	1,564 sq ft
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FIRST FLOOR



GROUND FLOOR

*Layout to plot 4

B - Boiler
Cpd - Cupboard
F/F - Fridge Freezer
W - Wardrobe
WC - Cloakroom

THE STANFORD

4 BEDROOM DETACHED HOUSE

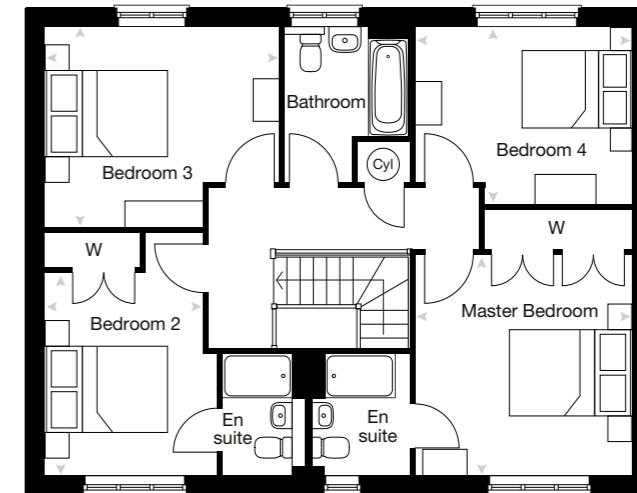
Plots 3, 5, 9, 16, 50, 55, 57, 59, 73 & 74



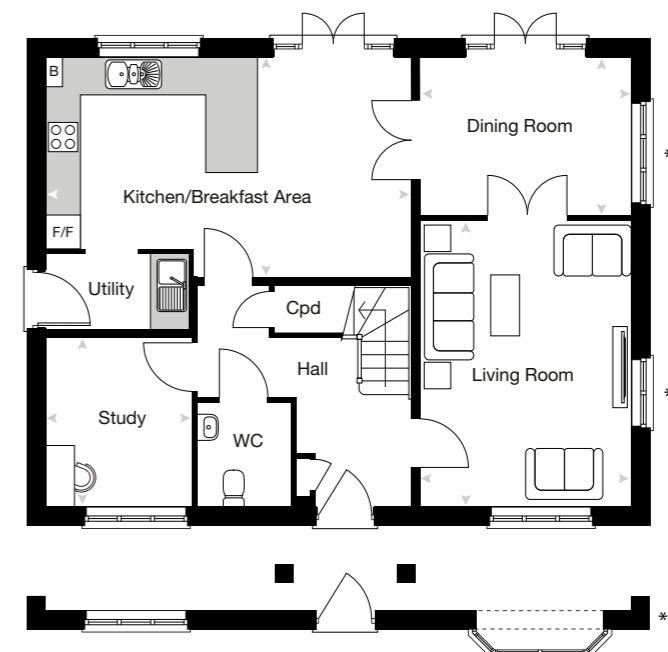
Kitchen/Breakfast Area 6.32m x 3.80m 20'9" x 12'6"	Master Bedroom 3.83m x 3.72m 12'7" x 12'3"
Living Room 4.96m x 3.66m 16'3" x 12'0"	Bedroom 2 3.52m x 2.75m 11'7" x 9'0"
Dining Room 3.66m x 2.72m 12'0" x 8'11"	Bedroom 3 4.06m x 3.47m 13'4" x 11'5"
Study 2.92m x 2.54m 9'7" x 8'4"	Bedroom 4 3.72m x 3.06m 12'3" x 10'1"

APPROXIMATE GROSS INTERNAL AREA

160 sq m 1,717 sq ft



FIRST FLOOR



GROUND FLOOR

*Layout to plots 3, 16, 55, 57 & 74
**Windows to plots 5, 9, 16, 50, 59 and 74 only

B – Boiler
Cpd – Cupboard
Cyl – Cylinder
F/F – Fridge Freezer
W – Wardrobe
WC – Cloakroom

THE HAMPDEN

5 BEDROOM HOUSE

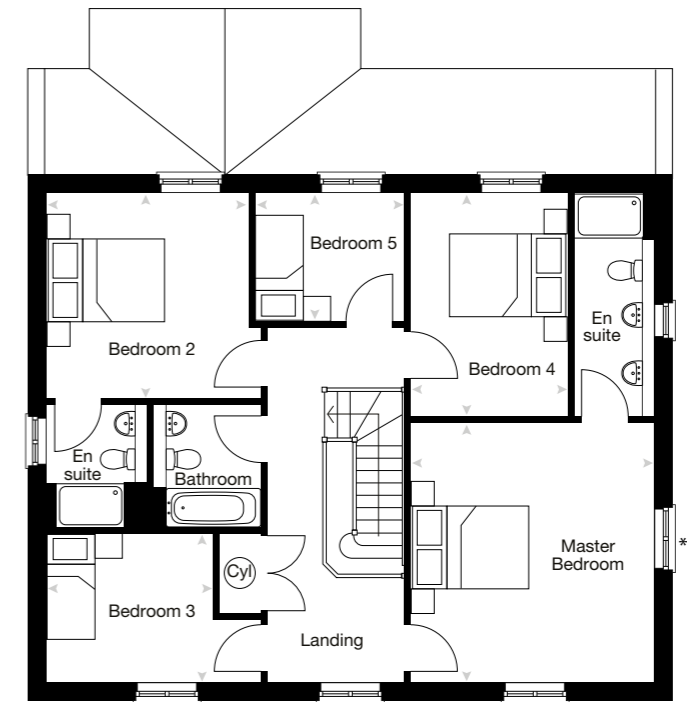
Plots 1, 8, 11, 12, 51, 52, 53, 54, 56 & 60



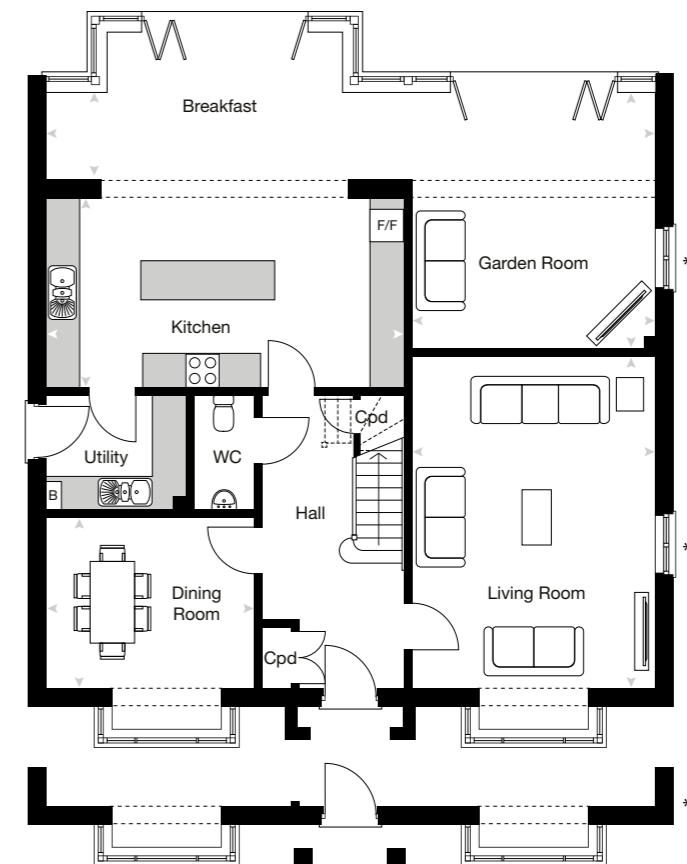
Kitchen 6.43m x 3.38m 21'1" x 11'1"	Master Bedroom 4.66m x 4.37m 15'4" x 14'4"
Breakfast Area 10.93m x 1.56m 35'10" x 5'1"	Bedroom 2 3.67m x 3.63m 12'1" x 11'11"
Living Room 5.95m x 4.35m 19'6" x 14'3"	Bedroom 3 2.99m x 2.66m 9'10" x 8'9"
Garden Room 4.60m x 4.35m 15'1" x 14'3"	Bedroom 4 4.00m x 2.81m 13'2" x 9'3"
Dining Room 3.74m x 3.05m 12'3" x 10'0"	Bedroom 5 2.67m x 2.28m 8'9" x 7'6"

APPROXIMATE GROSS INTERNAL AREA

221 sq m 2,373 sq ft



FIRST FLOOR



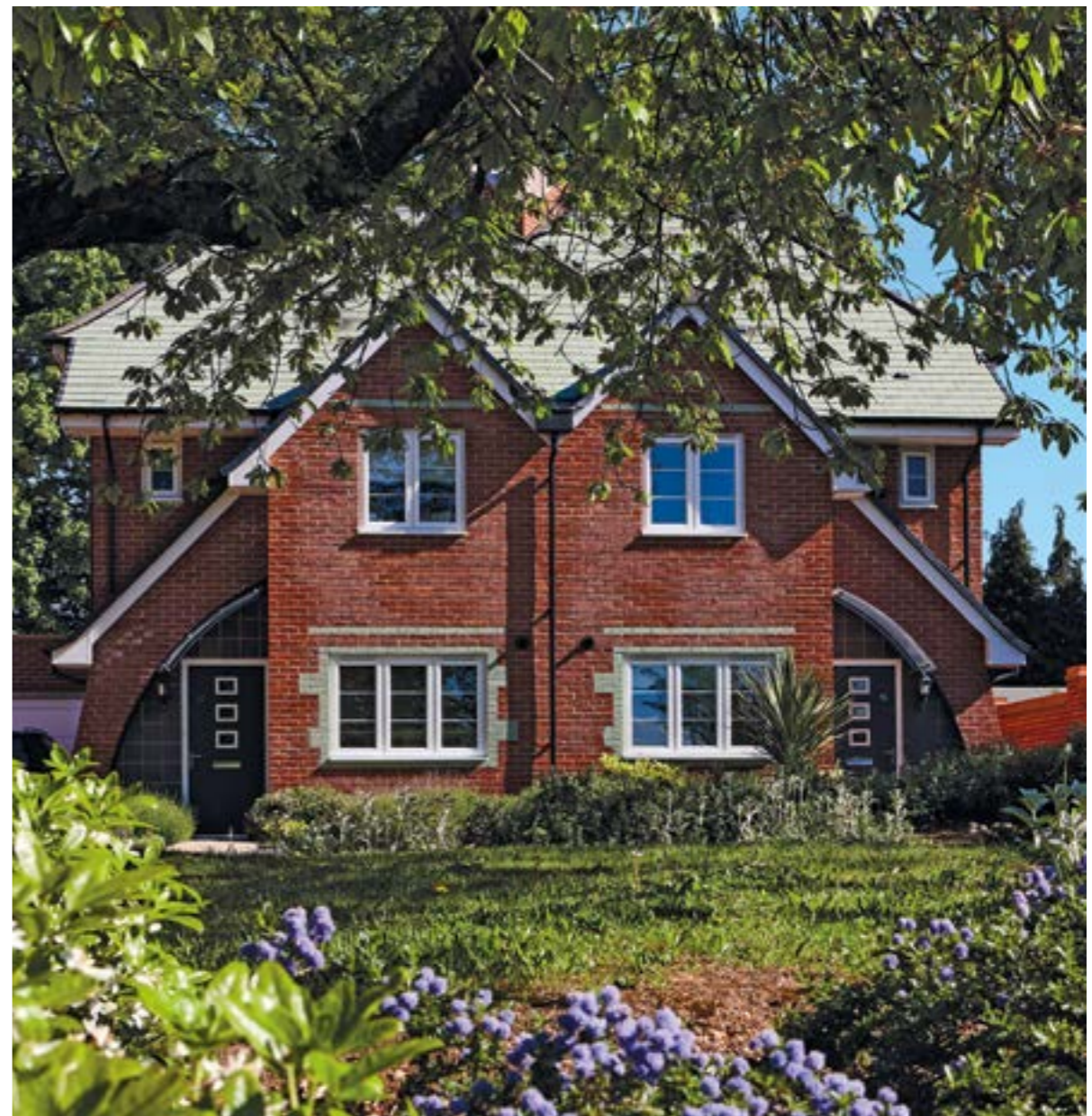
GROUND FLOOR

*Layout to plots 1, 8, 11 & 12
**Windows to plot 11 only

B - Boiler
Cpd - Cupboard
Cyl - Cylinder
F/F - Fridge Freezer
WC - Cloakroom

THE
**TAYLOR
WIMPEY**
STORY

At Taylor Wimpey we have established an impressive track record for innovation and quality, with an unrivalled reputation for creating first-class residential developments – a reputation that we have built up over many years. We use this in-depth experience each time we plan, design and build a development, always considering the location and heritage that already exists in a town, county or region. From our flagship city developments such as Chobham Manor and Dalston Curve, to more unique refurbished-based projects such as Brigadier House, our past and current developments offer homes that buyers can enjoy whilst experiencing all the benefits of a new-build home when it comes to energy-efficiency and low maintenance. Whether you choose a village setting or the bustle of a market town, a county town or a beautifully planned new community, you will find a home crafted for modern living. At Taylor Wimpey we are proud of our business – and of the many awards we have won that recognise our commitment to delivering appealing new home schemes for the 21st century.



Taylor Wimpey has a policy of continuous improvement and reserves the right to change specifications, designs and siteplans at any time. Computer generated images depict typical views within the Regency Place development. Features, internal and external, may vary from time to time and may differ from those shown within the brochure. All lifestyle and location imagery used within this brochure is indicative only and may not be taken in the local area itself. Please ask the sales executive for up-to-date information when reserving your new home. As part of Taylor Wimpey UK Limited's general development policy, it reserves the right to sell individual units or blocks of units to Housing Associations or other bodies. Accordingly some units may already or at some time in the future be the subject of tenancy agreements. Such disposals may be over and above any planning requirements. Information is correct at the time of going to print. Please speak to our sales executives regarding the tenure of our new homes. 39298/October 2019.

Photography above is of a Taylor Wimpey home at Regency Place. Internal photography is of a typical Taylor Wimpey show home and may include upgrades at an additional cost.



HOW WE CAN
HELP YOU
 MOVE

EASYMOVER*

We can help you sell your existing home. Even if you haven't sold your existing property, with easymover you can reserve a new Taylor Wimpey home. And you won't need to worry about managing buying, selling and moving, and paying estate agent fees. easymover makes it all so much easier!

Here's how easymover works. We'll help you through buying and selling, both before and after you reserve your new home. We'll keep in close touch with your estate agent to value your property. We'll use our marketing and negotiating skills to sell your house quickly.

When you have a buyer, we'll keep in touch with and help all buyers in your 'chain' to sort out any difficulties. We are available to help you right up to when you legally complete and move into your new home.

PART EXCHANGE**

When you buy a new home using our Part Exchange scheme, we'll offer to buy your existing property from you, at a price we agree with you based on two independent valuations. You avoid all the stress of trying to sell your house on the market, managing and paying for estate agents, and worrying about house buying chains. It's straightforward, to make your home move as easy as possible.

If your home qualifies for Part Exchange, there's no waiting for months with your house on the market, worrying about whether you will be able to sell. We agree the offer price up front, organise the survey and aim to complete the transaction as soon as we can, so you can get on with planning your move. We'll offer a fair and realistic price for your property. We'll instruct a minimum of two independent agents to value the anticipated selling price of your property.

You won't have to pay estate agent fees. Moving home is costly enough, without having to worry about estate agent's fees as well. From the time you agree a Part Exchange with us, you won't have to pay estate agents at all.

You won't have to worry about house buying chains. With Part Exchange, you won't need to worry about other people pulling out of their purchase or delaying their move. You have a buyer for your home so you can move when your new home is ready!

HELP TO BUY: EQUITY LOAN†

Help to Buy: Equity Loan is a Government-backed scheme that makes it easier to buy your brand new home. The Government could lend you up to 20% of the full purchase price, which is interest-free for five years. You could only need 5% for your deposit!



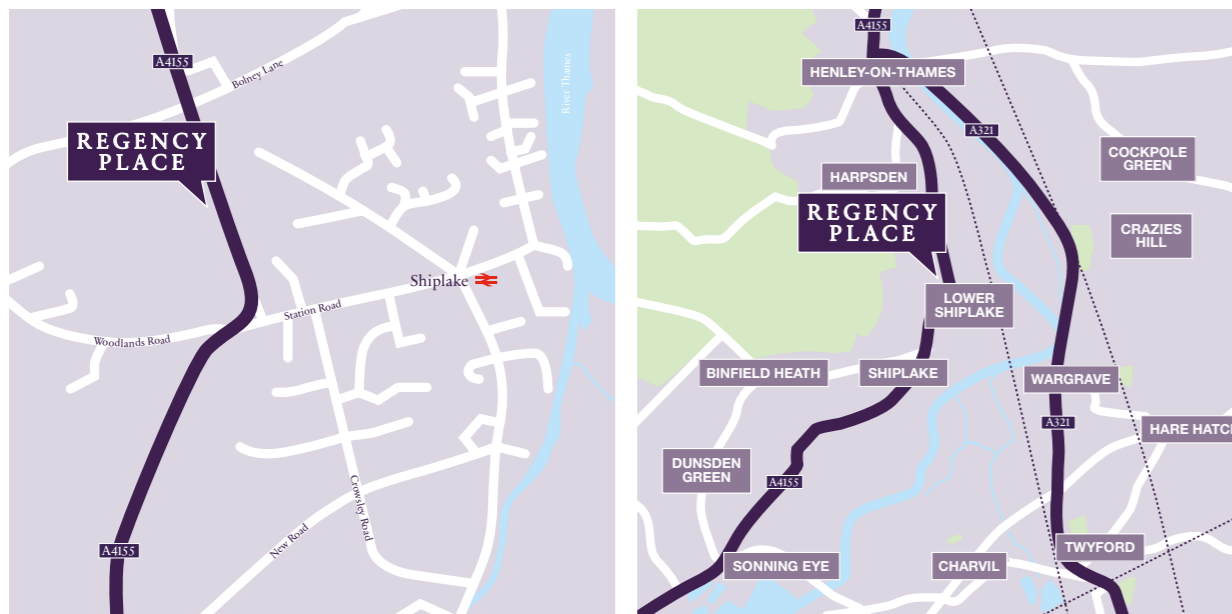
HOW IT WORKS ON A HOME COSTING £600,000

5% deposit	£30,000
Government 20% Equity Loan (interest-free for the first five years)	£120,000
75% mortgage	£450,000
New home	£600,000



*EASYMOVER – This offer is subject to status and is only available on selected developments and properties. It is not offered with any other promotion unless by special arrangement by us. Based on the existing home being valued by our agent and using the easymover scheme, agreed estate agent's fees will be paid. Offer can be withdrawn at any time. **PART EXCHANGE – Terms and conditions apply. Offer available on selected plots only. Your existing home cannot exceed 70% of the value of the new home. Please speak to a sales executive for more details of this scheme. †HELP TO BUY: EQUITY LOAN – Terms and conditions apply. Applicants should seek independent financial advice, and get information and guidance on applying for a Help to Buy: Equity Loan at www.help2obuy.gov.uk

WHERE TO
FIND US



FROM SHIPLAKE:

- Head north-west on Lashbrook Road towards Basmore Avenue
- Turn left on Station Road
- After 0.3 miles* turn right towards A4155
- Merge onto A4155 and the development will be on the left

FROM A4155:

- Head south-east on Reading Rd/A4155 towards Niagara Road
- At the roundabout, continue straight on
- At the next roundabout, take the second exit onto A4155
- The development will be on your right

READING ROAD, SHIPLAKE, OXFORDSHIRE, RG9 3PH
SAT NAV: RG9 3PH

CALL **01252 947 307**

REGENCY PLACE
Reading Road
Shiplake
Oxfordshire
RG9 3PH

SALES HOTLINE
01252 947304

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**Taylor
Wimpey**