

PADDOCK GREEN

Kennylands Road, Sonning Common, South Oxfordshire RG4 9JT

A superb development of 2, 3, 4 & 5 bedroom homes

A century of experience you can count on

Our history as a family business goes back to 1895, while our track record in building reaches back for nearly a century. All the experience and expertise we've gained goes into every project.

From new build residential property and regeneration to commercial development and investment through to serviced apartments and apart hotels.

Our success and reputation have been built on a number of key factors. These include our unrivalled market knowledge (*particularly in the Thames Valley*), a commitment to quality, good business ethics and adaptability.

We don't just build in bricks and mortar.

We build communities, places where people live and work happily together. We build long-lasting relationships that have stood the toughest test of all-time. Most importantly, we build confidence and peace of mind in our customers and earn their trust because of it.

Today T A Fisher is a modern, progressive, adaptable, privately-owned, fully independent development company that develops a range of residential properties, from fashionable apartments to luxury detached houses.

Building the future on the firm foundations of our past

There's no doubt that all we've learned in the past will continue to impact all we do in the future. And while some things will change, many of our guiding principles will remain constant including our commitment to quality and high standards.

We've always been a flexible, versatile and responsive team that's open to new ideas and fresh thinking.

So while pride of place will always go to our expert and experienced trades people with traditional and time-honoured skills, we'll continue to embrace the innovations that are already beginning to have such a positive impact on the homes we build.

These range from the new digital technologies, which help better manage our homes, to new construction materials and methodologies, which help us to build better homes.

Protecting our precious environment.

Environmental innovations are sure to continue apace, which will help our customers to save energy and money while helping them to play their part in saving the planet.

They say style never goes out of fashion. So whatever the future brings, you can be sure we'll continue to build homes that combine the very best of classic design with the most sought after contemporary features.

1895 – 1944
Founded by: Thomas Alfred Fisher

1945 – 1959
Victor Fisher
Property Maintenance

1960
Keith Fisher
Pathfinding in the field of
oil fired central heating

1965
New house building commences

1967
Housebuilding on South Coast

1984
John Fisher
Fourth generation joins
the company

1986
The Group's foray into Commercial
Development

1987
Relocation
In early 1987 T A Fisher relocated
to Mortimer near Reading

1990
Commercial investment
In early 1990 TAF introduced property
investment into its portfolio

1997
House of Fisher serviced
apartments founded

1999 – Present day
Numerous residential, commercial
and mixed use developments

2000
Dellwood Park - T A Fisher completed a
prestigious residential development in
Caversham featuring Reading's
first £1 million property

2002
Opening of City Wall House
An aparthotel



The original signwriting and gilding business was founded in 1895 and based in Reading.



The company later moved into renovations and maintenance specialising in houses that were occupied by workers yet owned by large local firms such as Huntley & Palmer and Huntley Bourne & Stevens.



Under the stewardship of Keith Fisher the company expanded into the specialist area of installing and maintaining oil fired central heating which was becoming popular and seen as the future.



The company began the journey into private housebuilding. Early projects included sites in Southcote Road Reading, Manor Road Wokingham, Nashgrove Road Wokingham and Oakley Basingstoke plus high end apartments in Highgate, Esher.

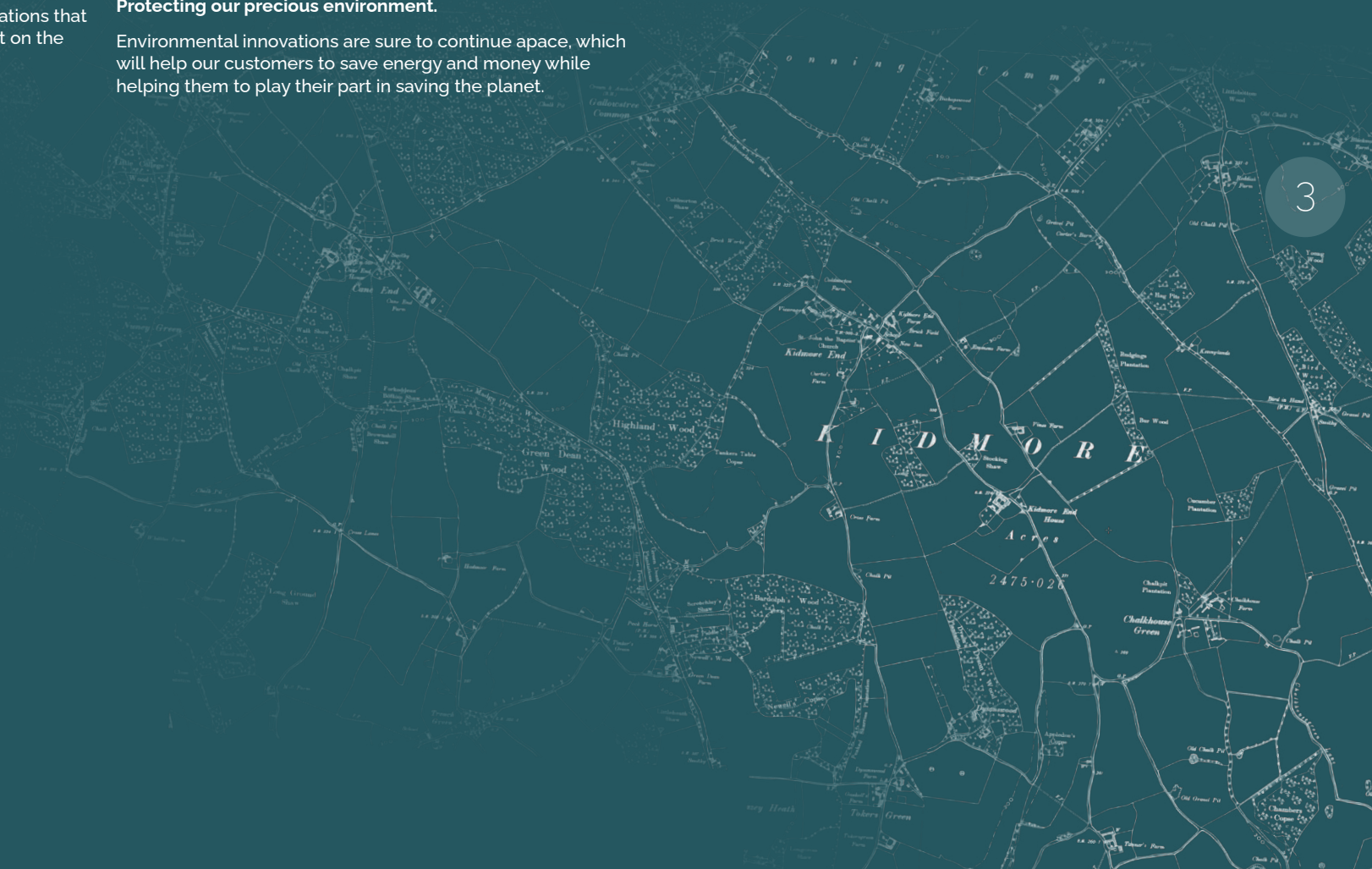


Housing projects in Bridport, Dorset were acquired and developed.



With its long history, the company is fortunate in having an excellent platform to propel the business forward. The core focus will always be on maintaining our excellent reputation as a local housebuilder yet with an eye to wider commercial opportunities in the broader property sector.





Welcome to Paddock Green

Paddock Green is our latest development of just twenty-five stylish new homes which seamlessly blends into the sought after village of Sonning Common, tucked away in a quiet corner of South Oxfordshire, at the foot of the Chiltern Hills.

Offering a selection of beautiful detached homes, from a 2 bedroom bungalow to 2, 3, 4 and 5 bedroom houses. There's a style and space for every kind of discerning buyer here, from professional couples and downsizers to those looking for more room for a growing family. Each home brings some uniqueness from stock bricks, knapped flint and boarded elevations along with the grey/green windows, which all contribute to providing a new development that intrinsically delivers an environment evoking maturity.

The perfect combination of countryside and city living

Sonning Common dates back to 1640, the village developed because the area became strategically important during the English Civil War, being on a key road between Reading, which changed hands from parliamentarian to royalist forces and back again and Oxford, the headquarters of the King's army.

Today's Sonning Common is a much more peaceful but still vibrant place. The village offers excellent connections while being surrounded by the beautiful

countryside that's ideal for exploring, whether on foot, bicycle or horseback.

To help you manage your busy lifestyle successfully, the area around Wood Lane - at the heart of the village - has a health centre and dental practice plus an excellent selection of shops including a supermarket, convenience store, butchers and newsagent. There are also outlets for all the essentials, from post office and petrol station to chemist and hairdressers. What's more, there's a choice of restaurant and takeaways (including a traditional fish & chip shop and bakery & tea rooms) and three warm and welcoming pubs.

The village's Herb Farm (with a Saxon layout maze) has a popular coffee shop, and there's even a traditional village pond with a duck house at its centre, called Duckingham Palace.

If you have a family, Sonning Common has schools for youngsters of all ages, from day nurseries and Sonning Common Pre and Primary schools to Chiltern Edge secondary school. And to encourage younger members of your household away from their screens, they have no less than three playgrounds to choose from, as well as the Millennium Green public open space at the southern end of the village.

Another advantage of choosing the Paddock Green lifestyle is that you're never far from retail, leisure, sporting, cultural, educational or historical opportunities on a spectacular scale. For example, both Henley-on-Thames and Reading are only half a dozen miles away, and the dreaming spires of Oxford's ancient city centre are just over 20 miles distant*.

Paddock Green makes all the right connections

Sonning Common gives you convenient access to a number of key routes to just about every point on the compass, including the M4 and M40, as well as the A34 and A404(M).

The nearest railway stations are at Henley-on-Thames and Reading, both offering regular services to a wide range of destinations.

From Reading, you can be in London Paddington in less than half an hour* and with the arrival of Crossrail, this will provide an additional two Elizabeth Line trains an hour, allowing passengers to travel right through central London.

If you travel further afield for business or pleasure, your nearest international airports are Heathrow (around 30 miles), Southampton (50 miles) and Gatwick (60 miles)*.

*Source: All distances and train times are approximate. Train times are from National Rail Enquiries and distances are from Google Maps.

Site Plan





6

Plot - 1

The best in single-storey living

If you're seeking all the ease of single-storey living, look no further than this fine bungalow.

There's a spacious living room and an open plan kitchen/dining area, both with French doors to the rear garden that really make the most of the natural light.

Also there are two double bedrooms – the master with en-suite – and a family bathroom. This lovely home also has many convenient touches, too. These include plenty of storage space, with a large cupboard in the hallway and built-in wardrobes in each bedroom. plus a single garage and two additional off road parking space.

This bungalow truly is a spacious and generously sized home for any family to enjoy.



7

Kitchen/Dining Room 5.26m x 3.22m (17'3" x 10'7")	Bedroom 1 4.06m x 3.32m (13'4" x 10'11")	Bedroom 2 4.06m x 3.32m (13'4" x 10'11")
Living Room 5.56m x 3.22m (18'3" x 10'7")	En-Suite 2.51m x 1.70m (8'3" x 5'7")	Bathroom 3.70m x 2.15m (12'2" x 6'7")
Garage 6.53m x 3.50m (21'5" x 10'0")		



Total Plot 1 : 87.5m² : 942ft²
Floor plan sizes are approximate and are for illustrative purposes only.

Plot - 12 & 15

Where traditional meets modern

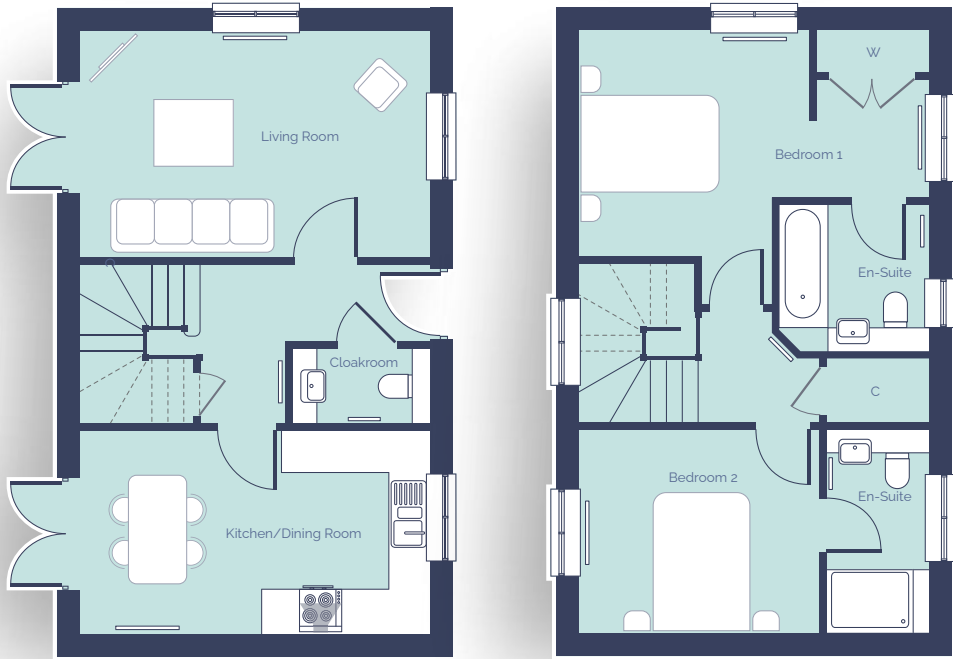
Step beyond the pretty porch and you'll discover that these spacious homes have two double bedrooms, each with en-suite and the master with built-in storage wardrobe.

On the ground floor you'll find a bright and airy living room as well as an open plan integrated kitchen/dining room, the latter with French doors to the rear garden to enable you to bring the outdoors into your life.

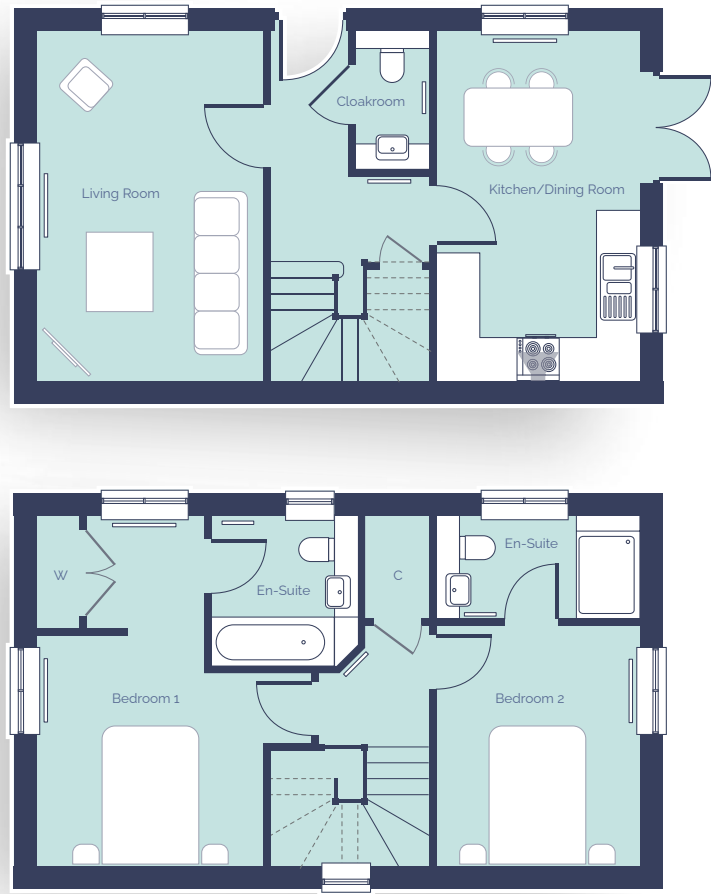
There's also a garage plus two parking spaces.

8

Plot 15



Plot 12



Kitchen/Dining Room 4.95m x 2.89m (16'3" x 9'6")	Bedroom 1 4.95m x 3.22m (16'3" x 10'7")	Bedroom 2 3.40m x 2.89m (11'2" x 9'6")
Living Room 4.95m x 3.22m (16'3" x 10'7")	En-Suite 1 2.09m x 2.12m (10'3" x 7'3")	En-Suite 2 2.89m x 1.45m (9'8" x 4'9")
Cloakroom 1.95m x 1.04m (6'5" x 3'9")		Garage 6.53m x 3.16m (21'5" x 10'4")



Total Plot 12 & 15 : 84.6m² : 910ft²

Floor plan sizes are approximate and are for illustrative purposes only.



Plot - 13 & 14

Perfect family living

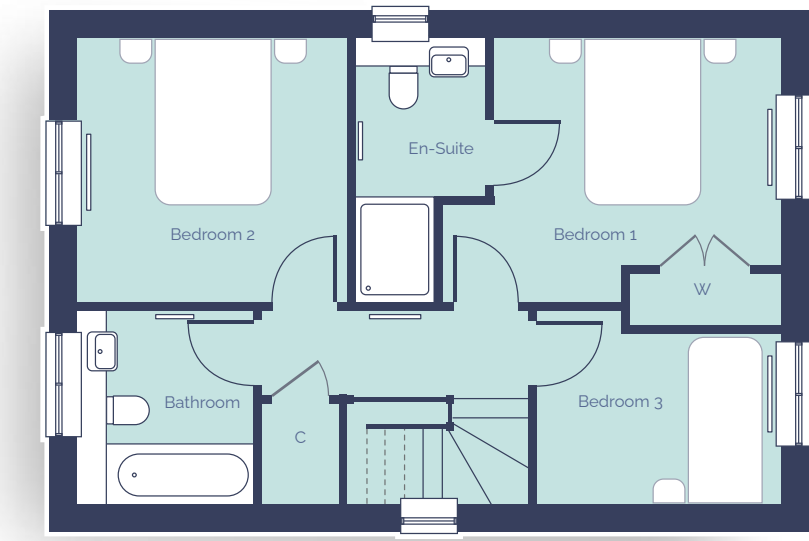
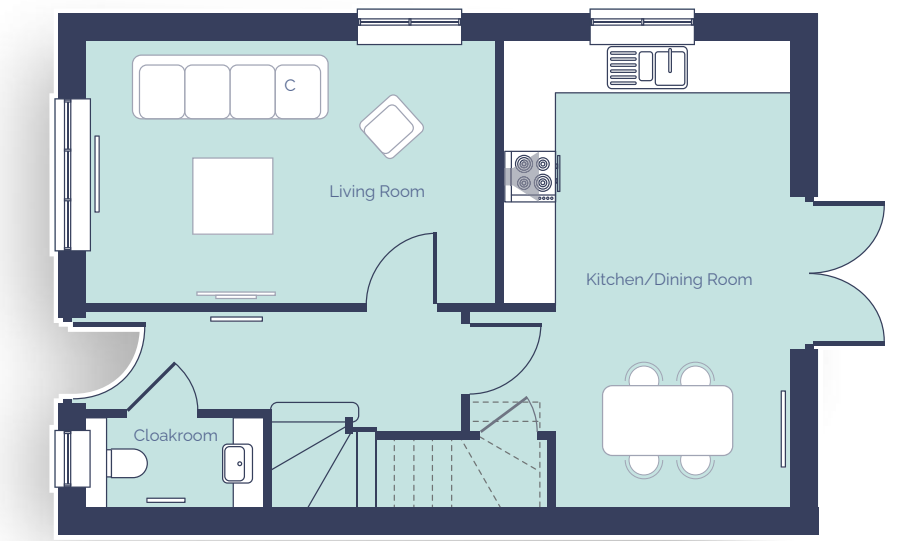
If you're thinking about your first family home, this stylish three bedroom property – with two doubles and a single bedroom – should be on your wish list.

Downstairs there's a spacious dual-aspect lounge along with a fully fitted and integrated kitchen/dining area which has French doors out to the rear garden, so you can easily enjoy the great outdoors.

Upstairs, the master bedroom has an en-suite shower room and built-in wardrobes. The family bathroom, ever-popular cloakroom, roomy landing cupboard, a garage and two parking spaces add all the convenient touches you need.

- | | | |
|---|---|---|
| Kitchen/Dining Room
5.52m x 3.39m (18'1" x 11'1") | Bedroom 1
3.39m x 3.13m (11'1" x 10'3") | Bedroom 3
2.89m x 2.28m (9'5" x 7'6") |
| Living Room
4.84m x 3.12m (18'10" x 10'3") | En-Suite
2.48m x 1.55m (8'2" x 5'1") | Bathroom
2.28m x 2.09m (7'6" x 6'10") |
| Cloakroom
2.09m x 1.05m (6'10" x 3'5") | Bedroom 2
3.19m x 3.13m (10'5" x 10'3") | Garage
6.53m x 3.16m (21'5" x 10'4") |

Total Plot 13 & 14 : 91.8m² : 981ft²
Floor plan sizes are approximate and are for illustrative purposes only.



*Plot 13 floor plan handed
CGI plot 14*

Plot - 16 & 17

Stunning, stylish and spacious

These superb four bedroom homes simply exude quality and style. The ground floor living space is impressive, offering style and convenience in abundance. Right from the lounge with a feature fireplace and French doors to the rear garden; bright and airy family/kitchen/dining area with bi-fold doors to let the outside in; and a study that's ideal for SOHO (small office, home office) working to a fitted utility and, of course, a cloakroom.

Upstairs you'll find three double bedrooms – two with en-suites, three with built-in wardrobes – and a single bedroom, plus a family bathroom. Outside there are attached double garages and parking for additional vehicles, too.



- Kitchen/Family/Dining**
7.65m x 5.52m (25'1" x 18'1")
- Living Room**
6.28m x 4.05m (20'7" x 13'3")
- Study**
3.30m x 3.06m (10'9" x 10'0")
- Cloakroom**
1.95m x 1.25m (6'5" x 4'1")
- Bedroom 1**
4.38m x 4.05m (14'4" x 13'3")
- En-Suite 1**
2.85m x 1.95m (9'4" x 6'6")
- Bedroom 2**
3.72m x 3.48m (12'2" x 11'5")
- En-Suite 2**
2.52m x 1.75m (8'3" x 5'9")
- Bedroom 3**
2.90m x 3.15m (9'6" x 10'4")
(*excluding wardrobe)
- Bedroom 4**
3.72m x 3.40m (12'2" x 9'11")
- Bathroom**
2.61m x 1.95m (9'12" x 6'6")
- Garage**
5.97m x 5.97m (19'7" x 19'7")

Plot 16 floor plan handed



Total Plot 16 & 17 : 190.5m² : 2,050ft²

Floor plan sizes are approximate and are for illustrative purposes only.



Plot - 18

Where there's no room for compromise

This beautiful five bedroom home packs many stylish features into a generous amount of space.

The heart of this home is the open plan, fully fitted and integrated kitchen/dining/family room with bi-fold doors onto the rear garden to make the very most of the natural light. The triple aspect living room with feature fireplace, separate study, utility and cloakroom all complete the superb ground floor living space.

Meanwhile upstairs, you'll discover a master bedroom suite which offers an en-suite bathroom with his and hers basins plus a dressing room with built-in double wardrobes. There are three further double bedrooms – one with en-suite shower room, each with built-in wardrobes - and a single fifth bedroom. The double garage and drive provide plenty of family parking space.

Kitchen/Family/Dining
10.35m x 5.19m (33'11" x 17'0")

Utility Room
2.48m x 1.95m (8'2" x 6'5")

Living Room
5.06m x 3.83m (16'7" x 12'8")

Study
3.23m x 3.01m (10'7" x 9'10")

Cloakroom
1.95m x 1.25m (6'5" x 4'11")

Bedroom 1
5.19m x 3.83m (17'0" x 11'1")

Dressing Room
4.34m x 3.05m (14'3" x 10'0")

En-Suite 1
4.34m x 3.05m (14'3" x 10'0")

Bedroom 2
3.83m x 3.21m (12'7" x 10'6")

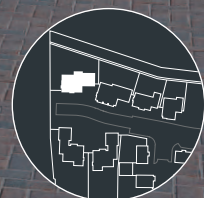
En-Suite 2
2.40m x 1.75m (7'10" x 5'9")

Bedroom 3
3.83m x 2.87m (12'7" x 9'5")

Bedroom 4
3.39m x 2.73m (11'1" x 9'5")

Bathroom
3.83m x 2.09m (12'7" x 6'10")

Garage
6.20m x 6.08m (20'4" x 19'11")



Total Plot 18 : 206.8m² : 2,258ft²

Floor plan sizes are approximate and are for illustrative purposes only.



Plot - 19 & 23

Classic features, contemporary style

With its feature square bay windows and attractive front porch, these beautiful four bedroom homes impress right from the moment you see them.

On the ground floor the spacious, light bright and airy fully fitted and integrated kitchen/dining/family room – with French and bi-fold doors to the garden – is the pièce de résistance. Add the separate lounge, study, utility and cloakroom and you have the perfect place for growing families to relax and entertain, work or play.

Upstairs, the feeling of space is enhanced by four double bedrooms, two with en-suites and three with built-in wardrobes, plus a family bathroom. The double garage and additional driveway parking complete the practical touches.

- Kitchen/Family/Dining**
10.13m x 4.28m (33'3" x 14'0")

Utility
2.55m x 1.95m (8'4" x 6'5")

Living Room
5.06m x 3.90m (16'7" x 12'9")

Study
3.30m x 3.01m (10'3" x 9'10")

Cloakroom
1.95m x 1.25m (4'5" x 4'1")

Bedroom 1
4.05m x 3.83m (13'3" x 11'1")

En-Suite 1
2.90m x 1.78m (9'6" x 5'10")
- Bedroom 2**
3.90m x 3.56m (12'9" x 11'1")

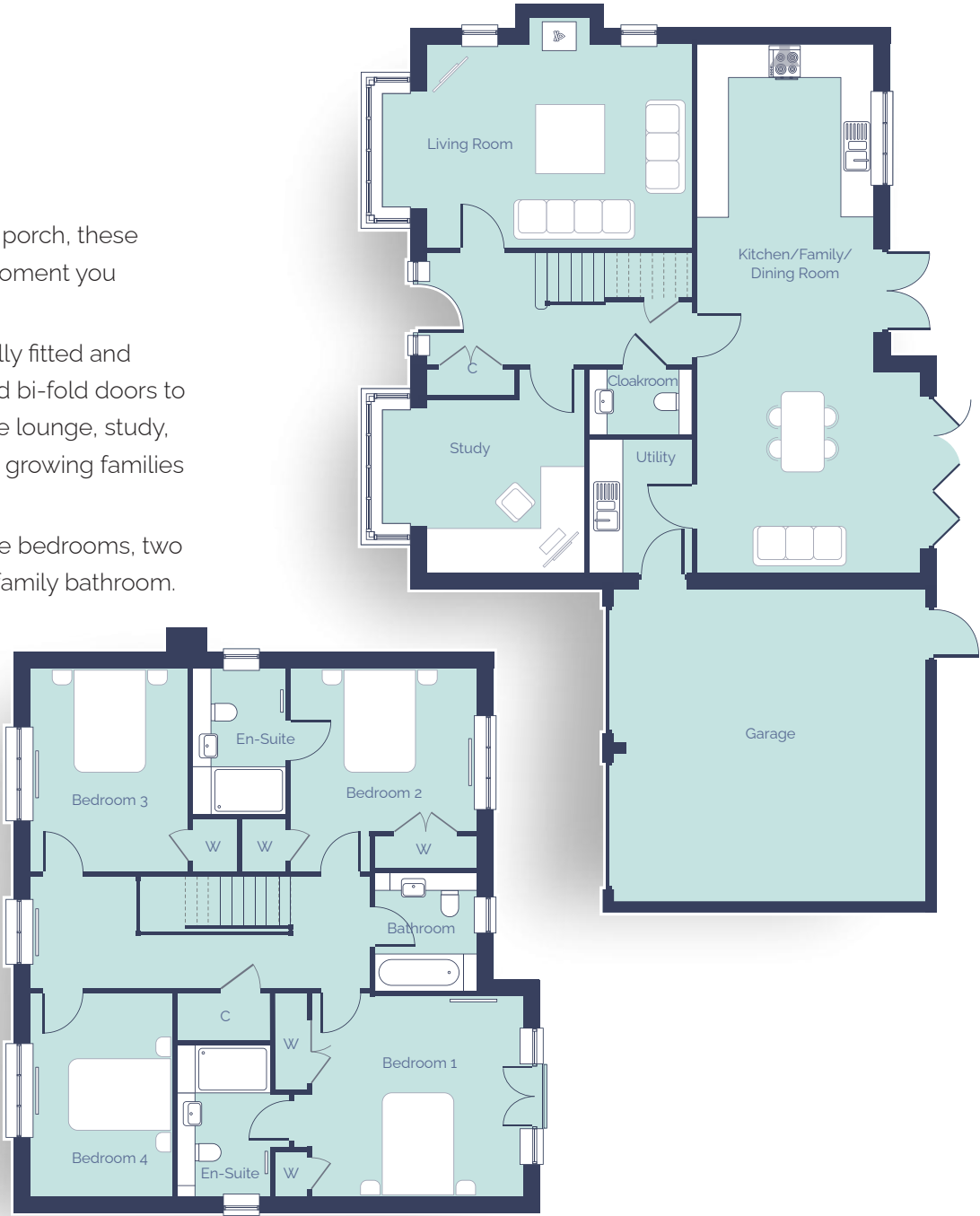
En-Suite 2
2.80m x 1.78m (9'2" x 5'10")

Bedroom 3
3.90m x 3.01m (12'9" x 9'10")

Bedroom 4
3.90m x 2.71m (12'9" x 8'10")

Bathroom
2.27m x 1.95m (8'10" x 6'5")

Garage
7.10m x 3.05m (23'3" x 10'0")



Plot 23 floor plan handed
CGI plot 19



Total Plot 19 & 23 : 184.1m² : 1,981ft²

Floor plan sizes are approximate and are for illustrative purposes only.



Plot - 20 & 24

A beautiful family home

With their classic double frontage and practical and symmetrical internal layout on both floors, these stylish three bedroom homes offers you plenty of space and light to enjoy.

From the entrance hall you'll find a cloakroom, a separate living room to the right with a feature fireplace and an impressive open plan kitchen/family room to the left. Note that the former has French double doors opening onto the rear garden while the latter has sought after bi-fold doors, with both bringing the outdoors and the natural light right in for you to enjoy.

Upstairs, there are three double bedrooms – the master has as en-suite shower room and double built-in wardrobes – plus a contemporary family bathroom. The attached single garage and drive provide off road parking for a couple of vehicles.

- Kitchen/Dining Room**
4.14m x 3.39m (13'6" x 12'0")

Living Room
6.19m x 3.50m (20'3" x 11'5")

Cloakroom
1.95m x 1.20m (6'5" x 3'11")
- Bedroom 1**
3.62m' x 3.39m (11'10" x 11'1")
(*including wardrobe)

En-Suite 1
3.39m x 1.76m (11'1" x 5'7")

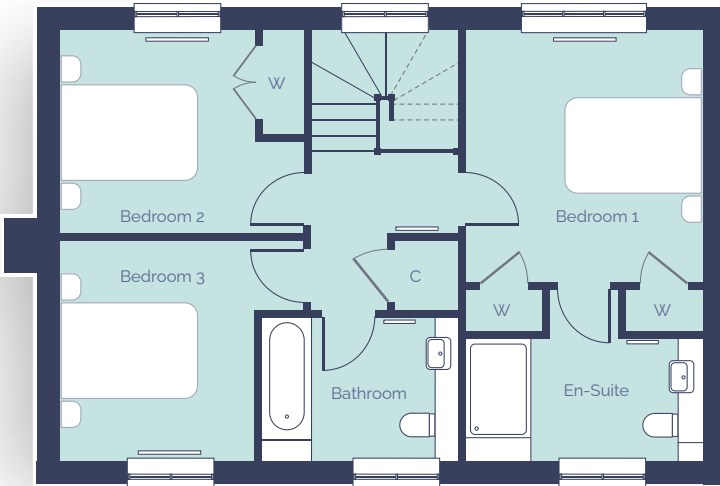
Bedroom 2
3.50m' x 2.92m (11'5" x 9'7")
(*including wardrobe)
- Bedroom 3**
3.50m x 3.16m (11'5" x 10'4")

Bathroom
2.83m x 2.06m (9'3" x 6'9")

Garage
7.10m x 3.05m (23'3" x 10'0")



Total Plot 20 & 24 : 114.2m² : 1,229ft²
Floor plan sizes are approximate and are for illustrative purposes only.





Plot - 22

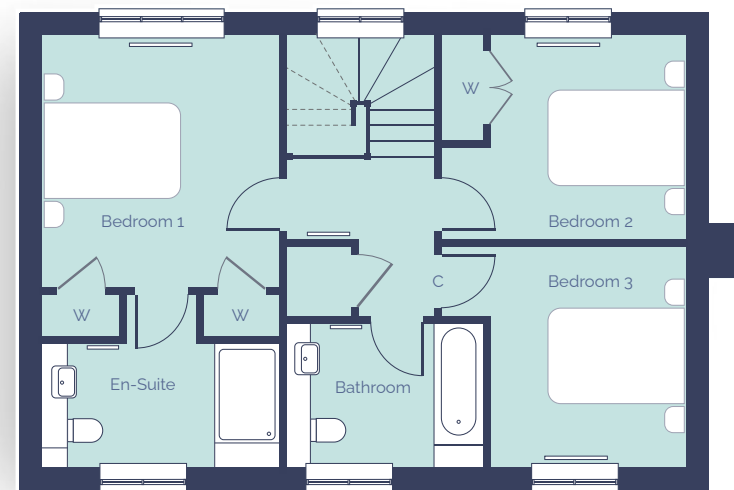
Let there be light

A beautiful home boasting three spacious double bedrooms – the master benefits from an en-suite shower room and double built-in wardrobes, with the addition of a spacious family bathroom, makes this the perfect family home.

The fully integrated open plan kitchen dining room is airy and full of natural light thanks to the bi-fold doors to the rear garden, making this a splendid space for entertaining family and friends.

The separate living room, with a featured log burner, is the ideal place to relax after a busy day, with double French doors to enable you to extend your living space into the garden.

A downstairs cloakroom provides an always-welcome touch of convenience for family and guests alike.



Kitchen/Dining Room
4.14m x 3.39m (13'6" x 12'0")

Living Room
6.19m x 3.50m (20'3" x 11'5")

Cloakroom
1.95m x 1.20m (6'5" x 3'11")

Bedroom 1
3.62m x 3.39m (11'10" x 11'1")
(*Including wardrobe)

En-Suite 1
3.39m x 1.76m (11'1" x 5'7")

Bedroom 2
3.50m x 2.92m (11'5" x 9'7")
(*including wardrobe)

Bedroom 3
3.50m x 3.16m (11'5" x 10'4")

Bathroom
2.83m x 2.06m (9'3" x 6'9")

Garage
7.10m x 3.05m (23'3" x 10'0")

Total Plot 22 : 114.2m² : 1,229ft²

Floor plan sizes are approximate and are for illustrative purposes only.





14



Total Plot 21 : 118.1m² : 1,271ft²
Floor plan sizes are approximate and are for illustrative purposes only.

Plot - 21

A home for all seasons

A stylish three double bedroom home ideal for today's contemporary lifestyles. The master bedroom has built-in double wardrobes and en-suite, while the two remaining bedrooms have built-in wardrobes, providing plenty of storage space.

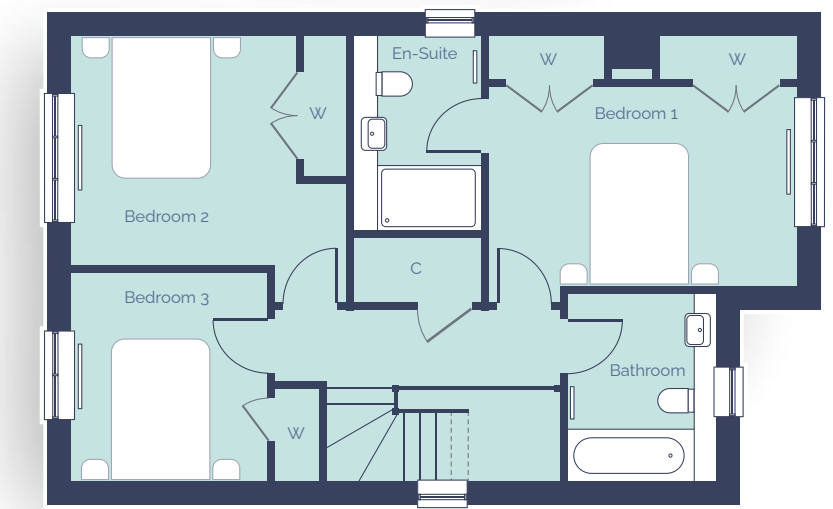
The ground floor offers a spacious lounge with a cosy log burner and practical cloakroom. However, this home's highlight is the light, bright, airy and open plan kitchen/dining/family room with bi-fold doors opening out into the rear garden maximising the natural light and entertainment possibilities.

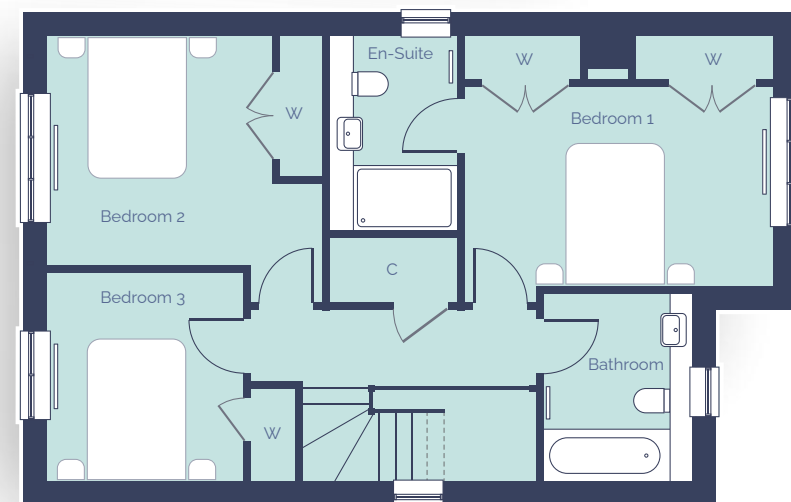
A garage and off-road parking perfectly complete this superb home.

- | | | |
|---|---|--|
| Kitchen/Family/Dining
6.19m x 4.85m (20'4" x 15'9") | Bedroom 1
4.31m x 3.49m* (14'2" x 11'5")
(*including wardrobe) | Bedroom 3
3.46m* x 2.90m (11'4" x 9'6")
(*including wardrobe) |
| Living Room
5.18m x 3.49m (16'11" x 11'5") | En-Suite 1
2.71m x 1.78m (8'10" x 5'10") | Bathroom
2.60m x 2.09m (8'6" x 8'6") |
| Cloakroom
2.09m x 1.05m (6'10" x 5'3") | Bedroom 2
3.35m x 3.19m (11'0" x 10'5") | Garage
7.10m x 3.05m (23'3" x 10'0") |



15





Plot - 25

Pretty and practical

For the perfect combination of style, space, flexibility and value, this three bedroom home takes some beating.

All three bedrooms are doubles and all have plenty of built-in storage space, plus the master has an en-suite shower room which, along with the family bathroom, helps to make your start-the-day rush a little less stressful.

The ground floor accommodation is equally as aesthetically pleasing and practical. The open plan dining/kitchen area has bi-fold doors to the rear garden to extend your living space, while the separate living room has a warm, welcoming feature fireplace.

Other practical touches include the cloakroom, single attached garage and driveway with two additional off road parking spaces.

Kitchen/Family/Dining
6.19m x 4.85m (20'4" x 15'9")

Living Room
5.18m x 3.49m (16'11" x 11'5")

Cloakroom
2.09m x 1.05m (6'10" x 5'3")

Bedroom 1
4.31m x 3.49m* (14'2" x 11'5")
(*including wardrobe)

En-Suite 1
2.71m x 1.78m (8'10" x 5'10")

Bedroom 2
3.35m x 3.19m (11'0" x 10'5")

Bedroom 3
3.46m* x 2.90m (11'4" x 9'6")
(*including wardrobe)

Bathroom
2.60m x 2.09m (8'6" x 6'8")

Garage
7.10m x 3.05m (23'3" x 10'0")

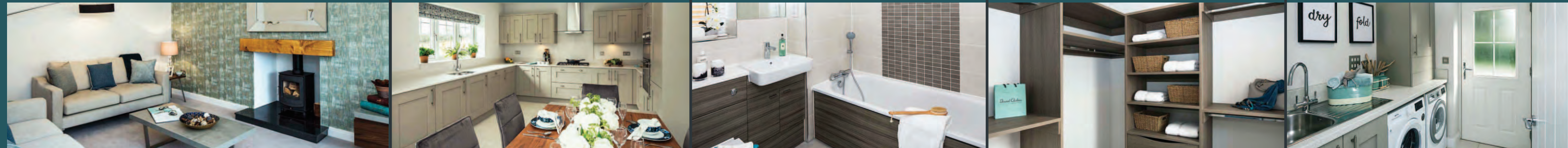
Total Plot 25 : 118.1m² : 1,271ft²

Floor plan sizes are approximate and are for illustrative purposes only.



Specification... The finishing touch

As with all T A Fisher homes the Paddock Green development features high quality internal and external finishes.



Construction

To help you save money and do your bit to save the planet these homes have:

- High performance double glazed UPVC windows and doors.
- Thermostatically controlled gas fired central heating.
- Meet all the latest thermal regulations.

All these features will help to reduce your carbon footprint, your bills and the time and money you spend on maintenance.



Bathrooms, En-Suites and Cloakrooms

- Contemporary white Roca bathroom furniture.
- Thermostatically controlled showers in stand alone cubicles.
- Tiled walls and floors.
- Chrome ladder style heated towel rails.
- Fitted mirrors and shaver sockets.
- Fully fitted vanity units.
- Cloakrooms have tiled splashbacks. Tiles or Karndean floors.



Kitchen/Utility

- Individually designed with a range of high quality wall and base units.
- Inset one and a half bowl sink and drainer with matching mixer taps.
- 'Silestone' worktops and upstands to 4 & 5 bed.
- Duropal worktops and upstands to 2 & 3 bed.
- Duropal worktops to all utility rooms.
- Under wall unit lighting to kitchens.



Appliances included;

- SMEG double oven to 3,4 & 5 bed houses, single oven to 2 beds.
- SMEG extractor fans to all plots.
- SMEG integrated 4 Zone Induction Hob (5 zone induction to 4 & 5 beds).
- SMEG integrated dishwasher.
- SMEG integrated fridge/freezer.
- SMEG separate washing machine and tumble dryer to plots 16 - 19 & 23.
- SMEG washer/dryer to plots 1, 12 - 15, 20 - 22, 24 & 25.



Decorative finishes

- Moulded architraves and skirtings painted white.
- Interior walls will be decorated with Dulux emulsion, (ceilings will have a plain plaster decorated finish as standard).
- Vertical white panelled/glazed internal doors.
- Underfloor heating to ground floor (4 & 5 beds only).
- Stovax log burners (Plots 16 - 25 only).
- Floor tiles or karndean to all kitchens and cloakrooms.
- Chrome towel rails to WC, bathrooms and en-suites.



Television / Telephone Data

- TV/SAT points are situated in the living and family rooms (where applicable), study (where applicable) and all bedrooms.
- Master telephone points are fitted under the stairs where applicable or to living rooms.
- Full fibre-optic to the house.



Electrical and heating

- Generous amount of power sockets.
- Light fittings include downlighters in the kitchen, bathrooms and en-suites, family and dining areas when attached to the kitchen.
- Under unit lighting in the kitchen and utility room.
- Convenient and economical gas-fired boiler serving radiators and zoned underfloor heating (4 & 5 beds only).



Safety and Security

- For peace of mind, mains electricity powered smoke alarm systems have been fitted to all floors, which have a battery back up in case of a power failure.
- Zoned intruder alarm system fully fitted (4 & 5 beds only). All other plots first fixed only.



External

In keeping with a company renowned for its quality and design, a variety of elevation treatments have been used. These include an attractive selection of stock bricks and tile hanging ensuring Paddock Green complements the surrounding environs.



Gardens

- Fencing.
- Patios and turf as per landscaping plan, please check with your sales advisor.
- External rear garden tap fitted.



Car parking

Each of the houses will have allocated parking and a garage, please see site plan for details.



Tenure

Houses are sold as Freehold.

NHBC

10 Year National House Builders Buildmark Warranty to all plots.



How to find - Paddock Green

To find out more:

www.tafisher.co.uk sales@tafisher.co.uk 0118 933 3500



T A Fisher & Sons Ltd
Theale Court
11-13 High Street
Theale, Berkshire
RG7 5AH

