

WHARFSIDE MEWS

· ALDERMASTON ·
WHARF



A SELECTION OF ELEVEN CONTEMPORARY
HOUSES IN A UNIQUE WATERSIDE LOCATION

2017

RIVAR
New Homes





ALDERMASTON WHARF

Follow the historic Kennet & Avon Canal as it meanders through rural Berkshire and you will find Aldermaston Wharf - a small parish just 1.5 miles north-east of picturesque Aldermaston village.

Once a busy industrial hub, Aldermaston Wharf is now a tranquil, unspoilt location, perfect for exploring the beautiful Kennet & Avon Canal.

As you would imagine being right next to the water, there is an abundance of wildlife including ducks, kingfishers, herons and swans. The canal itself will lead you to Newbury, Reading or beyond and is ideal for exploring on foot or by bike.

Other attractions at the Wharf include the popular Kennet & Avon Canal Trust Tea Rooms - perfect for an enjoyable afternoon tea, watching the world go by, and the Marina, where you'll see the colourful narrowboats and barges coming and going.

It's a truly unique location, with plenty to see and do without feeling busy or overcrowded and what better way to enjoy it than a stunning new home at Wharfside Mews?



A PERFECT LOCATION

ALDERMASTON WHARF

From country pursuits to urban chic, whatever your lifestyle - Wharfside Mews is ideally situated for both town and country.

Wharfside Mews

Imagine living in a beautiful rural location without having to give up access to major towns and all the facilities they offer.

Well now you don't have to imagine it, Wharfside Mews at Aldermaston Wharf offers all of this and more.

Enjoying a unique setting, these contemporary new homes offer 21st century style and comfort with the benefits of a more peaceful, out of town village location.

Design features like floor to ceiling windows allow light to flood in, creating a spacious and modern feel to these desirable and unique waterside homes.

Aldermaston village

Historic Aldermaston village can be traced back as far as the 9th century, with the majority of houses in the village dating from the 17th to the 19th centuries.

Although still unspoilt, the village provides many of the amenities you'd expect, including a village convenience store and the popular 17th century Hind's Head pub.

The village has a number of unusual claims to fame, including the county's first roadside filling station (1919), producing Willow for cricket bats since the 1930's and the Williams Pear was first cultivated here in 1797.

There are two primary schools in the parish as well as two private schools and Padworth College, an independent Senior School is also nearby.



The bridge at Aldermaston Wharf.



Aldermaston Wharf's popular tea rooms.



Reading town centre.

The area

From royal castles to meandering rivers, rolling countryside, wooded valleys, thriving communities and major business hubs - Berkshire is an exciting and prosperous county.

Founded predominantly on agriculture, the area still enjoys a thriving farming community but is now home to some of the world's largest technology and communications companies, resulting in excellent employment opportunities.

Getting around

Transport links for Wharfside Mews are excellent, either by road or rail.

Reading (5 miles), Newbury (9 miles) and Basingstoke (12 miles) are all easily reached by car and the M4 (J12) is just 4 miles away.

Rail links are also excellent, with Aldermaston station just a 2 minute walk providing regular trains to Reading (17 minutes), Newbury (15 minutes) and London Paddington (52 minutes).*

You could even take a boat along the canal.



The Butt Inn at Aldermaston Wharf.



Reading's redeveloped railway station.



WHARFSIDE MEWS

SITE PLAN

WAGTAIL TERRACE

- 1 2 bed end terrace
- 2 2 bed mid terrace
- 3 2 bed mid terrace
- 4 2 bed end terrace

MOORHEN TERRACE

- 5 4 bed end terrace
- 6 4 bed mid terrace
- 7 4 bed mid terrace
- 8 3 bed mid terrace
- 9 3 bed end terrace

MALLARD TERRACE

- 10 4 bed semi detached
- 11 4 bed semi detached

Arranged in three sections, properties at Wharfside Mews all enjoy allocated parking and private gardens.



ONE TO FOUR WAGTAIL TERRACE

Computer generated image for illustration and indicative only.



Wagtail Terrace sits proudly at the entrance to Wharfside Mews. Crisp white render, stylish wooden features and contemporary design come together to create this terrace of four stunning new homes.

PROPERTIES 1 & 4

G
1

	<i>Metric (m)</i>	<i>Imperial</i>
Sitting room	4.65 x 3.30	15'3" x 10'10"
Kitchen/Dining	5.61 x 2.77	18'5" x 9'1"
Bedroom 1	3.62 x 3.30	11'10" x 10'10"
Bedroom 2	3.30 x 3.10	10'10" x 10'2"

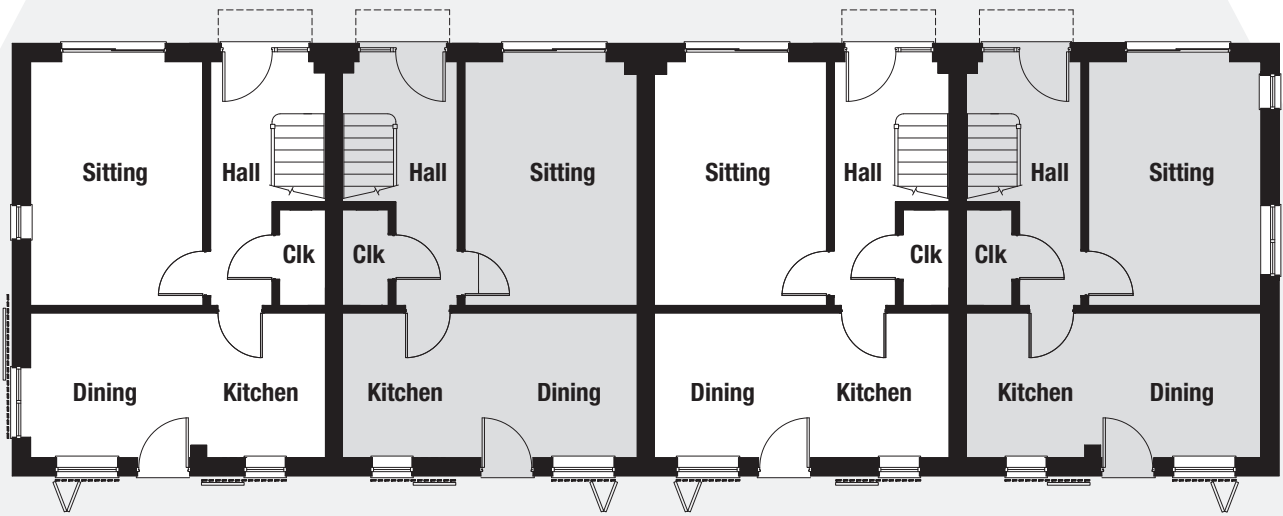
PROPERTIES 2 & 3

G
1

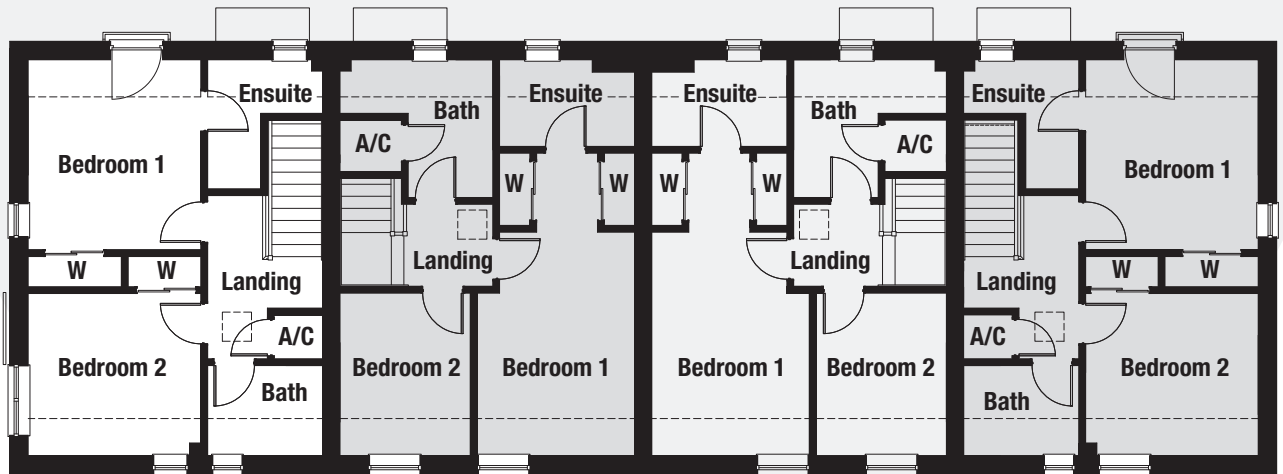
	<i>Metric (m)</i>	<i>Imperial</i>
Sitting room	4.65 x 3.30	15'3" x 10'10"
Kitchen/Dining	5.61 x 2.77	18'5" x 9'1"
Bedroom 1	3.62 x 3.30	11'10" x 10'10"
Bedroom 2	3.30 x 3.10	10'10" x 10'2"



GROUND FLOOR



FIRST FLOOR



TOTAL AREA

83.24m²
896ft²

TOTAL AREA

83.24m²
896ft²

FIVE TO NINE MOORHEN TERRACE



Computer generated image for illustration and indicative only.

Moorhen Terrace enjoys uninterrupted views of the canal, whilst properties 5, 6 & 7 also benefit from a third storey and their own private first floor balcony.

PROPERTIES 5, 6 & 7

Metric (m) *Imperial*

G

Kitchen	3.80 x 2.57	12'6" x 8'5"
Sitting/Dining	5.47 x 5.00	17'11" x 16'5"

1

Bedroom 2	4.77 x 2.55	15'8" x 8'4"
Bedroom 3	2.61 x 1.92	8'7" x 6'3"

2

Bedroom 1	4.77 x 2.70	15'8" x 8'10"
Bedroom 4	3.56 x 2.55	11'8" x 8'4"

TOTAL AREA

126.53m²
1,362ft²

PROPERTIES 8 & 9

Metric (m) *Imperial*

G

Kitchen/Dining/Sitting	7.35* x 5.97	24'1" x 19'7"
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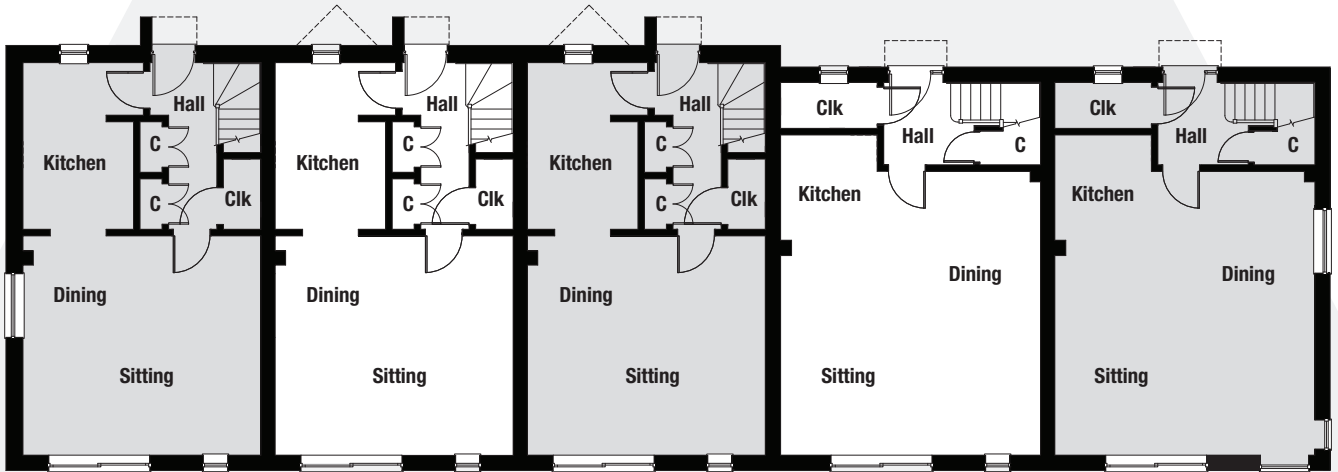
1

Bedroom 1	4.55 x 3.25	14'11" x 10'8"
Bedroom 2	4.45 x 2.62	14'7" x 8'7"
Bedroom 3	2.55 x 1.67	8'4" x 5'5"***

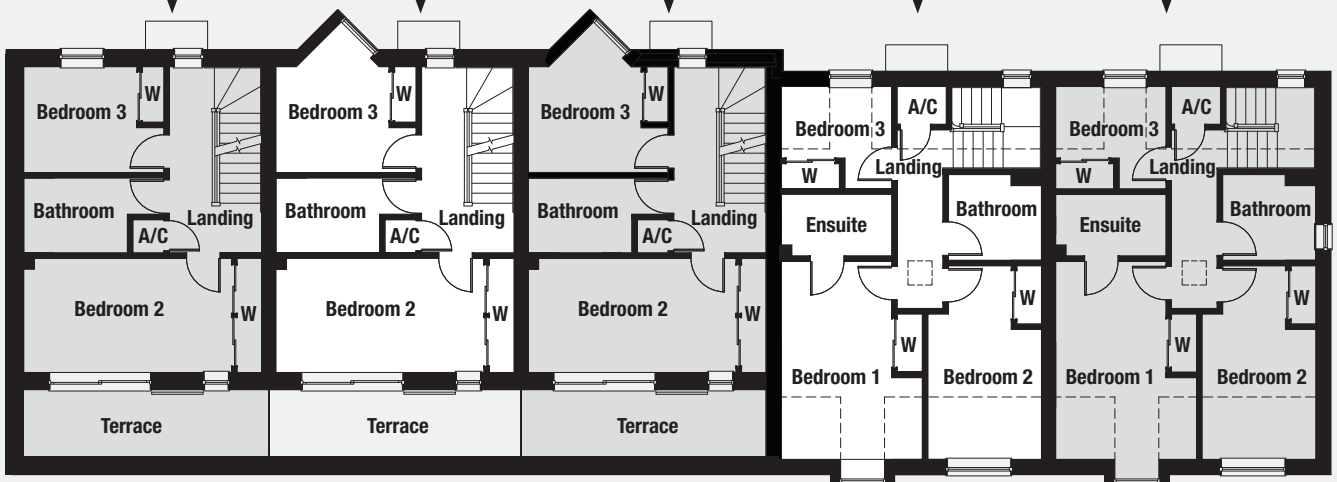
TOTAL AREA

102.38m²
1,102ft²

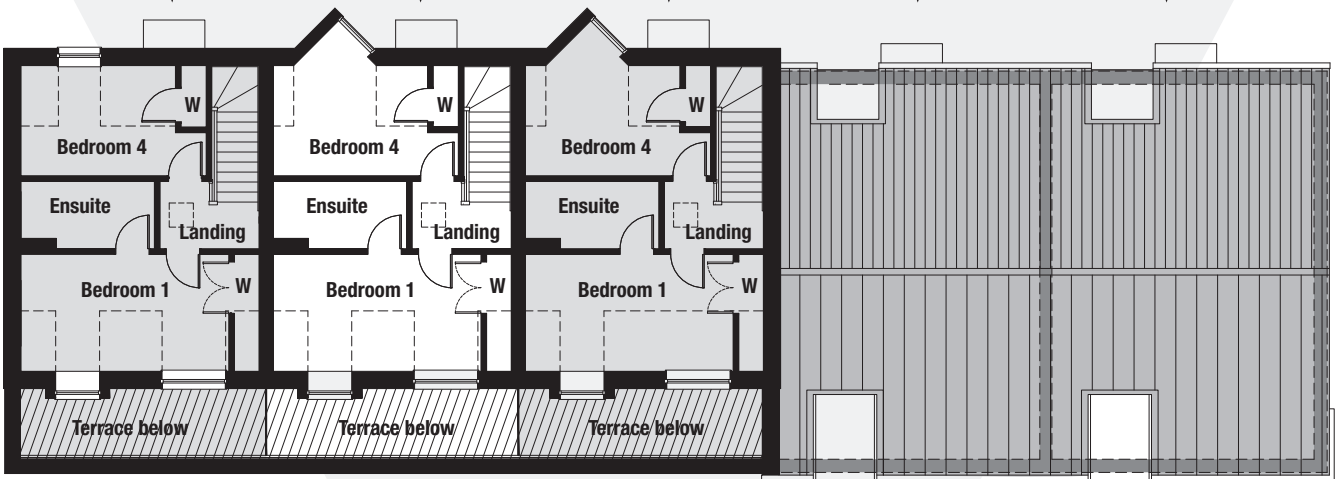
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





TEN & ELEVEN

MALLARD TERRACE

Tucked away at the end of Wharfside Road is Mallard Terrace. A perfect place to unwind, watch the wildlife and enjoy the canal views from your own private balcony.



The canal is home to an abundance of wildlife.

PROPERTIES 10 & 11

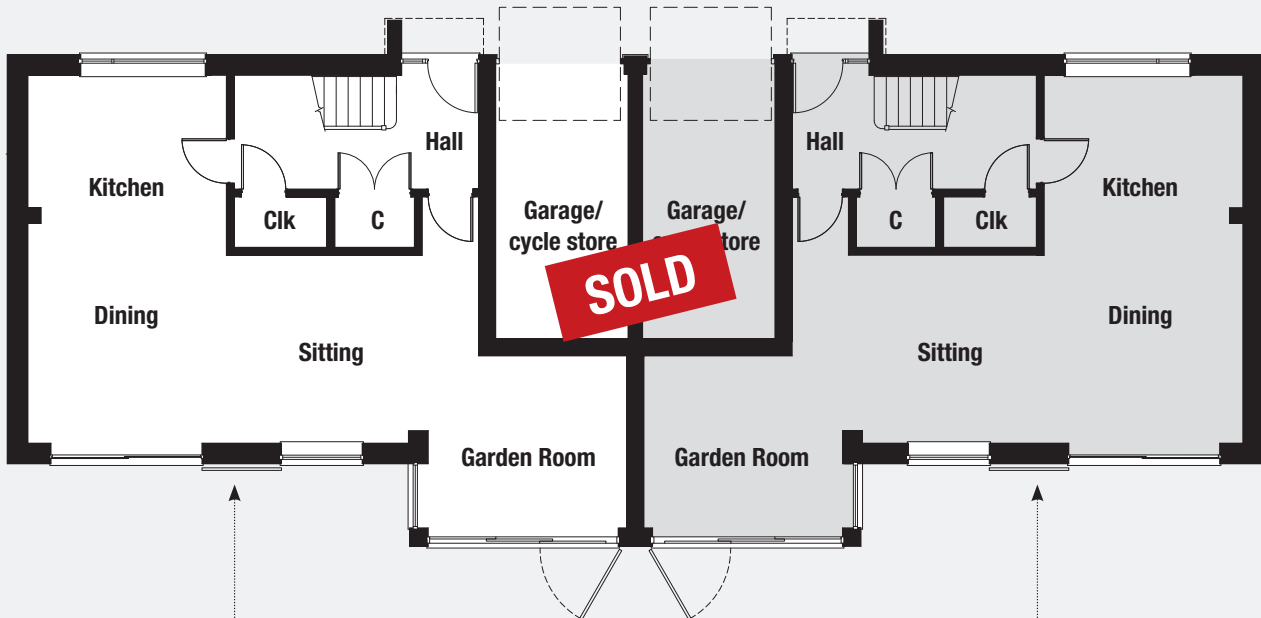
G
1

	<i>Metric (mm)</i>	<i>Imperial</i>
Dining/Kitchen	7.00 x 3.80	23'0" x 12'6"
Sitting	4.76 x 2.86	15'7" x 9'5"
Garden Room	3.80 x 3.30	12'6" x 10'10"
Bedroom 1	3.95 x 3.25	12'11" x 10'8"
Bedroom 2	3.95 x 2.65	12'11" x 8'8"
Bedroom 3	3.95 x 2.73	12'11" x 8'11"
Bedroom 4	3.15 x 2.95	10'4" x 9'8"

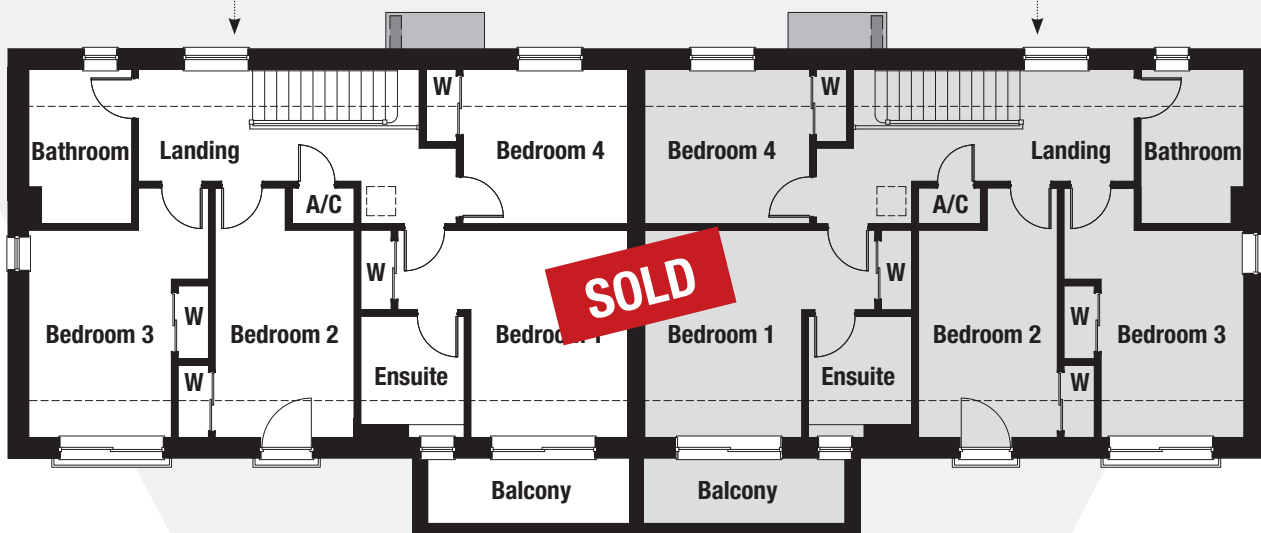
TOTAL AREA

149m²
1,602ft²

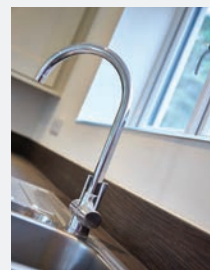
GROUND FLOOR



FIRST FLOOR



SPECIFICATION



Kitchen

- Individually designed kitchen with fitted dishwasher, fridge/freezer, hob, oven and extractor
- Appliances to be Bosch or similar
- 1½ bowl sink unit with mixer tap
- Porcelanosa ceramic floor tiling

Bathrooms

- White sanitaryware with chrome fittings
- Thermostatically controlled showers
- Chrome ladder towel rails
- Porcelanosa ceramic wall tiling, including full height tiling to showers
- Porcelanosa ceramic flooring

Windows & doors

- Composite painted front doors
- uPVC windows and other doors
- White painted internal doors
- Satin chrome door furniture

Note – preliminary finishes specification

Whilst every care has been taken to ensure the accuracy of the information given, the contents do not constitute any part of an offer or contract. Due to a policy of continual review Rivar Ltd reserves the right to alter the specification and design without prior notice.



Please note
Floor covering shown is not included as standard however it is available as an optional extra.

Decorative finish

- Soft white emulsion to walls
- White gloss to joinery
- Simple coving to all rooms other than 'wet rooms'
- Smooth white ceilings throughout

General internal features

- Stairs softwood white painted with hardwood handrail
- Gas fired central heating system
- Pressurised/un-vented water system providing mains water pressure to showers and other outlets
- Radiators throughout
- Recessed ceiling lights to kitchen, utility, cloakroom and bathrooms – LED fittings
- TV and telephone points to principal rooms

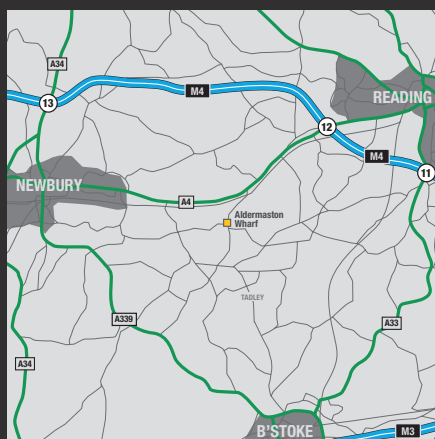
External features

- Lighting to all doors and certain landscape areas (sensor where applicable)
- Terrace and landscaping as per approved plan
- Outside tap
- Allocated parking
- Bin and cycle storage

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www.rivar.co.uk

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Postcode for satnav:

RG7 4JS

HOW TO FIND WHARFSIDE MEWS



FROM THE M4 (E)

Exit the M4 junction 12 following signs for Theale / A4.

At Arlington Business Park roundabout take the 2nd exit, following signs for Newbury / A4 and Pangbourne / A340. At the next roundabout, take the second exit, following signs for Newbury / A4 and Basingstoke / A340. Continue along the A4 Bath Road for approximately 3 miles. At the next roundabout, take the first exit, signposted Basingstoke / Aldermaston / Tadley / A340.

Follow the A340 over the railway bridge where you will find Wharfside Mews on the left.

FROM NEWBURY (W)

Leave Newbury heading east, following signs for Thatcham / A4.

Continue through Thatcham along London Road (A4), following signs for Reading / A4.

Follow the A4 through Woolhampton and at the next roundabout (approx. 2 miles), take the 2nd exit following signs for Basingstoke / Aldermaston / Tadley / A340.

Follow the A340 over the railway bridge where you will find Wharfside Mews on the left.

Selling agent

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