



HENLEY GATE · EXTERIOR

HENLEY GATE

S O N N I N G C O M M O N

Q U I N T E S S E N C E O F L I V I N G



QUINTESSENCE OF LIVING

INDIVIDUAL BY DESIGN

Henley Gate

Five bedrooms. Three floors.

Completely bespoke. Designed and hand-selected by Rivium, with materials handmade and manufactured for each home.

SONNING COMMON

APPROXIMATELY FIVE MILES FROM HENLEY-ON-THAMES



HENLEY GATE · LANDING



HENLEY GATE · KITCHEN ISLAND AND QUARTZ WORKTOPS



HENLEY GATE · PRINCIPAL EN SUITE



Henley Gate, Sonning Common

An impressive five bedroom detached residence

Henley Gate is an impressive five bedroom detached residence offering approximately 2,394 sq ft of substantial family accommodation arranged over three levels.

Designed with modern living in mind, the property combines a generous open plan kitchen and family room with separate reception spaces, including a formal sitting room and study.

The principal suite benefits from a dressing room and ensuite bathroom, with four further bedrooms providing versatile accommodation. The home enjoys a landscaped rear garden and off street parking within this exclusive development.

THE HOME IN BRIEF

- Open plan kitchen, dining and family room across the rear
- Formal sitting room with bay and separate study
- Principal suite with dressing room and en suite
- Two further bedrooms and family bathroom to the first floor
- Two top-floor bedrooms with bathroom and roof lights
- Landscaped rear garden and off-street parking

THREE

homes at Henley Gate

2,394

sq ft gross internal area

PRIVATE

garden and driveway parking

10 YEAR

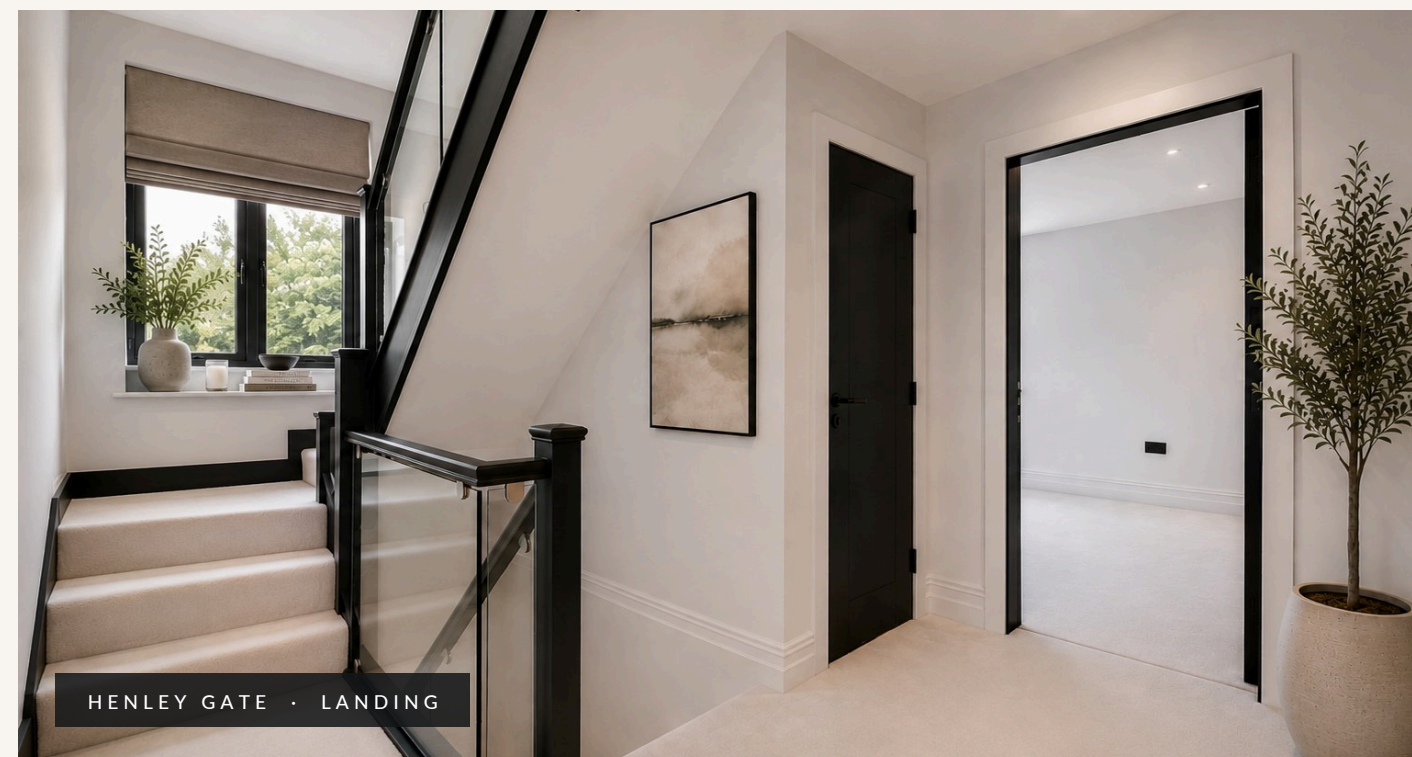
new build warranty

PEPPARD ROAD · SONNING COMMON · OXFORDSHIRE RG4 9NJ

RIVIAM HOMES LIMITED · QUINTESSENCE OF LIVING · SALES@RIVIAM.CO.UK



HENLEY GATE · OPEN PLAN KITCHEN, DINING AND FAMILY ROOM



Computer generated images and photography are indicative only and may differ from the home as built.



HENLEY GATE · SITTING ROOM



THE ART OF MAKING A HOME

Character, crafted into every detail.

A distinctive arrival

Handmade clay brickwork, corner quoins and Portland stone headers, sills and string courses. Generous pillared porticos create a memorable first impression.

Texture and depth

Each mortar joint is carefully hand-raked to reveal the character of the brick. Custom-made mortar is colour-matched to complement the brickwork and Portland stone.

A considered silhouette

Dark windows and architectural details form a restrained palette. Flush solar panels sit discreetly within the roof, while glazed lanterns bring light into rear living spaces.

THE RIVIUM DIFFERENCE

Bespoke is in the detail.

Beautiful to live with.

Considered from the inside out.

Made for the home. Kitchens, wardrobes, dressing rooms, utilities and vanities designed and hand-selected by Rivium.

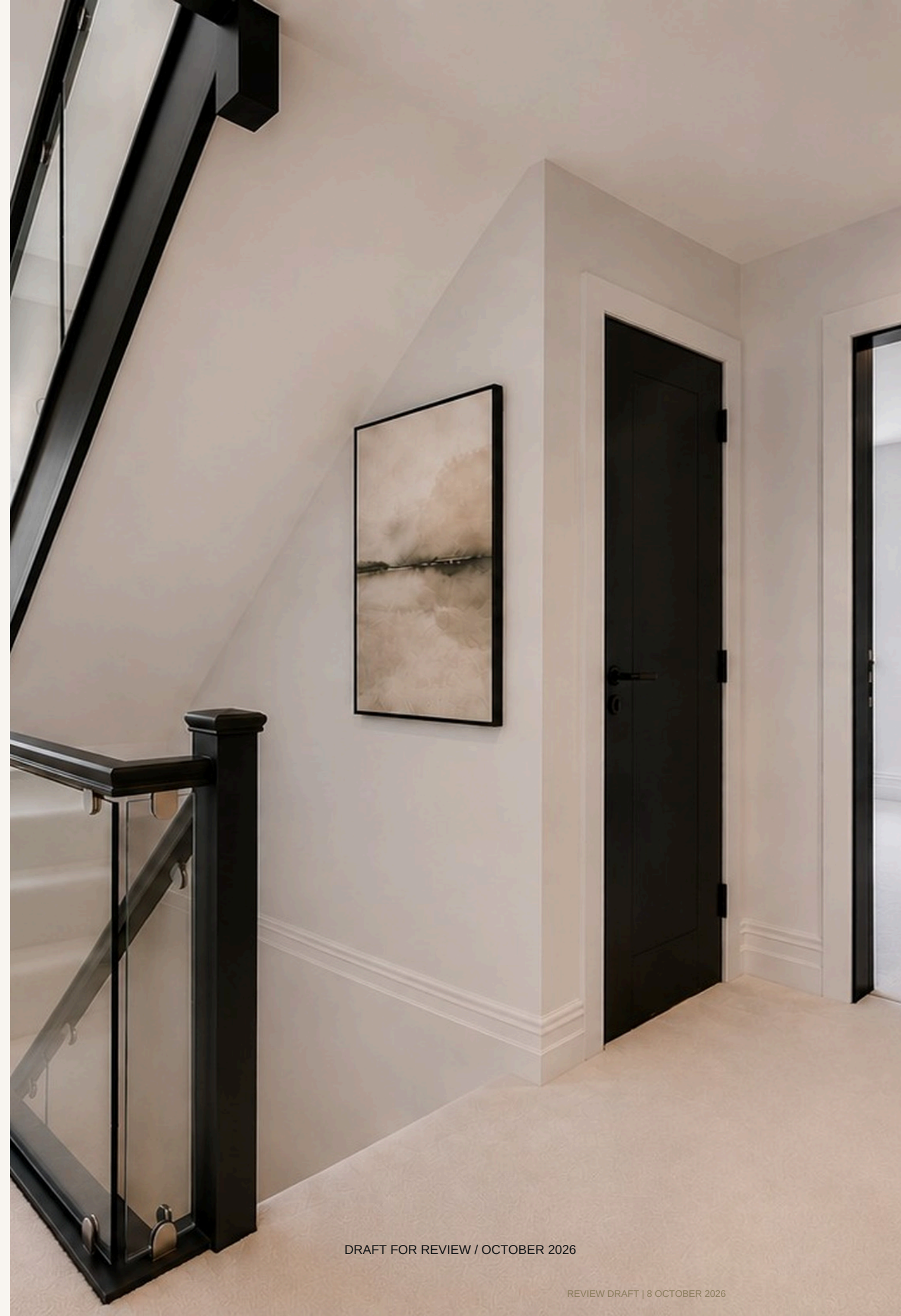
Substance behind the finish. 18 mm hardwood-plywood carcasses with textured American black walnut veneer and substantial 22 mm doors and drawer fronts.

Quietly distinctive materials. Double Oxford hand-stitched leather features and linen set between glass in feature metal-framed doors.

Light and finishing detail. Rebated, dotless LED strips, oversized tiles, timber floors with borders and brass inlays, and solid 50 mm internal fire doors.

EPC A / AIR SOURCE HEAT PUMP / SOLAR PV / 10-YEAR BUILD-ZONE WARRANTY

RIVIUM / HENLEY GATE



DRAFT FOR REVIEW / OCTOBER 2026

REVIEW DRAFT | 8 OCTOBER 2026



1 HENLEY GATE
5 BEDROOM DETACHED · 2,394 SQ FT

2 REGATTA HOUSE
3 BEDROOM DETACHED · 2,373 SQ FT

3 TEMPLE RISE
4 BEDROOM DETACHED · 2,129 SQ FT

Site plan is indicative only and subject to change. Landscaping, boundaries and parking arrangements may vary and are shown for illustration; they may differ as built. Please speak to our sales consultants for further details.

Plot	Home	Type	Beds	Sq M	Sq Ft
01	Henley Gate	Detached	5	222.4	2,394
02	Regatta House	Detached	3	220.5	2,373
03	Temple Rise	Detached	4	197.8	2,129
TOTAL – THREE HOMES			12	640.7	6,896

NOTES

Areas are approximate gross internal areas taken from the approved plot brochures and are stated in both square metres and square feet. They must not be used for setting out or ordering and are subject to final measured survey.

Henley Gate is Plot 1, Regatta House is Plot 2 and Temple Rise is Plot 3. All three homes are detached and each has off-street parking, an EV charging point and a landscaped rear garden.

Every home is finished to Rivium's full specification: air source heat pump heating with underfloor heating, solar PV with inverter, handleless kitchen and fully tiled bathrooms. See the Specifications page.

HENLEY GATE

PLOT 1



REGATTA HOUSE

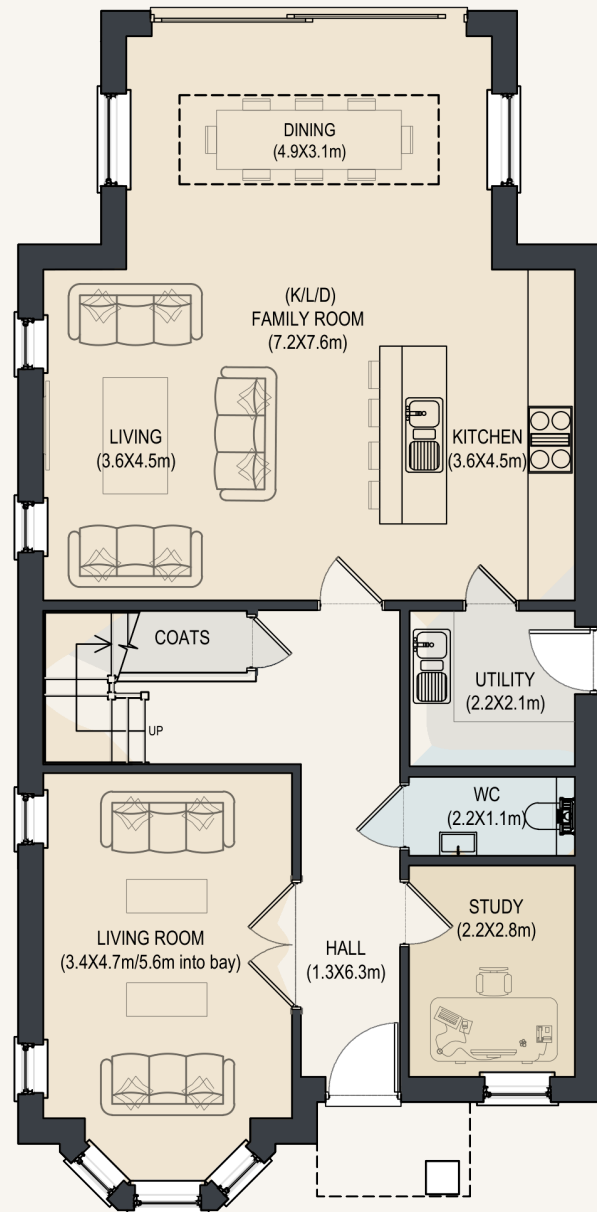
PLOT 2



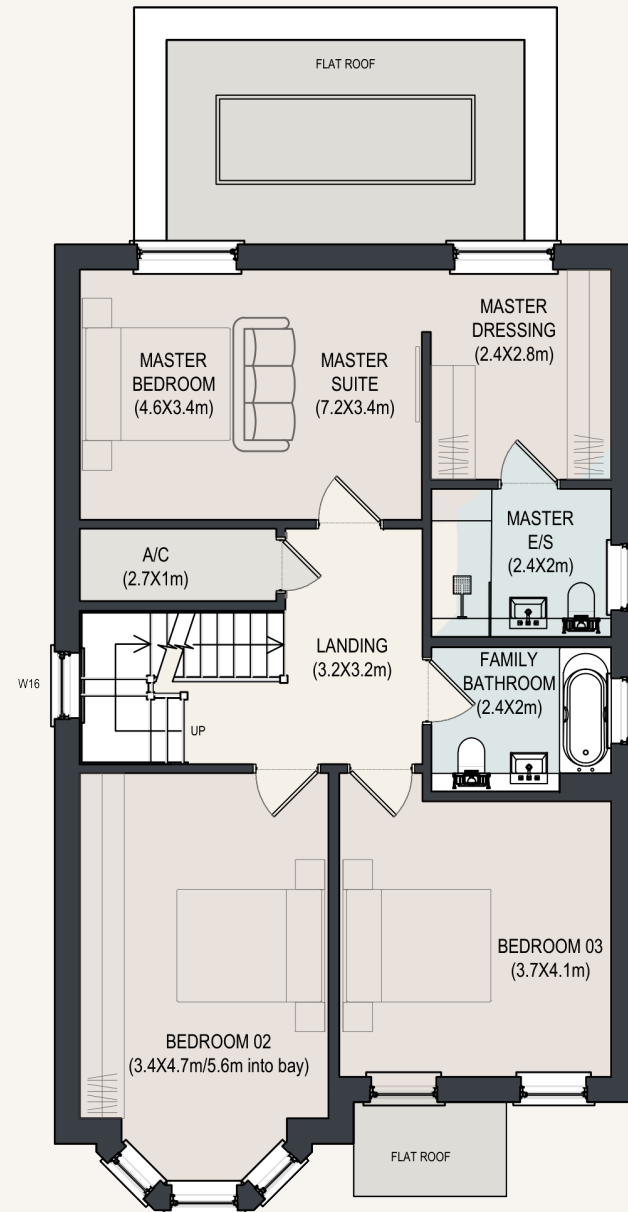
TEMPLE RISE

PLOT 3

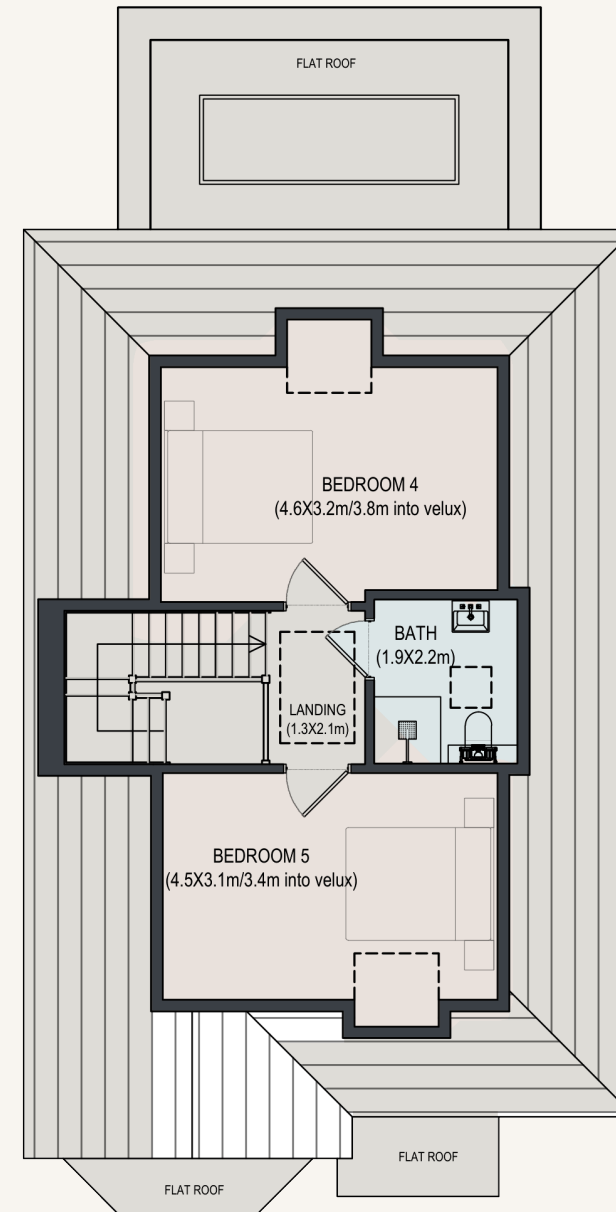




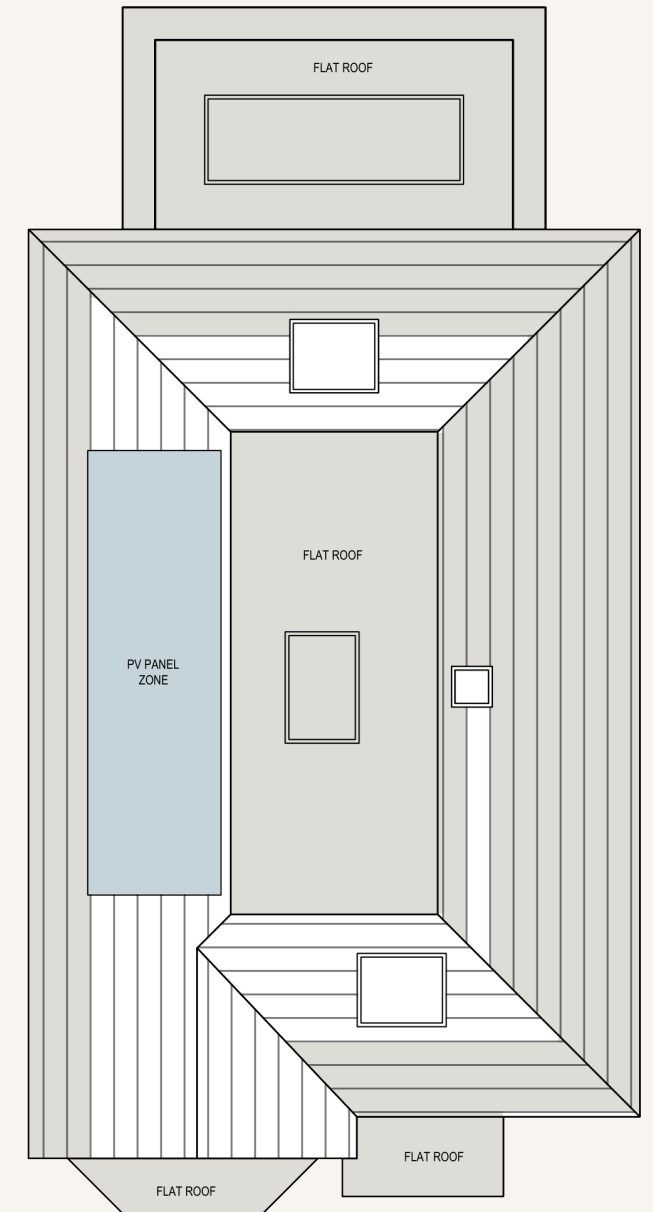
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

Room dimensions are maximum internal dimensions and are indicative only. Plans are not drawn to scale and must not be used for ordering, setting out or scaling. All plans on this sheet are drawn to a common scale. Furniture layouts are indicative only. Certain plots are handed; where handed, the layout is a mirror image of that shown. Computer generated images are indicative only and may differ from the homes as built.

GROUND FLOOR

Family Room	7.2 x 7.6 m 23'7" x 24'11"
Kitchen	3.6 x 5.4 m 11'10" x 17'9"
Dining	4.9 x 4.5 m 16'1" x 14'9"
Living Area	3.6 x 4.5 m 11'10" x 14'9"
Living Room 5.6m into bay	3.4 x 4.7 m 11'2" x 15'5"
Utility	2.2 x 2.1 m 7'3" x 6'11"
Coats	—
WC	2.2 x 1.1 m 7'3" x 3'7"
Study	2.2 x 2.8 m 7'3" x 9'2"
Hall	1.3 x 6.3 m 4'3" x 20'8"

FIRST FLOOR

Master Bedroom	7.2 x 3.4 m 23'7" x 11'2"
Master Suite	4.6 x 3.4 m 15'1" x 11'2"
Master Dressing	2.4 x 2.8 m 7'10" x 9'2"
Master En Suite	2.4 x 2.0 m 7'10" x 6'7"
Family Bathroom	2.4 x 2.0 m 7'10" x 6'7"
Bedroom 02 5.6m into bay	3.4 x 4.7 m 11'2" x 15'5"
Bedroom 03	3.7 x 4.1 m 12'2" x 13'5"
A/C	2.7 x 1.0 m 8'10" x 3'3"
Landing	3.2 x 3.2 m 10'6" x 10'6"

SECOND FLOOR

Bedroom 4 3.8m into velux	4.6 x 3.2 m 15'1" x 10'6"
Bedroom 5 3.4m into velux	4.5 x 3.1 m 14'9" x 10'2"
Bathroom	1.9 x 2.2 m 6'3" x 7'3"
Landing	1.3 x 2.1 m 4'3" x 6'11"

AT A GLANCE

Tenure	Freehold
Accommodation	5 bedrooms • detached
Gross internal area	222.4 sq m / 2,394 sq ft
Plot	Plot 1, Henley Gate
Warranty	10-year Build-Zone new-build warranty

HIGHLIGHTS

- Open plan kitchen, dining and family room across the rear
- Formal sitting room with bay and separate study
- Principal suite with dressing room and en suite
- Two further bedrooms and family bathroom to the first floor
- Two top-floor bedrooms with bathroom and roof lights
- Landscaped rear garden and off-street parking

SPECIFICATION HIGHLIGHTS

- Air source heat pump with underfloor heating
- Solar/PV panels with inverter, pre-wired for battery
- Handleless kitchen, quartz worktops, Siemens appliances
- Fully tiled bathrooms and en suites in porcelain
- Black UPVC double glazing with acoustic laminated glass
- EV charging point and secure cycle storage

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SPECIFICATIONS



HENLEY GATE · SONNING COMMON · OXFORDSHIRE RG4 9NJ

Every home is finished to the same considered standard – timeless materials, elegant detailing and exceptional finishes throughout.

ELECTRICAL & LIGHTING

- TV points including CAT6 to living area & bedrooms
- BT point to cupboard
- LED light fittings throughout
- Alarm system
- Solar/PV panels complete with inverter and pre-wired for battery
- Contemporary security entrance doors
- Security & acoustic laminated glass to all windows
- Black UPVC low maintenance double glazed windows

OUTDOOR FEATURES

- Off-street parking to each plot
- EV charging point to each plot
- Secure dedicated cycle storage
- Landscaped rear gardens

KITCHEN

- Engineered wood flooring with underfloor heating
- Contemporary designed handleless kitchen
- Quartz worktop & full height splash back
- Stainless steel sink & mixer tap
- Siemens integrated oven with warming drawer
- Siemens integrated microwave combi oven
- Siemens induction hob with extractor
- Siemens integrated full height fridge
- Siemens under counter freezer in utility
- Siemens integrated dishwasher
- LED ceiling down lights
- Under cupboard LED lighting

UTILITY & PANTRY

- **Washing machine and separate tumble dryer supplied**
- Fully fitted furniture with under cupboard LED lighting
- Quartz worktops

MASTER EN-SUITE

- Separate, fully equipped shower

EN SUITES

- Fully furnished fitted furniture to all bathrooms
- Thermostatic showers with rain shower heads throughout
- Ladder style heated towel rails
- Porcelain floor & wall tiles
- Fully furnished bathrooms
- Shaver sockets & charging points to all fitted furniture
- Quartz worktops

DECORATION & FINISH

- Central heating via air source heat pump
- Underfloor heating to ground & first floor. Top floor radiators (where applicable)
- Fitted wardrobes to bedrooms 1 & 2
- Contemporary doors with black handles & fittings
- High-quality carpet to all bedrooms
- Porcelain tiled entrance hall & dining area
- Further wooden floors throughout the ground floor
- Bathrooms fully tiled

WARRANTY

- **10-year Build-Zone new-build warranty**

The specification shown is correct at the time of production. It may not always be possible to provide the branded products referred to; in such cases a similar alternative will be provided. Rivium Homes is continually reviewing and updating the specification on all homes and therefore reserves the right to change specification details. Photographs and computer generated images depict typical Rivium Homes interiors and are indicative only. For full details regarding the current specification and finishes, please speak to our sales consultants.

LANDSCAPING

Each home is handed over with its rear garden laid out and planted, framed by close-boarded fencing and mature hedging to the site boundaries.

Terracing runs directly off the principal living space so the kitchen, dining and family room opens onto usable outdoor room rather than onto bare ground, with level lawn beyond.

To the front, gravelled driveways and planted borders give each house its own approach, with off-street parking, an EV charging point and secure dedicated cycle storage to every plot.

Planting shown is indicative only. Landscaping, boundary treatments and planting are shown for illustration and may differ as built.



Q U I N T E S S E N C E O F L I V I N G



HENLEY GATE · REAR GARDEN

REVIEW DRAFT | 6 OCTOBER 2026



SPACE TO MAKE YOUR OWN

A garden with possibility.

Open the bifolds and let the terrace become part of everyday living. Your generous landscaped rear garden offers space for dining, play, planting and long summer evenings.

APPROX. 10 m x 33 m

Explore the possibility of a substantial garden office, gym, studio, entertainment room or outdoor kitchen - a future garden shaped around your life.

Garden measurements supplied by the technical team, 27 September 2026, and approximate. Future structures are not included; subject to site constraints and any necessary permissions. Imagery and landscaping are indicative.

Discover the Local Area

Sonning Common is a highly sought after Oxfordshire village ideally positioned just five miles from Henley on Thames and within easy reach of Reading and London Paddington.

Surrounded by the rolling countryside of the Chiltern Hills Area of Outstanding Natural Beauty, the village offers an exceptional balance of rural tranquillity and connectivity, making it particularly attractive to London commuters, families and downsizers.

Residents benefit from a strong community atmosphere, local independent shops, reputable pubs and restaurants, and access to highly regarded state and independent schools.

With Reading station providing fast trains to central London and excellent road links via the M4 and M40, Sonning Common continues to be one of the most desirable locations for buyers seeking luxury homes in Oxfordshire with countryside surroundings and convenient access to the capital.

CONNECTIONS

Henley-on-Thames	about 5 miles
Reading	about 5 miles
Reading station – London Paddington	from about 23 minutes
Chiltern Hills AONB	on the doorstep
M4 and M40	excellent road links

Distances and journey times are approximate and are given as a guide only.



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RIVERSIDE WALKS NEARBY



OPEN COUNTRYSIDE BEYOND THE DEVELOPMENT



CHILTERN FOOTPATHS · LIFESTYLE IMAGE



VILLAGE LIFE. HENLEY CLOSE BY.

Make more of every day.

Local tables and markets

Enjoy village pubs including the Butchers Arms and Hare & Hounds, Orwells for destination dining, and the Bottle & Glass Inn at Binfield Heath. Explore Caversham's Sunday artisan market and Henley's farmers' and craft markets.

Education and family life

Local options include Sonning Common Primary, Kidmore End Primary and Maiden Erlegh Chiltern Edge. The wider area includes Reading School, Kendrick, Shiplake College and The Oratory. Admissions criteria and availability apply.

River, countryside and culture

Walk around Peppard Common, explore Greys Court or visit Stonor Park. Henley Royal Regatta, Henley Festival and the Kenton Theatre enrich the local calendar, approximately five miles from your village home.

COMING SOON: Rivium confirms that the nearby Bird in Hand on Peppard Road is planned to reopen as an upmarket cocktail bar and Indian restaurant. Opening date to be announced.

COUNTRY SETTING. CITY CONNECTIONS.

A different pace. A connected life.

Paddington from approximately 23 minutes

Selected fast GWR services from Reading. Station-to-station rail time; allow additional time to reach the station.

The Elizabeth line

Services from Reading and Twyford reach central London. Henley-on-Thames station connects with Twyford via the GWR branch line.

Bus and road connections

Pink 25 links Sonning Common with Reading, with selected pink 25a journeys. H1 is a Thursday market service to Henley, excluding public holidays. Wider road links include the M4 and M40.

Arrange your private viewing.

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rivium.co.uk





HENLEY GATE

SONNING COMMON

Q U I N T E S S E N C E O F L I V I N G

SONNING COMMON · OXFORDSHIRE RG4 9NJ

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