

BROCHURE



THAMESIDE  
MANOR  
*Southing*

UNITED KINGDOM

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# LOCAL AREA



*Thameside Manor's access to the River Thames*

*Situated on the Thames River, Sonning is a charming British countryside village in Berkshire, just a 45-minute commute from London and a quick 10-minute drive to Reading.*

# WATERBURY

# picture resque



*Thameside Manor  
Sonning*

ENGLISH  
LIVING



*Sonning*



*Thameside Manor*

*Surrounded by Henley-on-Thames, Reading, Pangbourne, and Twyford, Sonning offers a serene yet accessible lifestyle.*



*The French Horn*



*Sonning Golf Course*

*With iconic spots like the French Horn, the Bull, the Coppa Club, and The Mill Theatre, residents enjoy a mix of culture and leisure. The village boasts the expansive Dinton Pastures Country Park and Sonning Golf Club for outdoor pursuits.*



# LIFESTYLE



# EDUCATION

## **University of Reading**

*The University of Reading began life in the 19th century as an extension College of the University of Oxford, before being awarded university status in 1926.*



**16,000**

students



**31%**

international students  
from over 150 countries



Reading Blue Coat School

## **Reading School**

*Reading School is a state grammar school for boys holding academy status. With roots tracing back to the school associated with Reading Abbey, it stands as one of the oldest educational institutions in England.*

## **Reading Blue Coat School**

*Reading Blue Coat School, located in Holme Park, Sonning, Berkshire, is a co-educational public day school. Positioned alongside the River Thames, the school was founded in 1646 by Richard Aldworth, who gave it the name Aldworth's Hospital.*

## **Sonning Church of England Primary School**

*Sonning Church of England Primary School, located in Sonning, focuses on academic excellence and holistic development. With a dedicated faculty and an inclusive community, the school instills values of respect, responsibility, and resilience, preparing students for the future.*

# READING INVESTMENT CASE OVERVIEW

- Population
- Employment & Incomes
- Connectivity
- Housing Market



## A Hub of Business Excellence

Nestled in the South East, Reading's strategic location stands out. With well-established connections to London and Heathrow, it's becoming a key residential and commercial centre in the South East. This proximity brings not just convenience but potential opportunities for those looking to diversify their property portfolios, not only within the town of Reading, but surrounding areas such as Sonning.

Reading's population is expected to reach 169,730 (+4.36%) by 2035, nearly doubling the UK average growth rate. The town's robust IT and communications industries will fuel economic growth well above the national average in the next decade.



Green Park Business Park, Reading

## Employment and Income

Reading's employment landscape is poised for substantial growth, forecasted to grow by 11% by the year 2035. This expansion is underpinned by a vibrant economy, with key sectors such as Professional, Scientific, and Tech, Health Care, and Information and Communication leading the way.

With access to world-class universities, good transport links, a consistently low unemployment rate (2.7% as of 2023), Reading has continuously attracted large international companies such as Microsoft, Hewlett Packard, Oracle and more recently Ericsson, Virgin Media, as well as the global pharmaceutical giant, Sanofi. With such a dynamic array of companies and work opportunities, Reading continues to attract a young and talented workforce to the area.



Reading Train Station

## Connectivity

Between April 2022 and March 2023, Reading experienced a notable surge in passenger numbers, exceeding 12 million, marking a remarkable 198% increase from the pandemic-affected years of 2020-2021. The majority of these journeys were to and from London Paddington station. The inauguration of the Elizabeth Line in 2022 has not only significantly improved Reading's connectivity and appeal but has also positively impacted the surrounding areas.

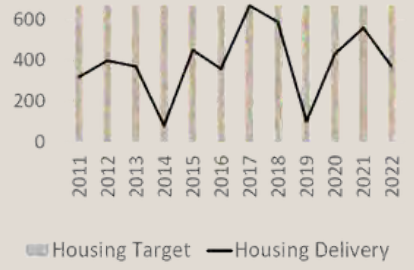
With London commute being that much easier, Reading, and surrounding areas will attract new buyers and tenants who would not have previously considered it as a location. It is very likely that 2024 will see an influx of new residents from London or Greater London boroughs, many of whom will have more disposable income to spend on housing.

## Housing Market

The housing market in Reading, faces significant challenges, with space and supply being the main factors. According to Reading's housing strategy for 2013 to 2036, an average of 671 homes needs to be provided annually to meet the growing demand. However, the reality falls short, as only an average of 398 houses have been built over the last 10 years (42% below target).

The supply issues in Reading's housing market, coupled with the city's resilient economy that is attracting a steady influx of residents, are reflected in the significant increase in house prices. According to Zoopla, over the last year alone, Reading's housing market experienced a noteworthy 4% increase in sold prices compared to the previous year. This upward trajectory is even more remarkable when considering the long-term perspective, as property values have increased by an impressive 55% over the last decade. The combination of a thriving economy and insufficient housing availability and space to build, continues to shape not only Reading's real estate landscape, but those areas surrounding the town too.

## Reading Housing Target vs. Delivery



Sources: Oxford Economics, Zoopla



# MACRO LOCATION



## TRANSPORT



**Heathrow Airport:**  
34min drive,  
1hr 30min public transport

## EDUCATION



**University of Reading:**  
19min cycle, 9min drive,  
40min public transport

## EMPLOYERS



1 **Microsoft:**  
9min cycle, 12min drive,  
30min public transport



2 **Huawei Technologies UK:**  
9min cycle, 12min drive,  
35min public transport



3 **PwC:**  
17min cycle, 14min drive,  
34min public transport



4 **KPMG:**  
17min cycle, 14min drive,  
34min public transport



5 **Deloitte:**  
18min cycle, 18min drive,  
32min public transport



6 **Ernst & Young:**  
19min cycle, 14min drive,  
30min public transport



7 **Cisco Systems:**  
24min drive,  
1hr public transport



8 **PepsiCo:**  
24min drive,  
1hr 14min public transport

# MICRO LOCATION



- 1 **Coppa Club:**  
2min walk
- 2 **The Bull Inn:**  
2min walk
- 3 **The French Horn:**  
6min walk, 2min cycle, 2min drive, 6min public transport
- 4 **The Mill at Sonning:**  
5min walk, 2min cycle, 2min drive, 4min public transport

- 5 **Upper Thames Motor Yacht Club:**  
8min walk, 2min cycle, 3min drive, 8min public transport
- 6 **Sonning Cricket Club:**  
11min walk, 4min cycle, 2min drive, 8min public transport
- 7 **Sonning Golf Club:**  
21min walk, 3min drive, 15min public transport
- 8 **Marks and Spencer:**  
13min cycle, 6min drive, 19min public transport

- Bus Stop:**  
5min walk
- 1 **Sonning Church of England Primary School:**  
10min walk, 3min cycle, 2min drive, 7min public transport
- 2 **Reading Blue Coat School:**  
14min walk, 6min cycle, 4min drive, 14min public transport
- 3 **Reading School:**  
18min cycle, 14min drive, 38min public transport

# THAMESIDE MANOR *Sonning*

*Nestled within gated grounds in the heart of Sonning, Thameside Manor is just a stroll by private access to the River Thames. Undergoing a tasteful refurbishment, it will boast a spacious garden equipped with barbecue facilities and private off-road parking.*

*Ideal for both young professionals and families, Thameside Manor offers the quintessential British countryside lifestyle, all within a convenient commute of 45 minutes to London or a 10-minute drive to Reading.*

*The property's versatility extends to those desiring a 'lock-up-and-go' weekend retreat, catering to various lifestyle preferences with its well-balanced blend of serenity and accessibility.*



*Each two-bedroom apartment offers residents a blend of spacious living and refined elegance, characterized by high ceilings and charming features like crown moulding.*



*Existing Hallway Washroom*



*Elegant Living Rooms*



*Private Terrace*

# 44 PRESERVED CHARM

*During the restoration process, distinctive elements such as herringbone flooring and decorative arches will be preserved to infuse a sense of sophistication.*



*Existing Bedrooms*

# FAST FACTS

## Existing Kitchens



**Developer:**  
Christchurch Homes

**Number of Properties:**  
6 Two-Bedroom Apartments

**Parking:**  
Allocated parking

**Price Ranges:**  
£345,000 - £550,000

**Size Range:**  
710 sqft - 1,195 sqft

**Estimated Service Charge:**  
£3 per sqft

**Estimated Average Yield:**  
5%

**Ground Rent Amount:** Zero

**Completion Date:**  
August 2024



**Payment Process:**  
15% upon Exchange  
85% upon Completion

**Mortgage Finance:**  
Up to 70% LTV\*  
Subject to condition. Please contact us for details

**Purchaser Solicitor:**  
Riseam Sharples LLP  
2 Tower Street, London WC2H 9NP

**Mortgage Process:**  
Please contact our preferred partner,  
Liquid Expat Mortgages for more details.

**24/7 hotline:**  
+44 (0) 161 871 1216

**Email:** [info@liquidexpatmortgages.com](mailto:info@liquidexpatmortgages.com)

**Website:** [www.liquidexpatmortgages.com](http://www.liquidexpatmortgages.com)

## Existing Bedrooms

# SPECIFICATION

Given the distinct characteristics of the construction and renovation processes, the two buildings will exhibit slight variations in specifications, each detailed separately below.

## Common Areas:

- Tiled roofs
- Landscaped gardens with paved paths, including to River Thames
- Barbecue area
- White exterior walls
- Preservation of original features where possible
- White paint on walls, ceilings, and woodwork with MDF skirtings and architraves throughout the living spaces

## Bedrooms

- Built in wardrobes

## Kitchens:

- Single-lever taps
- Washer dryer
- Frost free fridge freezer and bowl sink
- Designer kitchens by Poggenpohl all with integrated appliances

### Hobbs House

- Stainless steel chimney extractor
- Single fan oven and gas cooker
- Wooden worktops
- Glass Splashback
- Classic bar handles on cupboards

### Manor House

- Concealed chimney extractor
- Single fan oven and electric cooker
- Bullnose laminate worktops
- Tile splashback
- Standard kitchen cupboards

## Flooring:

- Tiled kitchen floors

### Hobbs House

- Engineered oak throughout hallways and living areas
- High quality carpet in bedrooms

### Manor House

- High quality carpet in hallways, living area and bedrooms

## Bathrooms & En-suites:

- Porcelanosa design tiled floors & walls behind sink/toilets, showers and baths
- Kensington shower/bath with Merlyn shower screen
- Elegant Vado-branded Chrome fittings
- Luxurious sanitary ware and chrome wall plate
- Armera back to wall sink, chrome bottle tap and back to wall toilet including soft close seat
- Electric towel rail

### Hobbs House

- Jack and Jill sinks in Main En-suites

## Electrical & Lighting:

- Intercoms linking to both the outside street and also building front door.
- Mix of pendant and spot lighting
- Outdoor lighting in car park
- Sensor lighting in all external communal areas

### Hobbs House

- Polished chrome sockets and switches
- Gas heating

### Manor House

- White plastic sockets and switches
- Electric heating

*The Atrium, Sonning*



This unique build showcases ChristChurch Homes' full capabilities in a 10,000 square feet space. The external features include a bespoke Koi Pond, a sports facility, and kitchen gardens. Constructed with high specification materials, including prestigious Portland Stone used in St. Paul's Cathedral, The Atrium stands out among their projects.

In Postcombe, South Oxfordshire, Beech Farm comprises 8 tastefully finished semi-detached properties seamlessly blending with the landscape. Featuring 2 & 3 bed houses, the development caters to first-time buyers, growing families, and downsizers. High-spec interiors include quality fixtures, fittings, appliances, and decor.



*Beech Farm, Postcombe*

# THE DEVELOPER

Christchurch Homes was founded in early 2018 and is based in Oxford, UK. The development company specialises in small-scale, high-end boutique projects across the wider Oxfordshire region.

Quality and environmental sustainability are two of the company's core values, which are reflected in the projects' specifications and finishes.

Since their inception 5 years ago, Christchurch Homes has built an impressive track record across the UK.