



V I C I N I A

HENLEY-ON-THAMES

VERDANT.

VIBRANT.

VICINIA.



BE IN THE VICINITY.

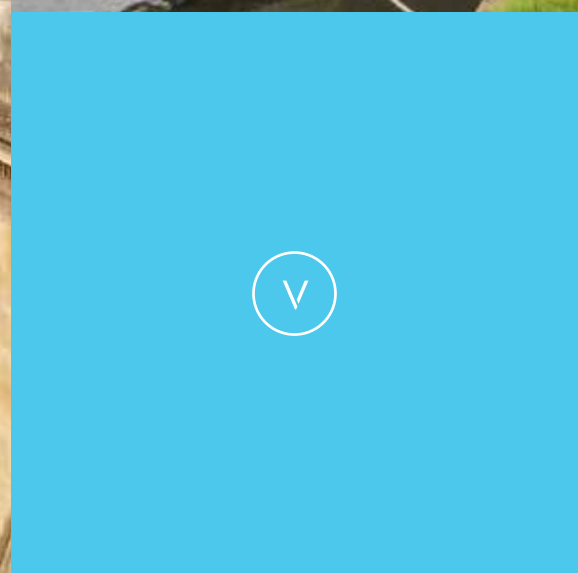
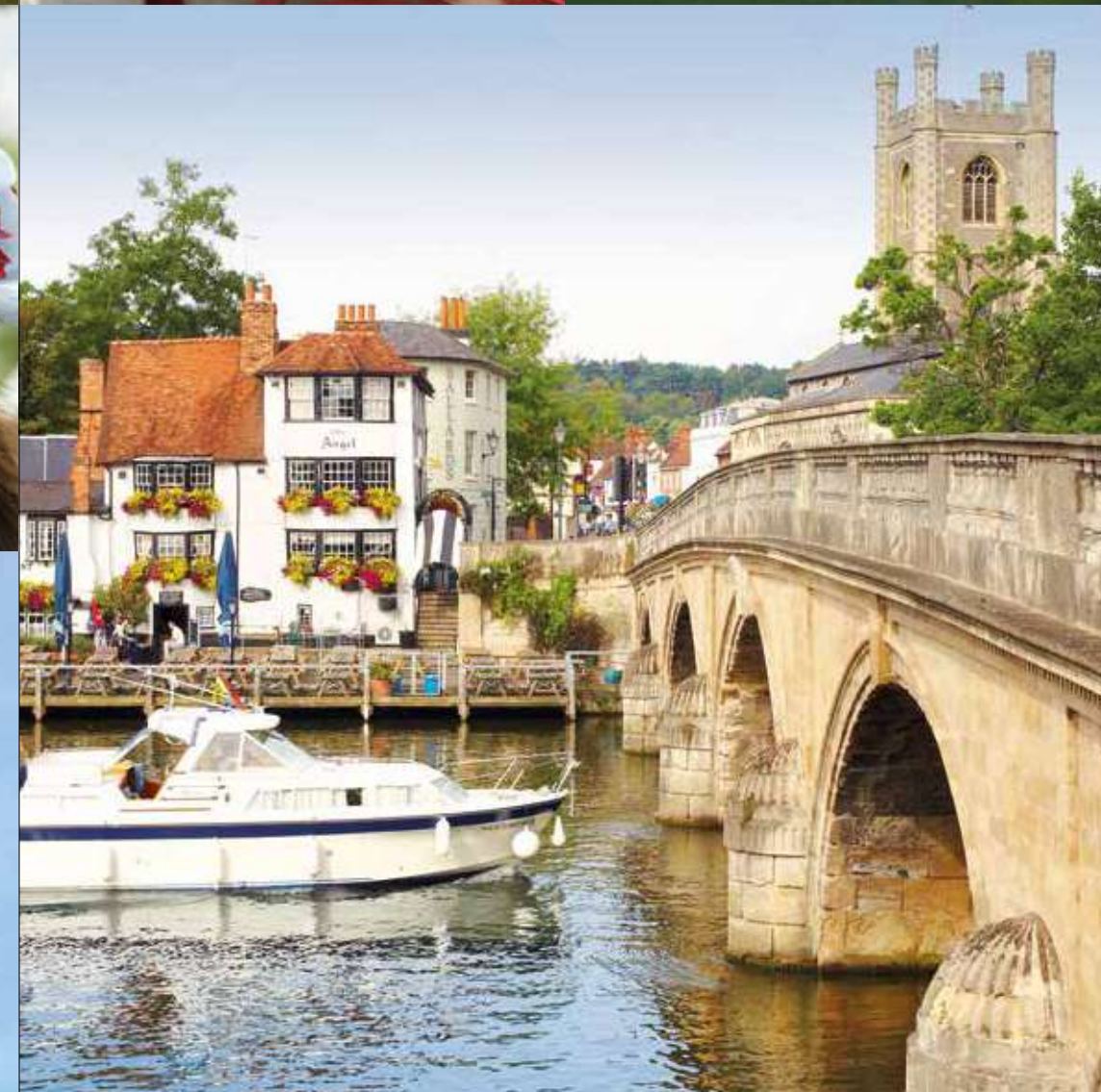
Henley-on-Thames. Overlooked by the beautiful Chiltern Hills and adjacent to the river after which it is named, this prestigious market town needs little introduction.

Synonymous with class, sophistication and charm, life in Henley is awash with culture and history. Explore every offering – from delightful boutiques, delectable restaurants and pubs to the eclectic medley of festivals, events and the superb surroundings perfect for outdoor pursuits.

At Vicinia, you're in the heart of Henley. These one, two and three bedroom apartments are perfectly situated to indulge in life's pleasures.



STROLL
TO
SOPHISTICATION



SAY 'HELLO' TO HENLEY

01

RETAIL

- 1 Bodywise Healthfoods
- 2 Boots
- 3 Jonkers Rare Books
- 4 Joules
- 5 Mint Velvet
- 6 Paperchase
- 7 Space NK
- 8 Waitrose
- 9 White Garden
- 10 WH Smith

02

FOOD & DRINK

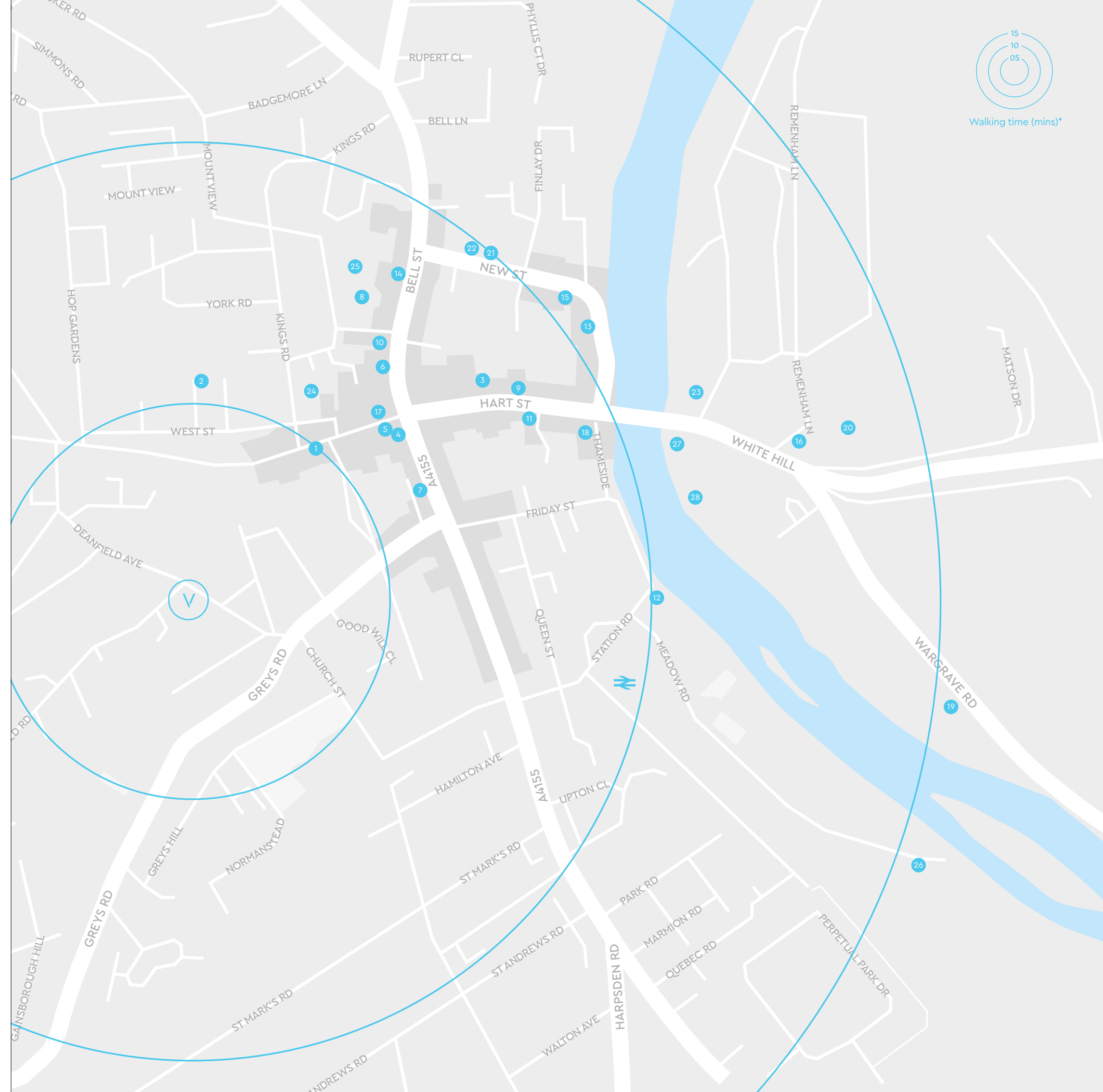
- 11 Gigging Squid
- 12 Shaun Dickens at the Boathouse
- 13 Spice Merchant
- 14 The Coppa Club
- 15 The Hotel du Vin
- 16 The Little Angel
- 17 The Square
- 18 Villa Marina

03

FESTIVALS & LEISURE

- 19 Henley Rowing Club
- 20 Henley Cricket Club
- 21 Hobbs of Henley (Boat Hire & River Cruises)
- 22 Kenton Theatre
- 23 Leander Club
- 24 Literary Festival
- 25 Regal Picturehouse
- 26 River & Rowing Museum
- 27 Royal Regatta
- 28 The Henley Festival

Just a short walk to Henley town centre, Vicinia's apartments are ideally positioned to place every amenity within easy reach.



01

RETAIL





A STROLL DOWN THE HIGH STREET

You'll find it all too easy to while away an afternoon in Henley. There's an array of independent boutiques and exclusive lifestyle brands awaiting your perusal.



From quirky to elegant, find fashionable décor, florists, jewellery, antiques and clothing all on offer in this enchanting market town. From a great button-up and shoes to fascinators and chocolate, you'll be sure to find exactly what you're seeking while out and about. Grab a coffee and explore to your heart's content.

with a wide variety of stalls. The Henley Farmers' Market comes around two or three times a month, with a varying group of vendors.

If you want even more variety, why not travel further afield? Take a trip to Reading or Oxford for a dip into your high-street favourites.

Henley gives you options when it comes to markets: you can shop for fresh produce, crafts and more. The Charter Market is held every Thursday,



02

FOOD & DRINK





SHAUN DICKENS AT THE BOATHOUSE

For a creative and contemporary menu, this award-winning restaurant offers year-round outdoor dining. Bringing together the very best ingredients and high standards of service, it's all about the flavour – which is as it should be.

10
minutes walk from
V

GIGGLING SQUID 40 HART STREET

Simple, rustic, and fresh. It's 'staggeringly good' Thai food here in Henley. Enjoy original dishes and unusual Thai flavours in a relaxed atmosphere. It's a little taste of Thailand... in Henley.

9
minutes walk from
V



THE LITTLE ANGEL REMENHAM LANE

An all-day dining experience awaits in this spacious open-plan restaurant and stunning country pub – ideal for indulging in meals bursting with flavour and colour or the perfect place to raise a glass.

13
minutes walk from
V

HOTEL DU VIN NEW STREET

Classical French dishes created with seasonal produce in a down-to-earth setting – that's the Bistro du Vin. It's exceptional dining at its heart-warming and mouth-watering best.

12
minutes walk from
V



GASTRONOMY AT ITS FINEST.



Tantalise those taste buds in a host of pubs, restaurants and cafés. You'll find your new favourite restaurant and the perfect spot for any occasion.

There is a restaurant to suit every palate, choose from contemporary British menus, flavours of the continent or even a traditional pub meal. Whether you want to have stunning views of the river from your table, to enjoy the historic charm of Henley's market square or to take a walk off the beaten path – one of Henley's many restaurants will suit you down to the ground.

A little further afield by car are top restaurants The Greyhound (10 minutes) and The Baskerville (8 minutes). If you want a Michelin-star experience, visit nearby Marlow for The Hand and Flowers (15 minutes) or Bray for The Fat Duck (23 minutes).

03

FESTIVALS &
LEISURE





Henley is a town which loves a good soirée and offers events throughout the year – running the gamut from the world-renowned Henley Royal Regatta and the music festival Rewind to the Henley Literary Festival.

Henley Royal Regatta

The height of sophistication (and the summer social season), Henley lives and breathes the Royal Regatta for the five days it's in town. Dress to impress and enjoy the event.

Henley Festival

This black-tie festival spans five nights of music, comedy and culture. Where else can you watch the headlining act play on a floating stage? A boutique event where you can soak up the atmosphere and be entertained.

Henley Literary Festival

Get ready to ignite the imagination at one of the best literary festivals in the country. Spread over nine days, with more than 100 events for adults and children – which world-famous authors will be attending this year?



Surrounded by the picturesque Chiltern hills, Henley is ideal for those who love the outdoors. Tranquil river strolls, circular walks, routes for the avid cyclist and two local golf clubs... you'll be hard pressed to find a more perfect place for leisure pursuits than Henley.

More at Badgemore Park

Only a three-minute drive from Vicinia and regarded as the friendliest golf course (and the closest to you), with spectacular grounds and a glorious 18-hole parkland course.

Walking

Henley is surrounded by beautiful scenery, crisscrossed with routes for even the most avid walker. Join the local walking group, the Henley & Goring Ramblers, to add a social element.

Cycling

Find the Chilterns Cycleway at your doorstep – this 170-mile circular route is a must if you live in Henley. The local cycle club, GS Henley, is dedicated to making your cycling experience the best it can be!

Rugby

Henley Rugby Club is 1,000 members strong, with a variety of teams, from the semi-pro Hawks to women's and youth teams. The Dry Leas ground is one of the finest pitches in the country.

Cricket

Henley Cricket Club plays high-quality, enjoyable cricket at all levels, welcoming new members and supporters alike.

Rowing & Boating

If you want to get out on the river, you have your choice of clubs and boat hires. Take a look at Henley Rowing Club, one of the oldest rowing clubs in Britain.

Leander Club

The top single sports club in the world for Olympic gold medals won, The Leander Club strives for excellence and is open to non-rowing members.

EXEMPLARY OUTDOOR EXPERIENCES



" SEVEN MINUTES TO EXHILARATION "

That's how long it takes to travel the 1 mile and 550 yards of the Henley Royal Regatta course... just seven minutes, when you're at the top of your form, to win or lose the race.



Spectators and teams come from around the world to watch or compete in over 20 events for men, women and juniors. For you, all of the action and excitement are just minutes away from your apartment at Vicinia.

This five-day July event is drastically different from the 1839 one-day attraction and fair hosted by the mayor and people of Henley. Who could have predicted that the Henley fair and regatta would become the world-renowned event it is today?

Did you know that the Henley Royal Regatta runs by its own rules? It's recognised by British Rowing and the International Rowing Federation (FISA),

yet is not under their jurisdiction. Why? It all comes down to age: this regatta pre-dates such organisations by decades.

When all is said and done, at the end of the summer season, every part of the installation is removed, both on land and in the water, leaving the river and its banks pristine between September and March. The regatta believes in leaving no trace and protecting its racing environment – for, without Henley Reach, there would be no Henley Royal Regatta – and the world would be poorer for it.

08 MINUTES
HART STREET
BUS STATION
•
🚶

10 MINUTES
HENLEY-ON-THAMES
STATION
•
🚶

17 MINUTES
M4
•
🚗

22 MINUTES
M40 J4
•
🚗

42 MINUTES
HEATHROW
AIRPORT
•
🚗

15 mins

30 mins

45 mins

60 mins

75 mins

21 MINUTES
READING
•
🚗

29 MINUTES
HIGH WYCOMBE
•
🚗

24 MINUTES
MAIDENHEAD
•
🚗

48 MINUTES
OXFORD
•
🚗

74 MINUTES
LONDON
•
🚗

KEY

- 🚶 Walking time
- 🚗 Driving time



A JUXTAPOSITION OF TOWN AND COUNTRY.

The all-encompassing Chiltern Hills give Henley a feeling of country living, while offering you a well-connected lifestyle. Approximately 8 miles northeast of Reading and 25 miles southeast of Oxford, Vicinia sits conveniently close to towns and cities for your commute or for a day out.

Vicinia also affords easy access to the M4 to the south and M40 to the north, making Henley a perfect base for travel or commuting. Whether you travel in to the capital for work or pleasure, London Paddington is under an hour away by train.

CHOOSE VIBRANCY.
LIVE DYNAMICALLY.



EXPLORE VICINIA.

YOUR NEW ADDRESS

Modern design.
Superior specification.
The essence of alluring.

A collection of one, two and three bedroom apartments offering an enviable specification, balconies or terraces, secure parking and a communal garden space, all delivered with Oakford's signature attention to detail.




A computer-generated image of Vicinia.



DEVELOPMENT LAYOUT

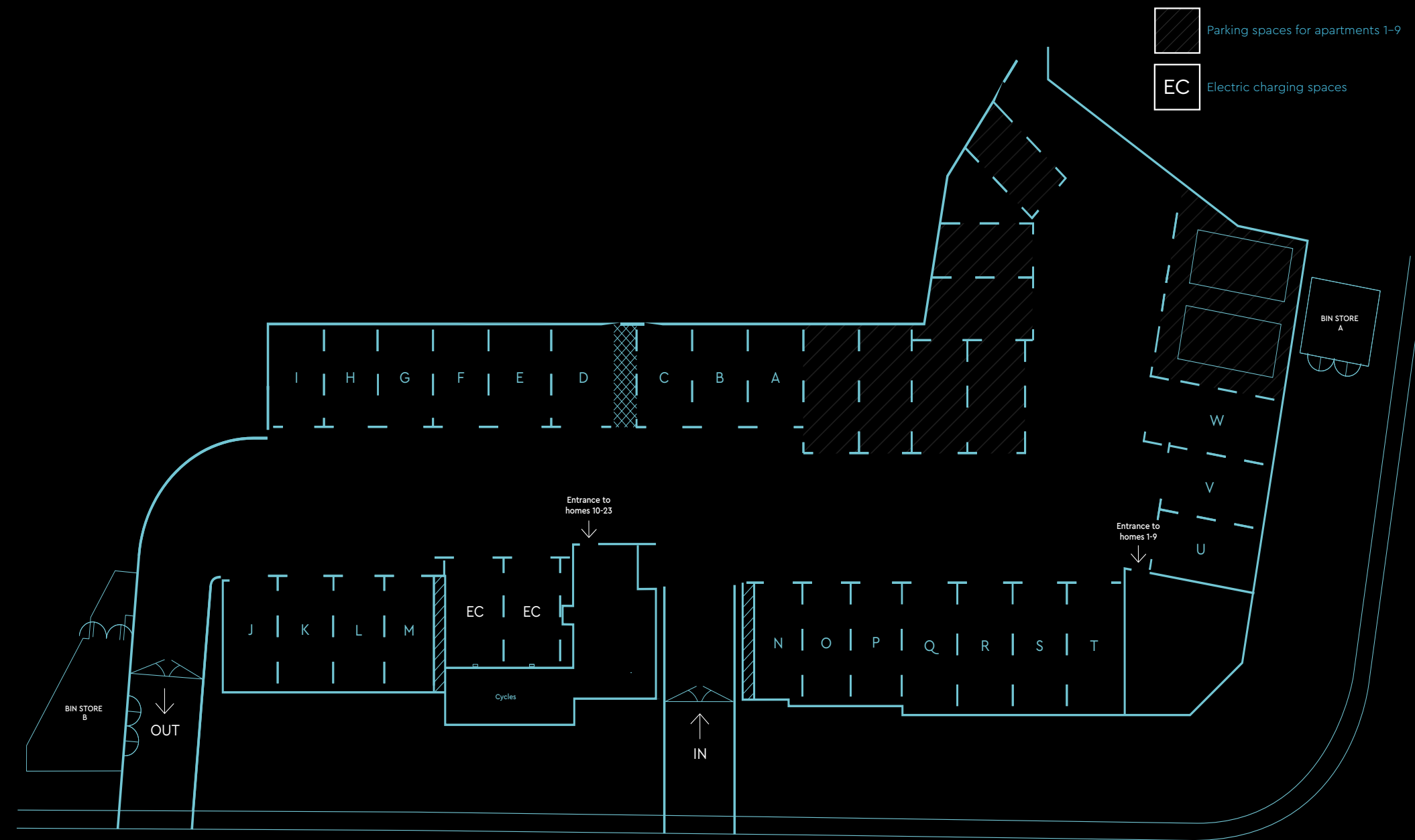


Deanfield Avenue

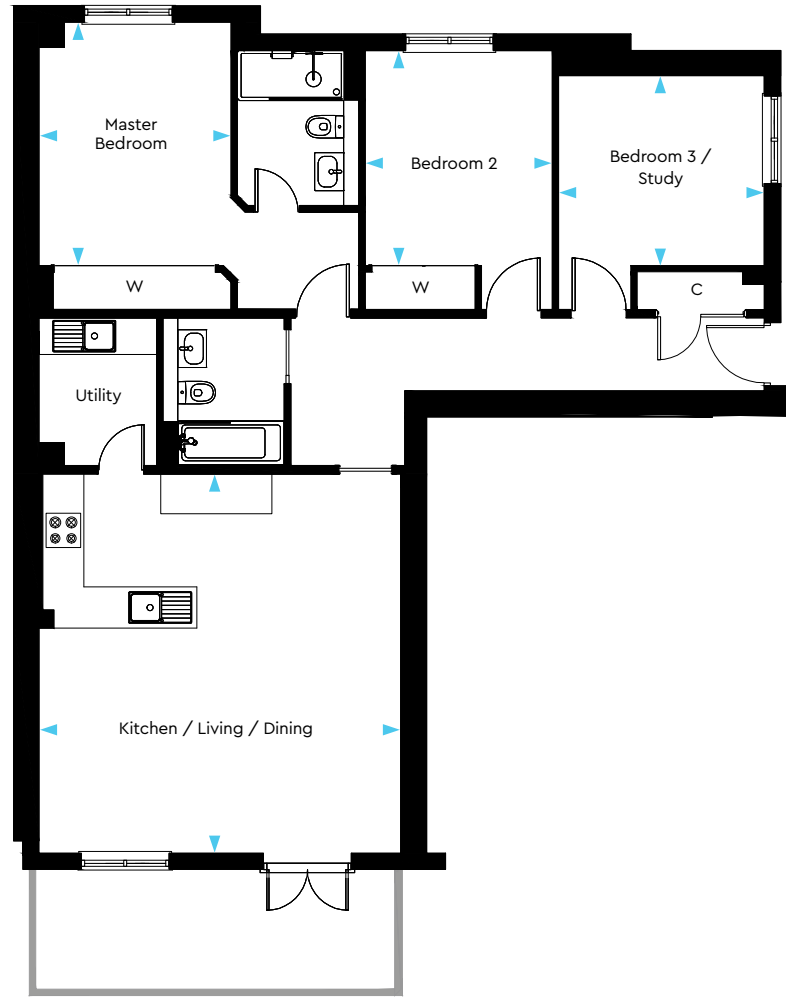
 Apartments 1-9 are shared ownership properties.

A computer-generated image of Vicinia.

LOWER GROUND FLOOR PARKING



Deanfield Avenue



APARTMENT 10

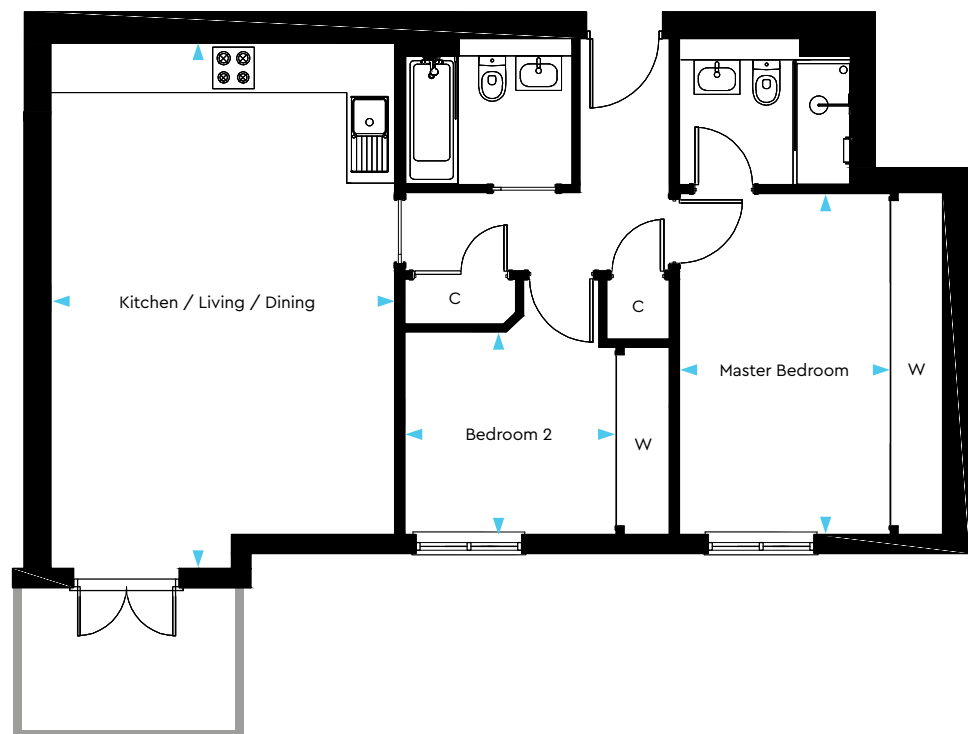
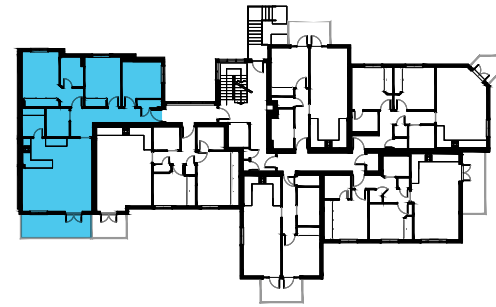
3 2

KITCHEN / LIVING / DINING
18'11" x 19'10" 5755mm x 6035mm

MASTER BEDROOM
10'0" x 12'8" 3055mm x 3870mm

BEDROOM 2
9'9" x 11'3" 2980mm x 3420mm

BEDROOM 3 / STUDY
10'9" x 9'11" 3270mm x 3020mm



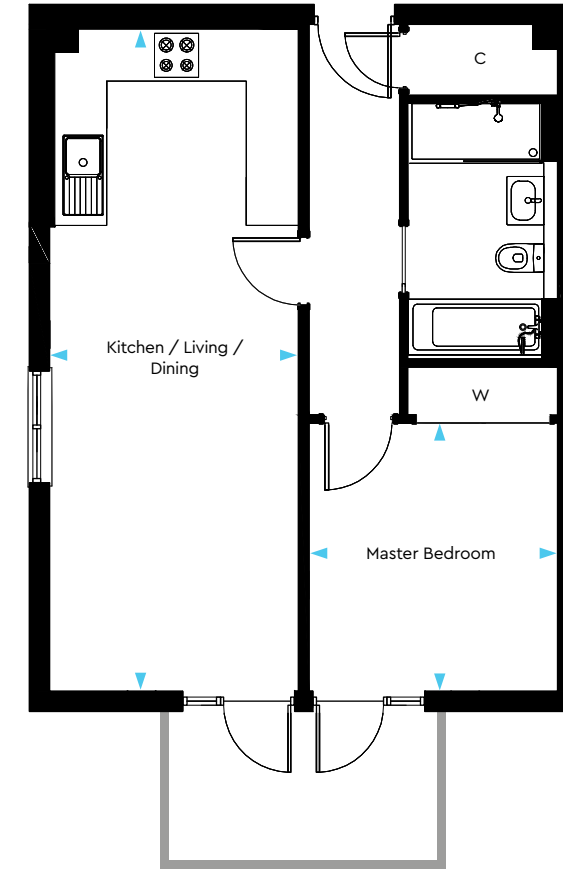
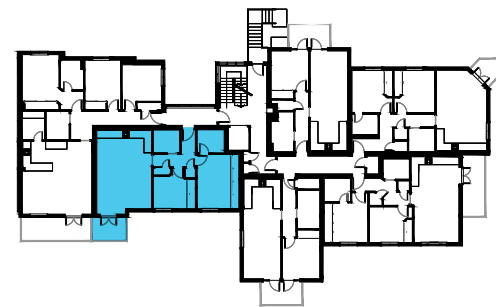
APARTMENT 11

2 2

KITCHEN / LIVING / DINING
14'11" x 22'9" 4550mm x 6935mm

MASTER BEDROOM
9'2" x 14'10" 2795mm x 4513mm

BEDROOM 2
9'2" x 8'9" 2800mm x 2675mm

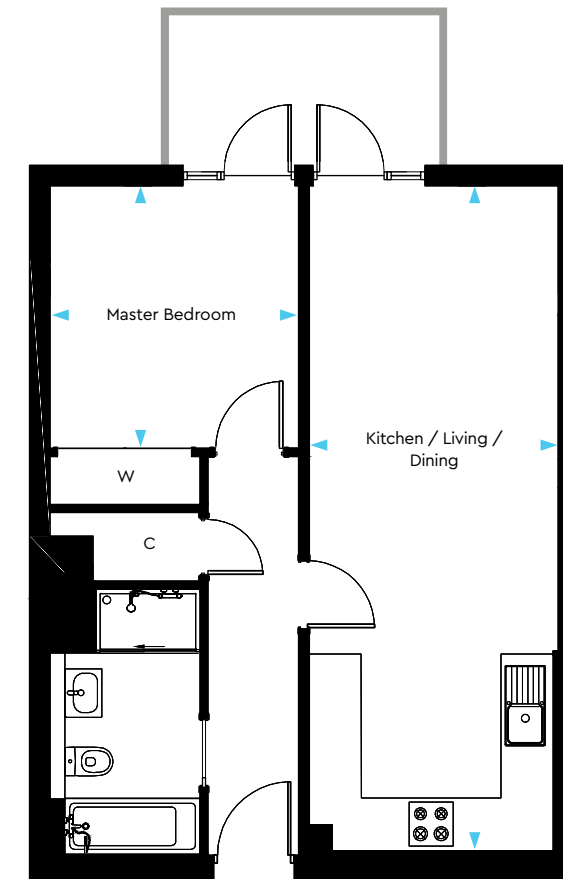
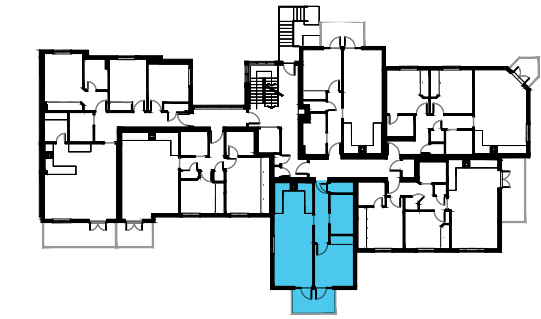


APARTMENT 12

1 1

KITCHEN / LIVING / DINING
10'2" x 27'2" 3105mm x 8265mm

MASTER BEDROOM
10'3" x 11'0" 3110mm x 3345mm

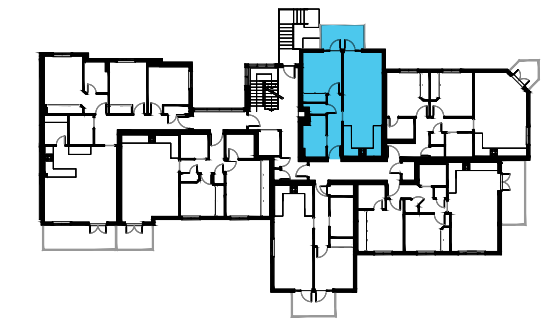


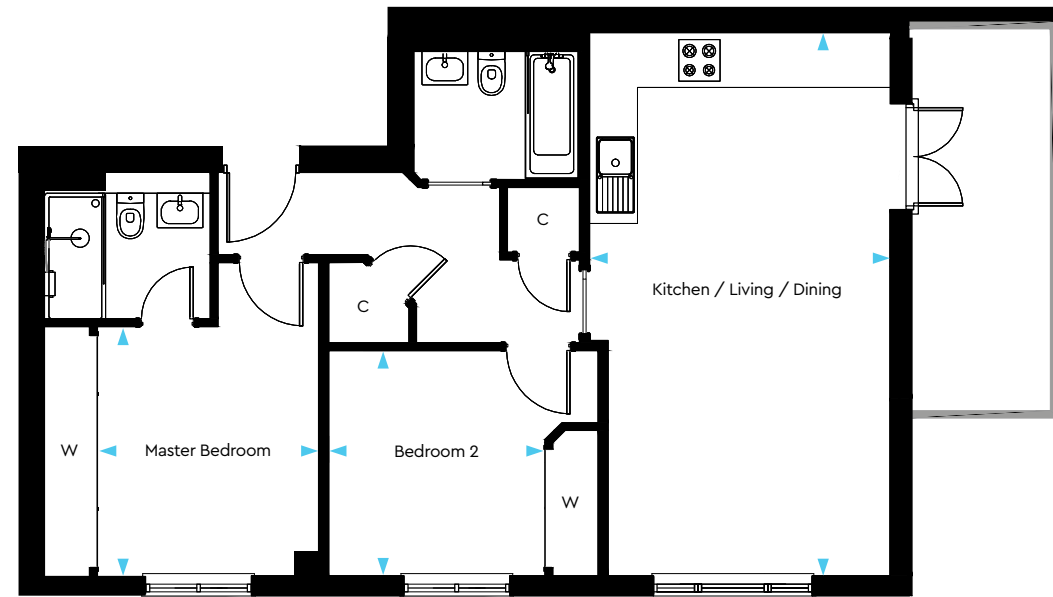
APARTMENT 13

1 1

KITCHEN / LIVING / DINING
10'2" x 27'3" 3105mm x 8291mm

MASTER BEDROOM
10'2" x 10'9" 3105mm x 3276mm





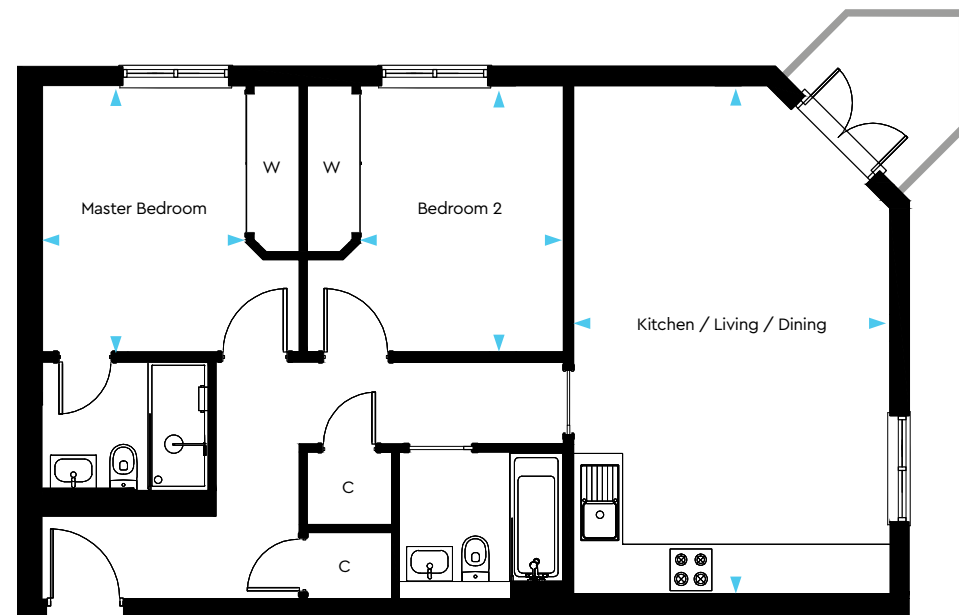
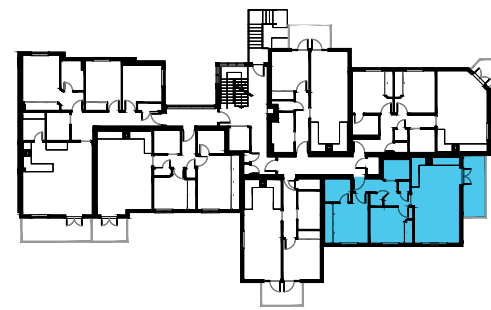
APARTMENT 14

2 2

KITCHEN / LIVING / DINING
13'1" x 23'4" 3975mm x 7100mm

MASTER BEDROOM
9'5" x 9'9" 2864mm x 2975mm

BEDROOM 2
9'7" x 10'10" 2930mm x 3293mm



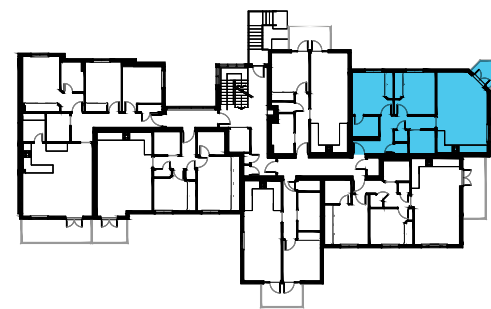
APARTMENT 15

2 2

KITCHEN / LIVING / DINING
13'8" x 22'0" 4170mm x 6691mm

MASTER BEDROOM
8'10" x 11'6" 2680mm x 3507mm

BEDROOM 2
8'10" x 11'6" 2685mm x 3509mm



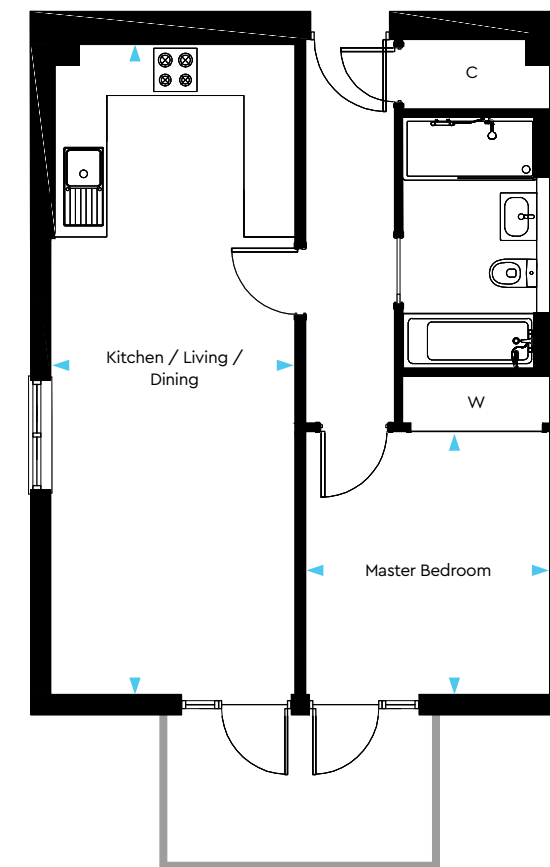
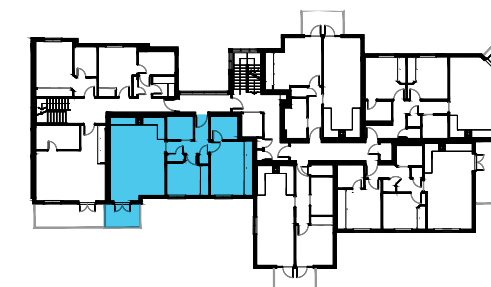
APARTMENT 17

2 2

KITCHEN / LIVING / DINING
14'11" x 22'9" 4550mm x 6935mm

MASTER BEDROOM
9'2" x 14'10" 2795mm x 4513mm

BEDROOM 2
9'2" x 8'9" 2800mm x 2675mm

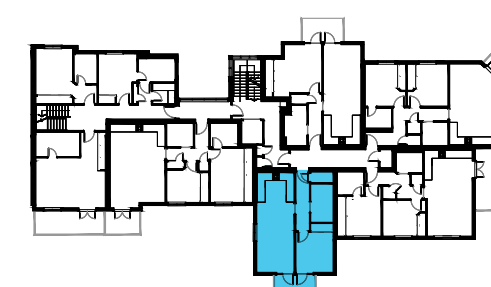


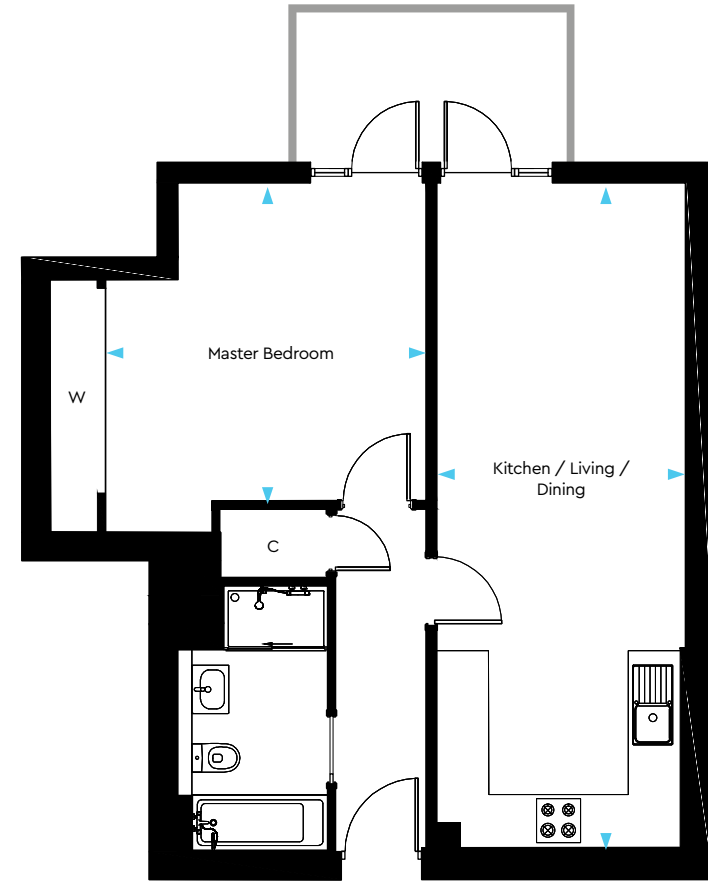
APARTMENT 18

1 1

KITCHEN / LIVING / DINING
10'2" x 27'2" 3105mm x 8265mm

MASTER BEDROOM
10'3" x 11'0" 3110mm x 3345mm



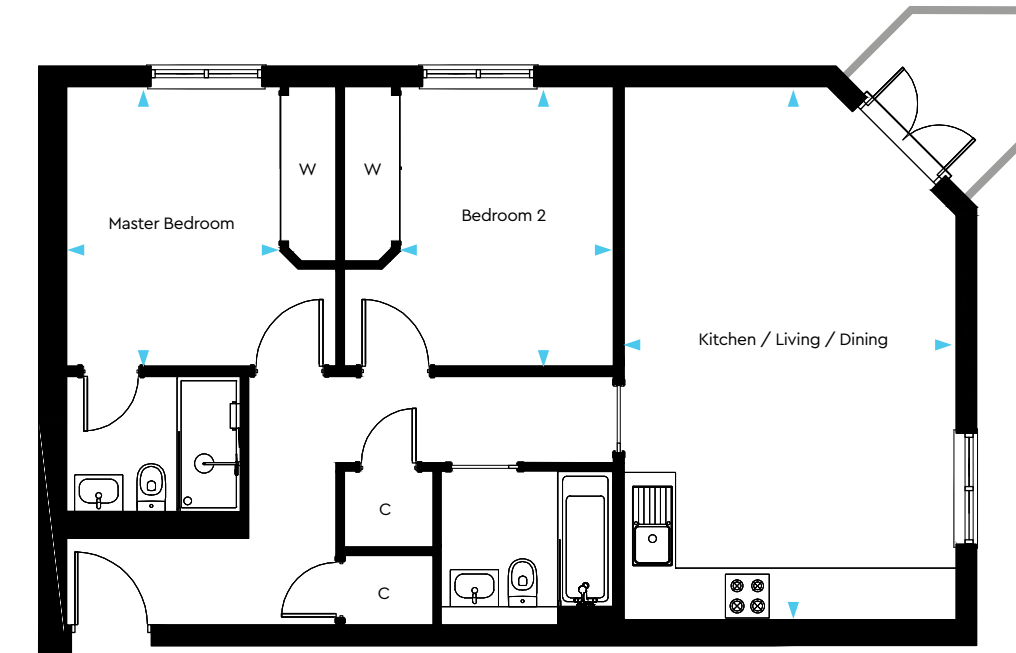
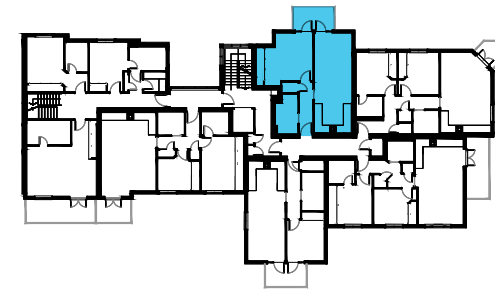


APARTMENT 19

1 1

KITCHEN / LIVING / DINING
10'2" x 27'3" 3105mm x 8291mm

MASTER BEDROOM
13'2" x 13'1" 4007mm x 3976mm



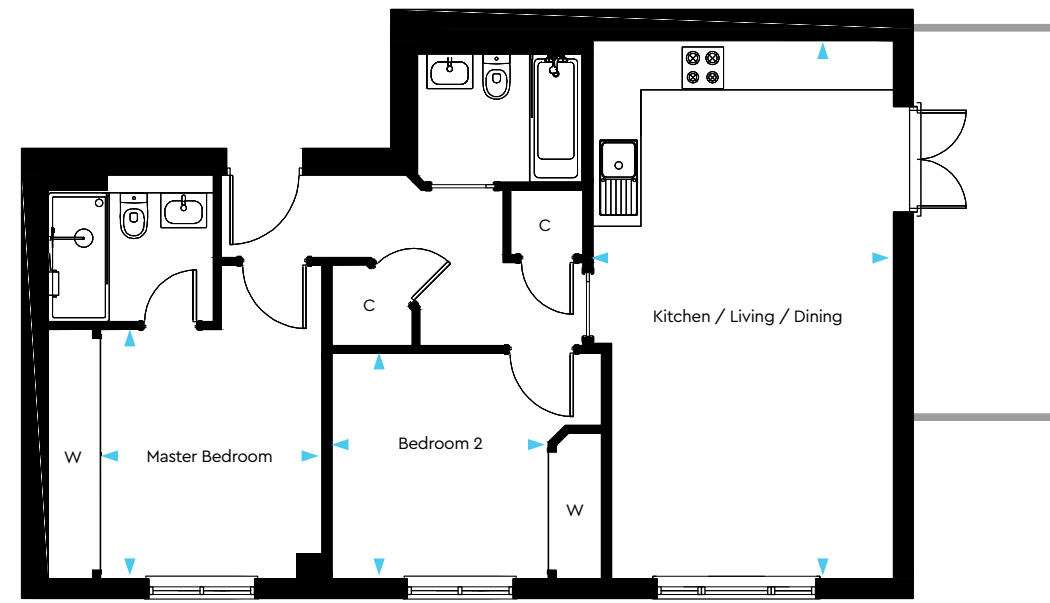
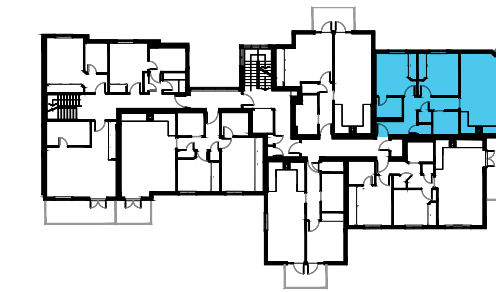
APARTMENT 21

2 2

KITCHEN / LIVING / DINING
13'8" x 22'0" 4170mm x 6691mm

MASTER BEDROOM
8'10" x 11'6" 2680mm x 3507mm

BEDROOM 2
8'10" x 11'6" 2685mm x 3509mm



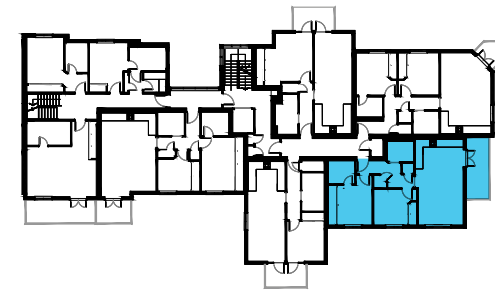
APARTMENT 20

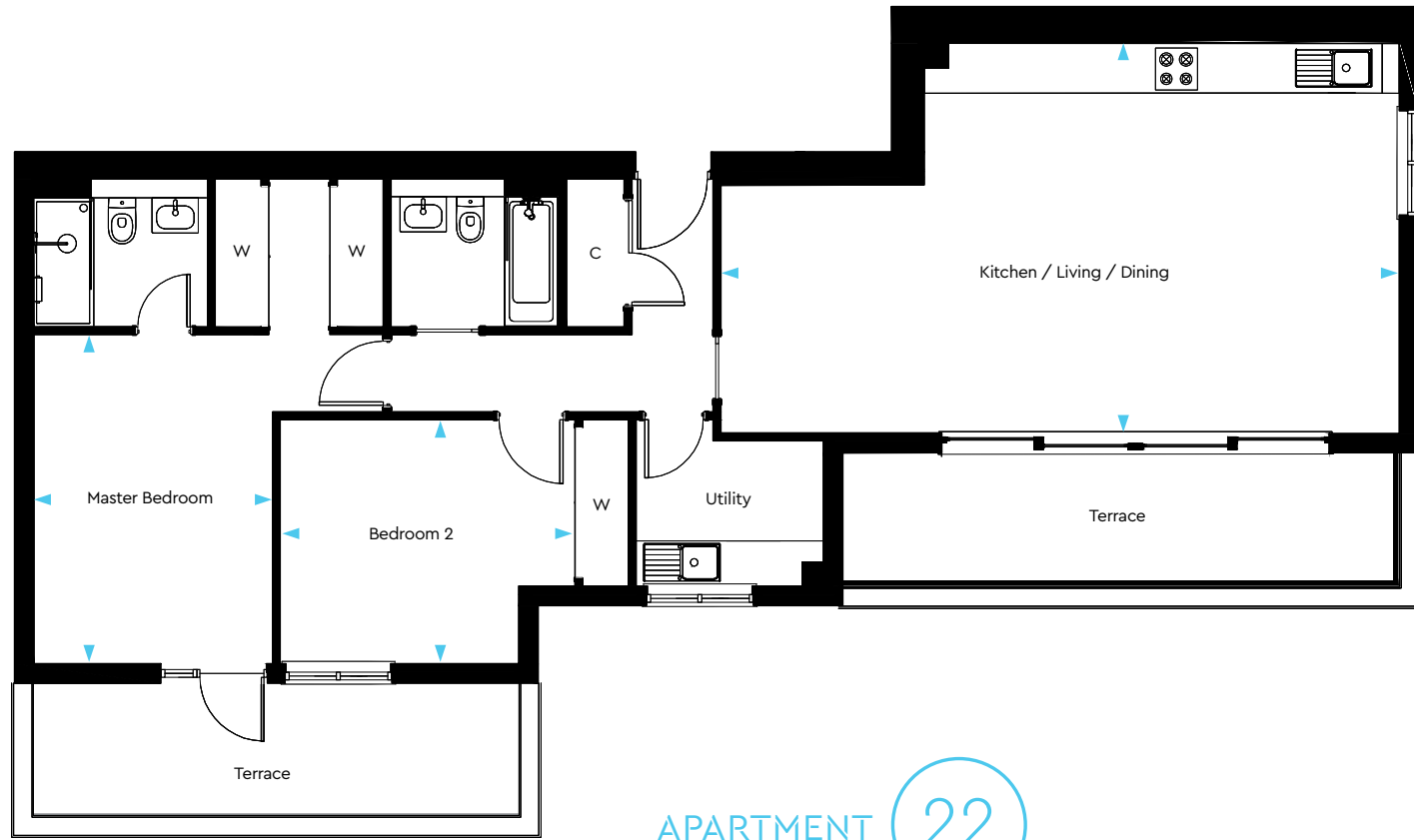
2 2

KITCHEN / LIVING / DINING
13'1" x 23'4" 3975mm x 7100mm

MASTER BEDROOM
9'5" x 9'9" 2864mm x 2975mm

BEDROOM 2
9'7" x 10'10" 2930mm x 3293mm





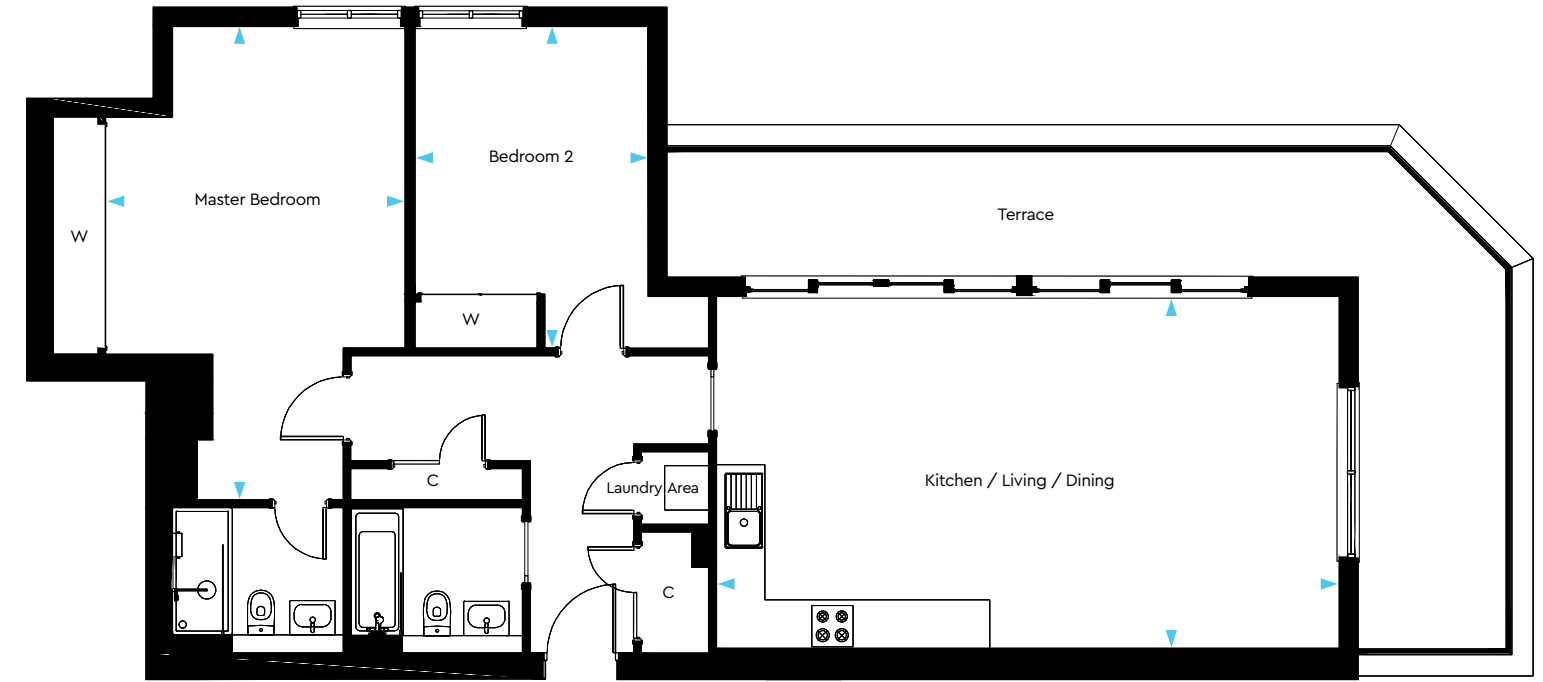
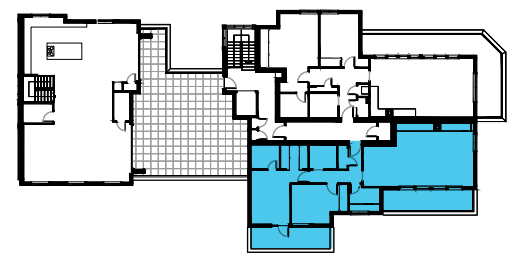
APARTMENT **22**

2 2

KITCHEN / LIVING / DINING
29'2" x 16'9" 8877mm x 5096mm

MASTER BEDROOM
10'3" x 14'2" 3124mm x 4312mm

BEDROOM 2
12'8" x 10'6" 3860mm x 3195mm



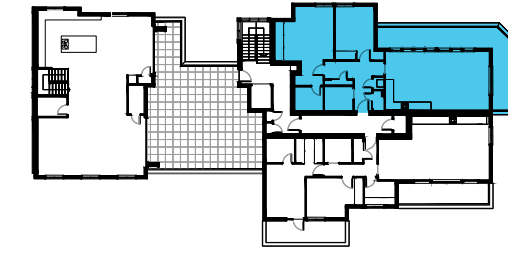
APARTMENT **23**

2 2

KITCHEN / LIVING / DINING
27'3" x 15'5" 8310mm x 4695mm

MASTER BEDROOM
13'2" x 20'9" 4000mm x 6320mm

BEDROOM 2
10'2" x 14'1" 3109mm x 4293mm



AN EXEMPLARY SPECIFICATION

**In the pursuit of excellence,
specification is a priority, not an
afterthought.**

Oakford Homes' unwavering eye for detail means that there is no requirement for options and extras, as only premium materials, fittings and appliances are selected to ensure the perfect balance of comfort and sophistication.

To Oakford, standard means standard-setting, the embodiment of a unique approach to creating homes.





||

We aim to surpass the expectations of our purchasers with brands like Smeg®, Minoli®, Roca® and Hansgrohe®

At Oakford, standard doesn't mean average.

||

Chris Coates
Managing Director

KITCHEN

Contemporary kitchen with comprehensive bespoke floor and wall cupboards, incorporating soft-close doors and drawers, with under-unit lighting

Composite stone worktop, upstand and splashback provided to area behind hob

Fitted appliances by Smeg® include four-zone induction hob, built-in single pyrolytic oven, microwave oven and stainless-steel extractor hood

Integrated appliances include fridge/freezer and dishwasher by Smeg®

Stainless-steel undermount sink with contemporary chrome mixer tap, both by Franke®

Integrated Smeg® washer/dryer provided to the kitchen, with the exception of Homes 10, 22 and 23 (see 'utility & laundry area' section)

ELECTRICAL INSTALLATION & HOME ENTERTAINMENT

Combination of white downlights and pendant light fittings throughout

Mid-height TV point with HDMI connection capability supplied in living room for optional wall-mounted flat-screen TV, wired for Sky+® HD capability. A secondary TV point is located in the master bedroom

BT® points in living room and the master bedroom with a dedicated space for a wireless router

BATHROOM, EN SUITE & CLOAKROOM

Contemporary Roca® sanitaryware in white, with stylish chrome fittings by Hansgrohe®

En suite features Hansgrohe® thermostatic shower and Roman® clear-glass screen or door

Shaver socket fitted to bathroom and en suite

Porcelain floor and wall tiles by Minoli®, with feature fitted mirror, with LED lighting and demister

Roca® vanity units to bathroom and en suite

UTILITY & LAUNDRY AREA

Free-standing Smeg® washing machine and separate condenser dryer provided to homes 10, 22 and 23

Stainless-steel inset sink with Franke® chrome mixer tap to Homes 10 and 22

ENERGY EFFICIENCY, HEATING & INSULATION

Underfloor heating throughout

Heated electric towel rail with chrome finish provided to bathroom and en suite

PVCu double-glazed windows throughout

Insulation installed to NHBC standards

Energy Performance Certificates provided for each home upon completion and Predicted Energy Assessments available upon request

SECURITY

Audio/visual entry system to all apartments

Spur included for future wireless alarm system

Brushed stainless-steel and glass contemporary downlight at each apartment's entrance

Mains-operated smoke detector with battery backup

Gated car park controlled by a key fob with keypad access for pedestrians

DECORATION & INTERNAL FINISH

Matt-painted finish in soft grey and crisp white to all walls and ceilings

Contemporary architraves and skirting boards provided, with satinwood painted finish

Internal doors prefinished in soft grey, featuring contemporary chrome furniture

Combination of porcelain floor tiles by Minoli® and carpets throughout – please ask your sales adviser for each home's exact specification

Stylish fitted wardrobes with sliding mirrored doors provided to master bedroom and bedroom 2

COMMUNAL FACILITIES

Living feature walls at the front of the building

Bicycle store

Satellite dish and television aerial

2 Pod Point car-charging points

Lift to all floors

Landscaped garden

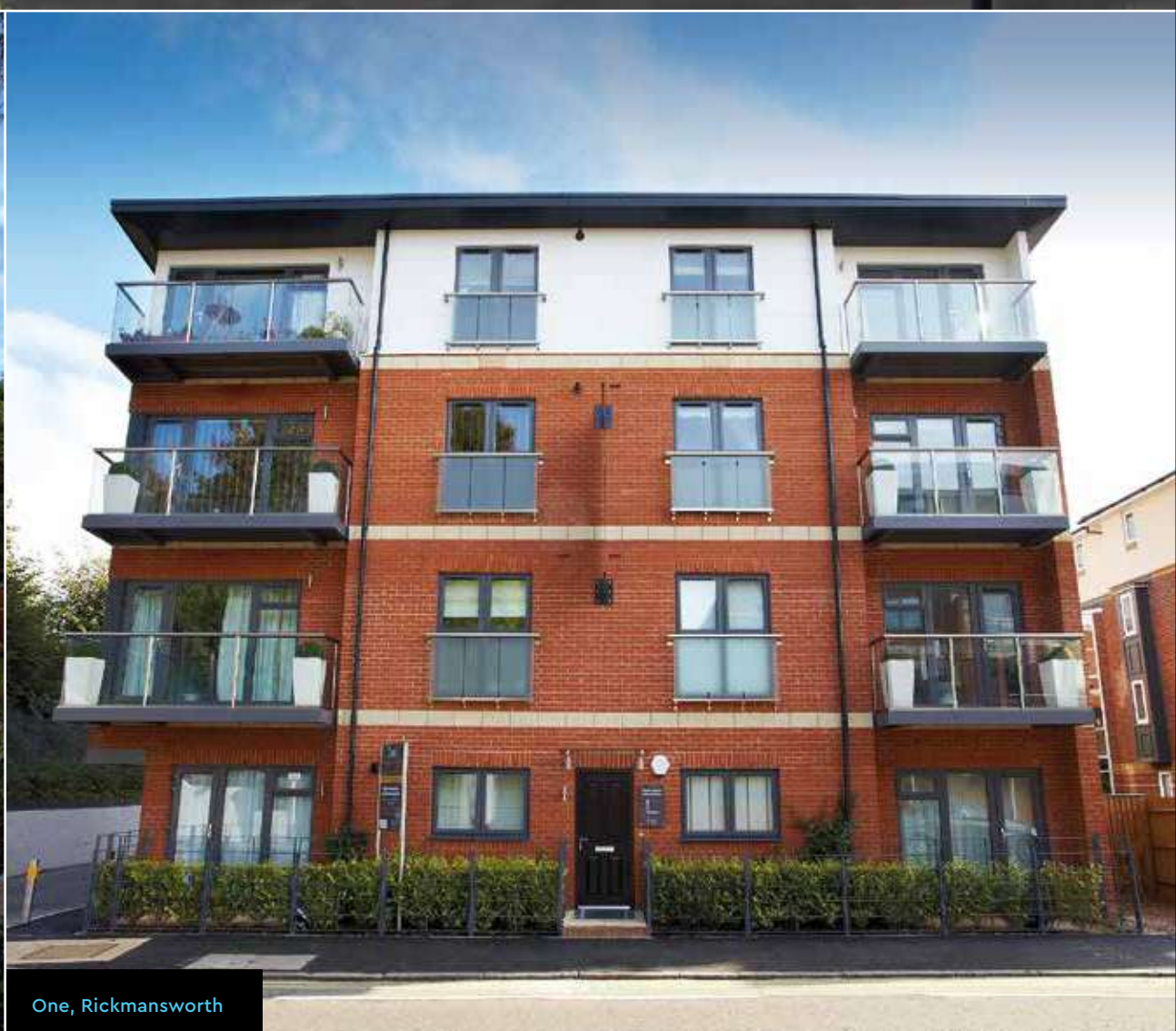




The Townhouses, Royal Quay, Harefield



Trinity Mews, Henley-on-Thames



One, Rickmansworth

A UNIQUE APPROACH

The Oakford Homes approach to home building.

Award-winning Oakford Homes works closely with highly regarded architects and interior designers to create homes that not only look fantastic but have been designed to be functional and meet the demands of today's modern lifestyles.

We strive for our homes to be distinct and bespoke. We are passionate and bring an uncompromising devotion to detail that sets us apart from other housebuilders. For this reason our homes will always remain exclusive and unique.

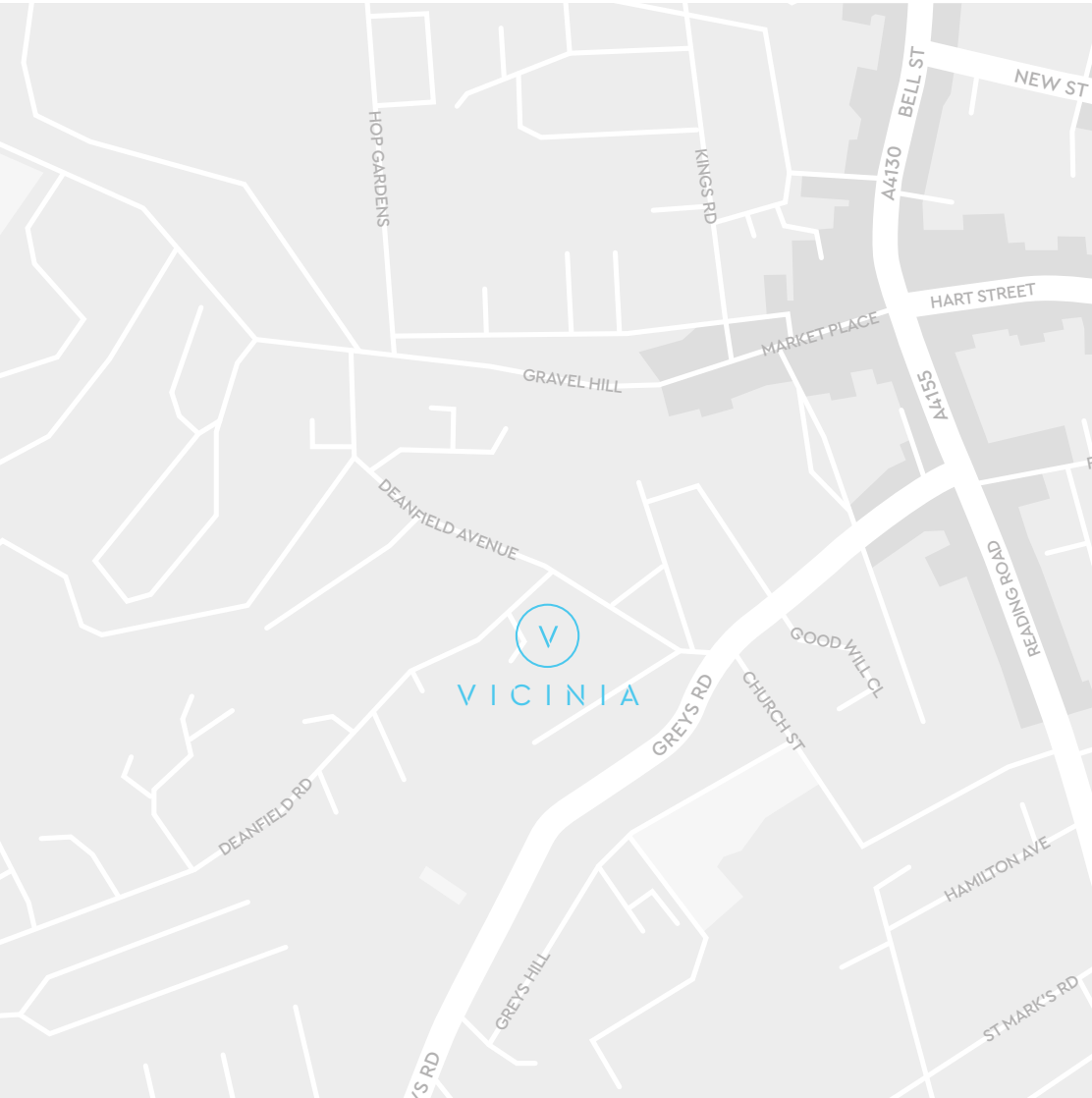
Oakford Homes is a member of the UK Green Building Council and is working hard to make sustainable living one of the most important factors when building new homes, so not only do you get a stunning home in a sought-after location, but it will also be designed to be environmentally positive.

We are committed to delivering the highest levels of customer experience so that every one of our purchasers will be delighted with their new Oakford home from the day they move in, and will be able to recommend us with confidence.





Vicinia, Deanfield Avenue
Henley-on-Thames, Oxfordshire, RG9 1UE

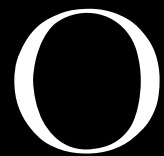


vicinia@oakfordhomes.co.uk



01628 522084

Please note, the information included within this brochure was correct at the time of going to press and certain details may have been changed since printing. Floor plans, kitchen layouts and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these. Photography included depicts previous Oakford Homes developments or is indicative of the local area and does not represent the specific site surroundings or aspect. Photography and images are used for illustrative purposes only. Computer-generated images are not to scale and landscaping is indicative. Finishes and materials may vary from those shown. This brochure does not constitute any part of a contract, nor does it constitute an offer. Oakford Homes reserves the right to make alterations to the specification of the homes at any time during the course of the construction without prior notice.



OAKFORD
HOMES