



FAIR MILE

AT CHOLSEY MEADOWS



A LANDMARK REDEVELOPMENT

IN RURAL OXFORDSHIRE



FAIR MILE
AT CHOLSEY MEADOWS

Discover a vibrant new community, in historic parkland, adjoining the majestic River Thames.

Take advantage of exceptional local facilities and amenities, all on-site.

- Grounds** – 100 acres of open fields and marshland
- River Thames access** – over a mile of river frontage
- Nature Reserve** – managed natural habitat
- Shop/Café/Restaurant** – everyday essentials and refreshments
- Offices** – available to rent
- Cricket Pitch and Pavilion** – recreational amenities
- Allotments** – for residents' use
- Children's Play Area** – fully equipped for outdoor fun
- Day Nursery** – professional pre-school care
- Chapel** – a community facility
- Great Hall** – a community hall, complete with stage





“...favourably situated on the banks of the Thames... the plan affords uninterrupted views of the surrounding country and free access to sun and air...”

FROM AN ORIGINAL REVIEW OF THE THEN-NEW FACILITY, PUBLISHED IN 'THE BUILDER', APRIL 2, 1870



SPACE, FREEDOM AND SERENITY

IN THE HEART OF SOUTH OXFORDSHIRE

Farmland views, green fields and riverside walks. Cholsey village on the doorstep – with the Thames Valley corridor a short drive away.

An exceptional development

Set within over 100 acres of Registered Park and Garden, and boasting direct access to over a mile-long stretch of the River Thames, Fair Mile is truly an exceptional development.

The former hospital site, with beautiful Grade II listed Victorian residential buildings, lodge houses and chapel, is being sensitively transformed to create dramatic, spacious, energy-efficient family homes.

New facilities

Exciting new facilities and amenities, many funded by a Community Development Trust, will unite the communities of both Fair Mile and neighbouring Cholsey village.

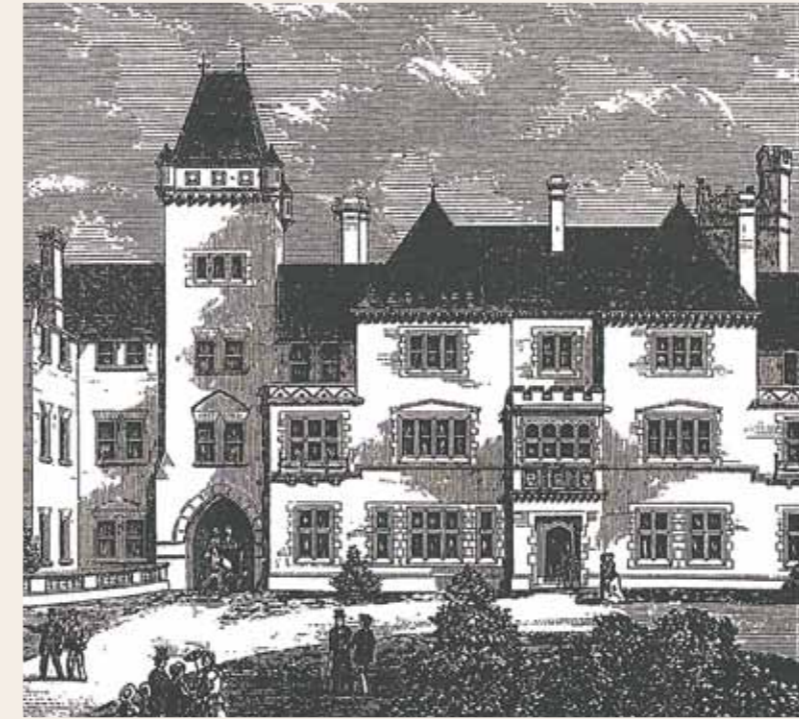
Freedom from the bustle of a working day is never far away. Beyond the cricket pitch and play area, Fair Mile's formal landscaped gardens give way to fields adjoining a nature reserve and water meadow, with direct access to the majestic River Thames.

Easy commuting

Travel is easy and effortless. Cholsey village station, with regular, fast services to London, Oxford and Reading, is less than a mile's stroll.

Charles Henry Howell, FRIBA (c.1824 – 1905)

Charles Henry Howell was a leading Victorian architect for asylums. Based in London and a partner in the firm Howell & Brooks, Howell built the hospital at Fair Mile in 1868 for £68,000. Other buildings designed by Howell include St Leonard's Hill in Windsor, Ribsdon, near Bagshot, and Surrey County Hall.



FROM C.H. HOWELL TO THOMAS HOMES

FAIR MILE ENTERS ITS NEXT CHAPTER

Through sensitive regeneration the historic Fair Mile site will, once again, play a part in the village communities of Cholsey and Moulsoford.

Fair Mile opened as an asylum on 30th September, 1870. Designed by CH Howell, with grounds by Robert Marnock, the original site could accommodate 500 patients. The grand main building was joined by offices, a superintendent's house, a lodge and various cottages. There was also a farm, providing fresh dairy and produce, and a chapel.

Local employment plus social, recreational and sporting activities quickly saw the hospital forging links with nearby village communities - relationships that endured for over 130 years until Fair Mile hospital's closure in 2003.

Now, as Thomas Homes' scheme begins a new chapter for Fair Mile, vibrant communities can unite once more.



“...I have avoided mere ornamental decoration and tried to produce a pleasing and cheerful building by studying the gables, windows and other necessary features...”

C.H. HOWELL
HOSPITAL ARCHITECT
CIRCA 1870



MAJESTIC VICTORIAN SPLENDOUR

RESTORED FOR 21ST CENTURY LIVING

Spectacular original features and exterior façades form the fabric of breathtaking houses, apartments and commercial & leisure facilities.

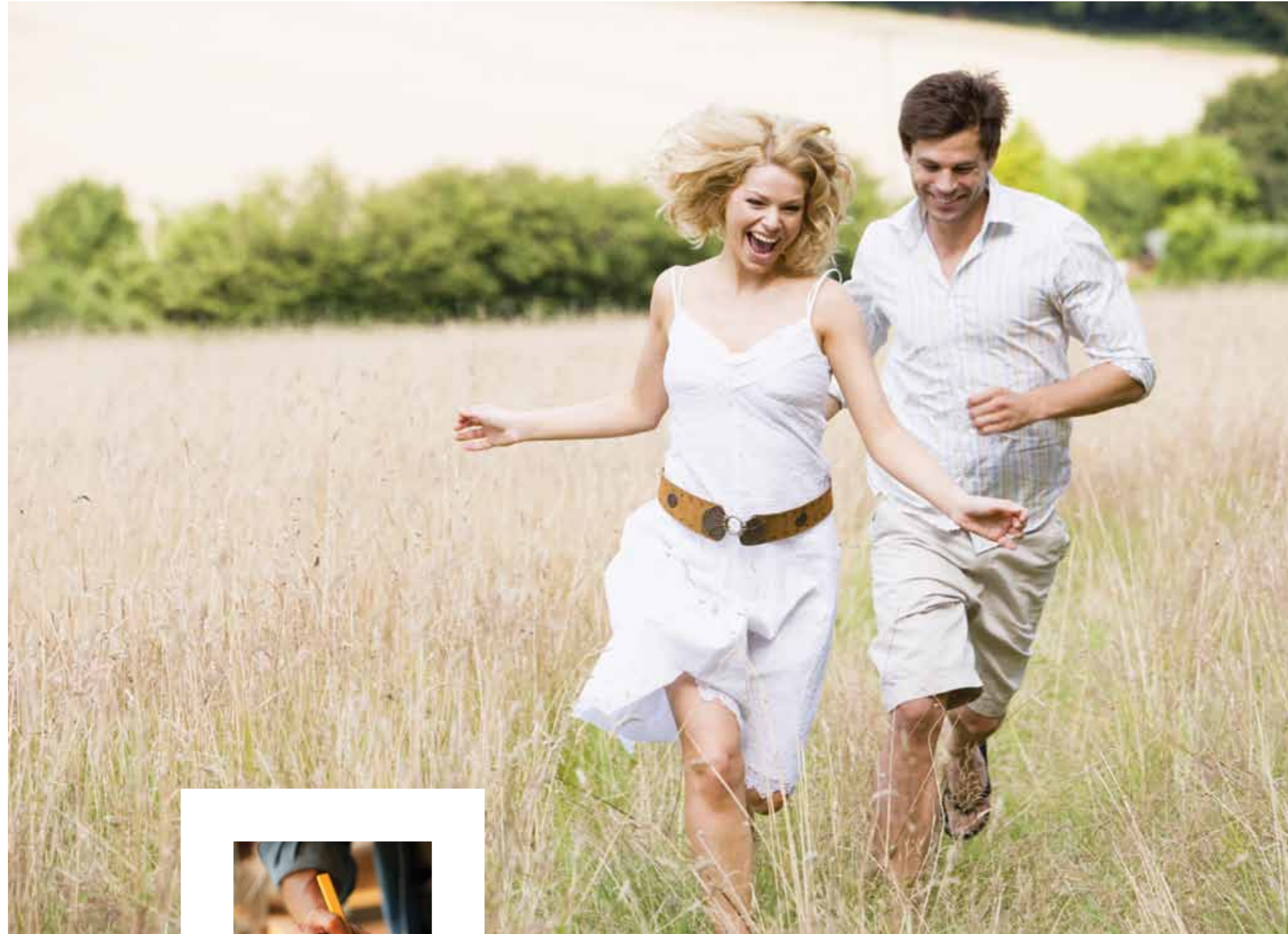
Conceived by Charles H. Howell over 140 years ago, Fair Mile's hospital buildings stand as proud today as they did in 1870 - a fine example of Victorian grandeur and architectural confidence.

Crow step gables... red and blue brick detailing... stone sills and mullions... sliding sash windows... countless historic hallmarks tell the story of a bygone age.

Working sympathetically to maintain the historic fabric of the buildings, Thomas Homes is creating 130 new dwellings within the existing structures.

In a scheme that embraces the latest sustainable best practice, and a planning framework securing lasting regeneration, Fair Mile is being reborn.





Naturally better.

Throughout Fair Mile's restoration, advanced eco-building techniques are creating exceptional energy efficiency in the listed buildings.



SUSTAINABLE BUILDING TECHNIQUES

ENERGY-EFFICIENT TECHNOLOGIES

Eco performance, carbon reduction, conservation, transport infrastructure: Fair Mile leads the way in best-practice sustainable development.

Fair Mile's redevelopment is sustainable. By repurposing existing structures using the latest eco-conversion techniques, the scheme imposes minimal environmental load. 95% of the building waste created during construction is being recycled.

Conserving energy and resources is a priority throughout all restoration. Original

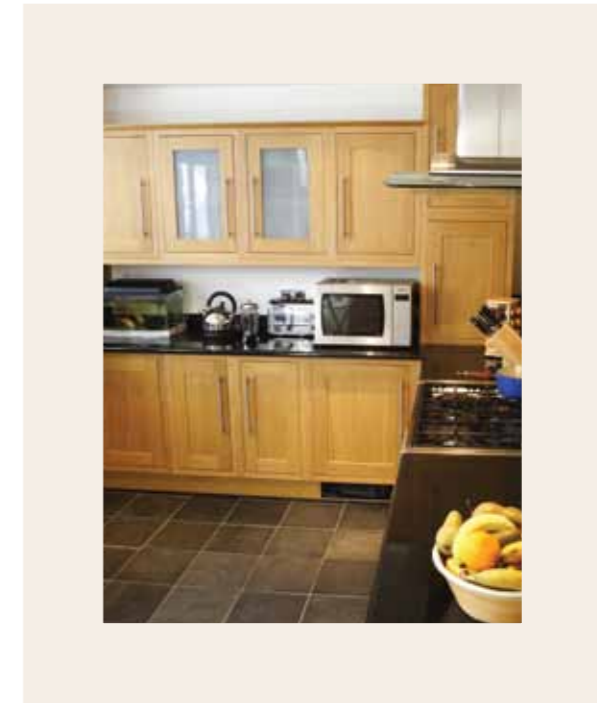
sash windows are being retained, updated with high-performance double-glazed units and seals.

Featuring high quality sound and heat insulation for walls and roofs, all properties will meet the Ecohomes 'Very Good' standard. Rainwater is controlled by a Sustainable Urban Drainage System (SUDS).

Fair Mile also encourages greener travel. Local rail services from Cholsey station will be joined by a new regular bus service. Fair Mile's footpaths double as cycleways, and buildings include designated areas for cycle storage.



// It's the conversion I've been looking for. Not just contemporary home comforts, but a true sense of heritage, too. //



EFFORTLESS LUXURY, TIMELESS STYLE

ENJOY DESIGN AND SPECIFICATION
PAR EXCELLENCE

Inspired planning, quality materials and faultless craftsmanship. You'll see and feel the difference in a Fair Mile Victorian conversion.

The homes under creation at Fair Mile are something very special. Ranging from one to four bedrooms, each conversion has been individually planned.

The scale of the original Victorian scheme lends itself to exceptional new living spaces. High ceilings, restored sash

windows and new French doors create open, airy rooms bathed with daylight.

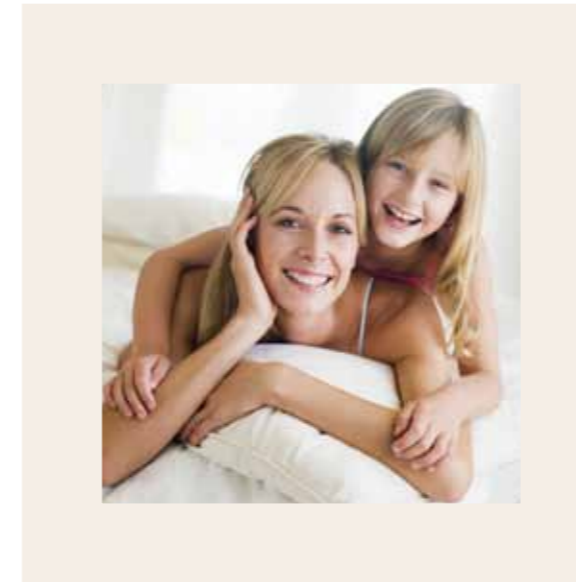
Wherever possible, existing Victorian features are restored or maintained: examples include original Victorian panelling, high skirting boards and window seats. All conversions feature

the latest lifestyle comforts. Fully-fitted kitchens have A-rated energy efficient appliances, whilst bathrooms boast contemporary wall-hung sanitaryware and fully concealed pipework.



Join the community on your doorstep.

Shopping, recreation, social amenities, sports facilities, childcare – even office space. There's more to life than just a beautiful home at Fair Mile.



TAKE A WICKET OR A CATCH

PLAY BADMINTON... GO FISHING...
RUN OR CYCLE... RELAX AND UNWIND

However you enjoy spending your free time, Fair Mile goes the extra mile.

With business, sport and leisure facilities all on-site, Fair Mile will offer residents unrivalled community amenities. Opportunities are expected to include:

Expansive Grounds

Enjoy over 100 acres of open fields and marshlands.

One mile of Riverbank

Fish in the Thames....or even try your hand at canoeing.

Nature Reserve

Wander through woodland and nature trails and wildflower meadows.

Fair Mile Shop, Restaurant & Café

Everyday essentials, groceries and light refreshments right on your doorstep.

Offices

Flexible studios and units, with garden views, available to rent.

Cricket Pitch and Pavilion

The new venue for Cholsey Cricket Club matches and local events.

Allotments

The former kitchen gardens transformed for residents' horticultural use.

Fully equipped Play Area

Safely let your children...be children! Catch up with neighbours and friends.

Day Nursery

Professionally operated and providing places for around 50 pre-school children from Fair Mile and the surrounding area.

Chapel

Converted facility for the Community Development Trust.

Great Hall

Play badminton or watch a show in the newly-restored community hall, complete with stage.





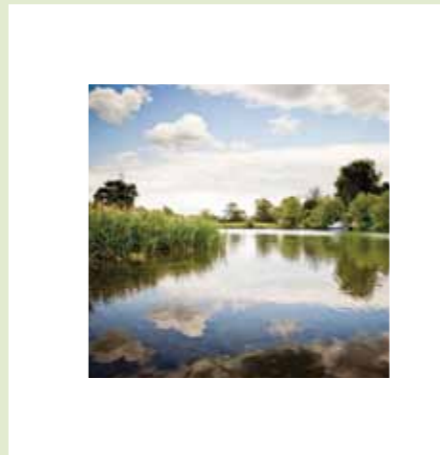
FAIR MILE

SITEPLAN

Discover over 100 acres of parkland and gardens with direct access to a mile-long stretch of the beautiful River Thames.

Thomas Homes
Fair Mile Development

Linden Homes
Cholsey Meadows Development



IN AND AROUND FAIR MILE

New on-site facilities and amenities, many backed by a Community Development Trust, will create a vibrant environment to live and work.

1. River Thames
2. Cholsey Marsh Nature Reserve
3. Lime Walk
4. Grazing Area
5. Orchard and Allotments
6. Cricket Pitch
7. Cricket Pavilion
8. Equipped Play Space
9. Meadows
10. Community uses in Great Hall
11. Children's Nursery
12. Shop / Restaurant / Café
13. Farm Buildings converted to commercial use
14. Registered Park and Garden
15. Converted Chapel

Important Notice
The site layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the Specified matters prescribed by any order made under Property Misdescriptions Act 1991. Landscaping is indicative. For further details please contact the Sales Centre.

Cholsey can tell many fascinating tales.

In 1006, the Danes camped in the village after razing Wallingford. A village church (now St Mary's) and land was once owned by Mont St. Michel, the Monastic Abbey in Normandy, France.



St Mary's Church, Cholsey



Wallingford



The skyline and golden spires of Oxford University



Goring

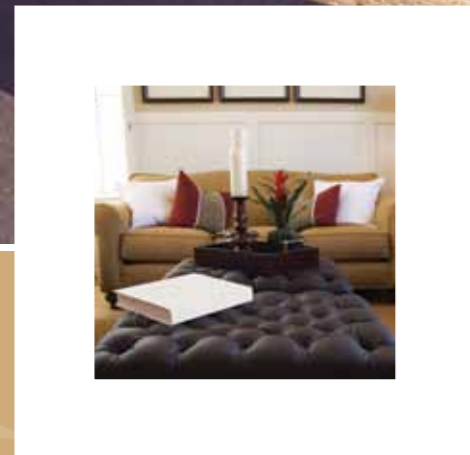
VILLAGES, UNIVERSITY CITIES, COMMERCIAL AND CULTURAL HUBS

START YOUR JOURNEY AT FAIR MILE
- WHEREVER YOU WANT TO HEAD

Basking in open, unspoilt countryside, and with the Chiltern Hills and The Ridgeway as a backdrop, Fair Mile is the ideal base – wherever you want to head.

Market towns like Wallingford and Henley-on-Thames, with their riverside walks, cafes, restaurants, shops and boutiques vie with picture postcard villages like Moulsoford, Streatley and Goring, full of traditional character and charm, for your undivided attention.

Whether it's business or pleasure that calls you, the bright lights and buzz of Oxford, Reading and London are within easy reach. London, for instance, is just a sixty-minute direct train journey from Cholsey station.



Cotswold Mill, Cirencester

“ The projects we undertake are always imaginative and challenging. We relish the opportunity to be bold, and thrive on delivering extraordinary outcomes. ”

HUGH THOMAS,
MANAGING DIRECTOR, THOMAS HOMES



The Atrium, Bristol



Albion Place, Reading

THOMAS HOMES

THE NAME BEHIND SENSITIVE, HIGH QUALITY DEVELOPMENTS

Established in 1974, Thomas Homes is one of the largest privately owned residential property developers in the south of England.

Thomas Homes specialises in building in sensitive locations – projects where design and quality are the major consideration.

With an appetite for developments that demand an imaginative, holistic and sympathetic approach, the company's ambitious schemes to date demonstrate a legacy of success.

There is no standard Thomas Homes' design; projects take inspiration from each location and the surrounding architecture to create individual dwellings with identity and character.

Direct communication, transparent development goals and a passion for community engagement and

collaboration have not gone unnoticed. By securing stakeholders' confidence and trust, the team has enjoyed the freedom to realise some of the UK's largest and most challenging residential, commercial and mixed-use schemes.



HOW TO FIND US

DISCOVER HOW MUCH FAIR MILE HAS TO OFFER

The sensitively restored and converted properties and facilities at Fair Mile, Cholsley Meadows, are being released in several phases. For further information and to book an appointment to visit the development, simply get in touch today.

Call: **01491 652 515**

Email: fairmile@thomashomes.co.uk

Fair Mile at Cholsley Meadows

Reading Road, Cholsley,
Wallingford, Oxfordshire
OX10 9HH

Sat Nav: **OX10 9HH**

| | |
|-----------------------------|-----------|
| Cholsley station | 1 mile |
| Waitrose Wallingford | 2.5 miles |
| Henley | 13 miles |
| Reading | 15 miles |
| Oxford | 17 miles |
| The Ridgeway National Trail | 3 miles |
| The Oxfordshire Golf Club | 17 miles |

| | |
|-----------------------------|-----------|
| Beetle and Wedge restaurant | 1.5 miles |
| Leatherne Bottel restaurant | 7 miles |
| Le Manoir aux Quat'Saisons | 14 miles |

