

HEDGEWAYS

TONGHAM • SURREY

A contemporary collection of just
ten 2, 3 & 4 bedroom homes.



HOMES
BY
HARLEQUIN

ENJOY THE BEST OF TOWN AND COUNTRY

A select collection of just ten 2, 3 & 4 bedroom homes, Hedgeways brings the opportunity to enjoy life in a fantastic new home, within easy reach of Surrey and Hampshire's beautiful countryside, and the vibrant towns of Farnham and Guildford.

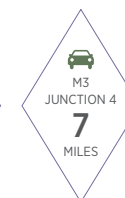


Located just half a mile from the heart of Tongham, village living is yours to enjoy when you make your home at Hedgeways. Local shops include a grocery store, butcher and baker, so you'll be covered for everyday essentials, while for the weekly shop, Farnham supermarkets include Waitrose and Sainsbury's. Farnham is also home to a good selection of restaurants and at Farnham Maltings you'll find a cinema, theatre, art spaces, riverside café and monthly market with over 200 stalls, selling everything from original art to vintage fashion.

Parents will appreciate that infant, primary and secondary schools locally are all rated 'good' by OFSTED, with St Michael's CofE Infants in Farnham rated 'outstanding'.

The nearby open spaces of Hankley Common, Puttenham Common and Frensham Ponds all offer walking and cycling routes that suit all abilities. There's also a good selection of golf clubs that make the most of their spectacular settings.

For travel to London, rail services from Aldershot and Ash offer minimum travel times of 45 and 48 minutes respectively. The M3 is accessible within just 7 miles, giving access to London and the south coast.



*from Aldershot Station

Bordered by mature trees, Hedgeways has been carefully designed to offer every home allocated parking and private rear gardens.

PLOTS 1 & 2

4 BEDROOM FAMILY HOME

PLOTS 3 & 4

3 BEDROOM FAMILY HOME

PLOT 5

3 BEDROOM FAMILY HOME

PLOTS 6, 7, & 10

2 BEDROOM HOME WITH STUDY

PLOT 8

3 BEDROOM FAMILY HOME

PLOT 9

3 BEDROOM FAMILY HOME





Computer generated illustration is indicative only

PLOTS 1 & 2

4 BEDROOM FAMILY HOME

GROUND FLOOR

Kitchen / Dining	8.06m x 2.83m	26'6" x 9'4"
Living Room	3.96m x 3.80m	13'0" x 12'6"
Utility	2.07m x 1.61m	6'10" x 5'4"

FIRST FLOOR

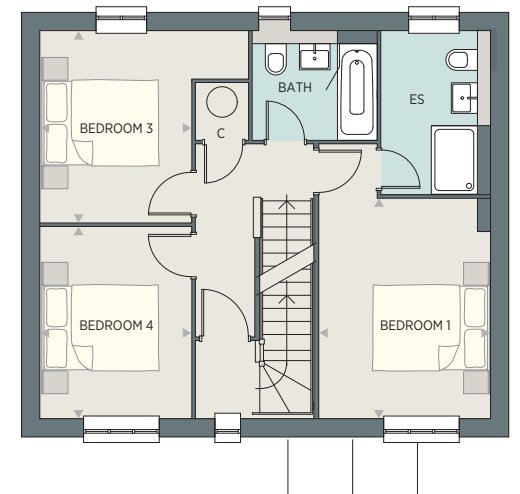
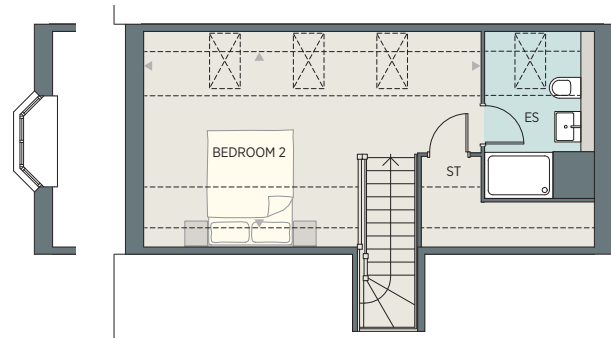
Bedroom 1	3.93m x 3.05m	12'11" x 10'0"
Bedroom 3	3.42m x 2.70m	11'3" x 8'10"
Bedroom 4	3.42m x 2.70m	11'3" x 8'10"

SECOND FLOOR

Bedroom 2	6.03m x 3.19m	19'10" x 10'6"
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Feature window to Plot 2



☒ Velux Window — Denotes reduced ceiling height

U - Utility C - Cupboard ES - Ensuite C - Cupboard ES - Ensuite

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.



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PLOTS 3 & 4*

3 BEDROOM FAMILY HOME

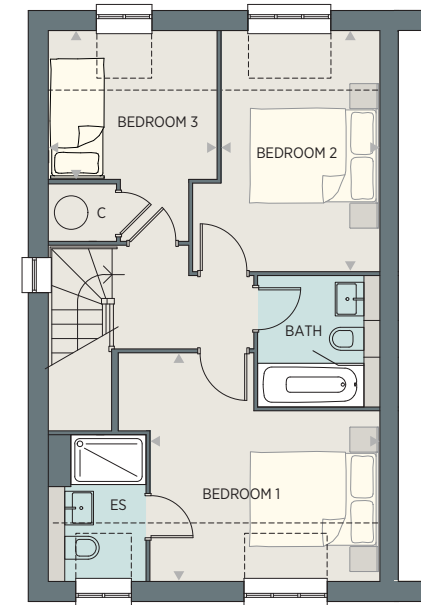
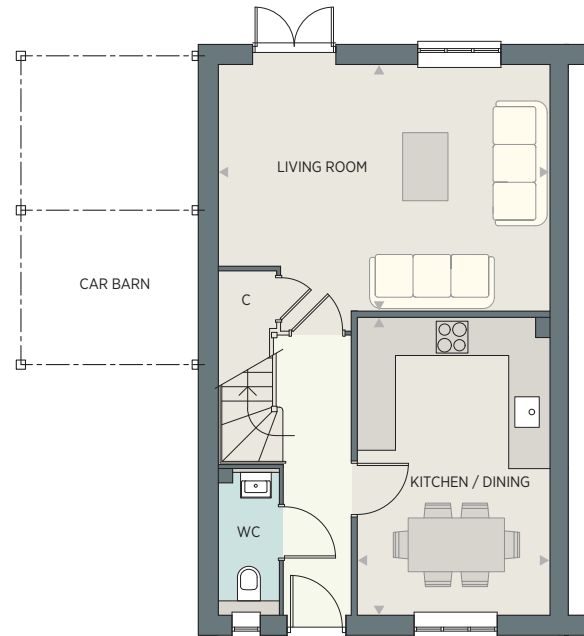
GROUND FLOOR

Kitchen / Dining	4.82m x 3.10m	15'10" x 10'2"
Living Room	5.37m x 3.99m	17'8" x 13'1"

FIRST FLOOR

Bedroom 1	3.72m x 3.70m	12'3" x 12'2"
Bedroom 2	3.90m x 2.56m	12'10" x 8'5"
Bedroom 3	2.72m x 2.39m	8'11" x 7'11"

*Floorplan is mirrored



C - Cupboard ES - Ensuite — Denotes reduced ceiling height

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PLOT 5

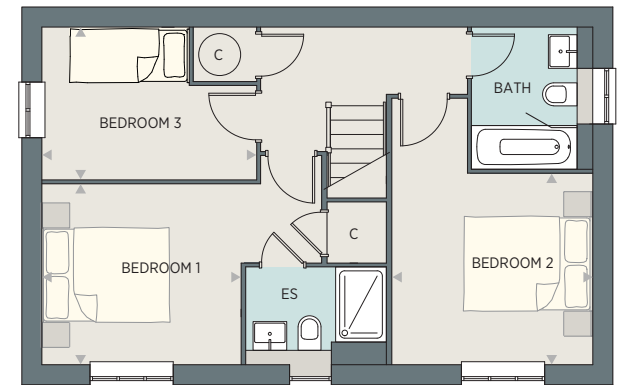
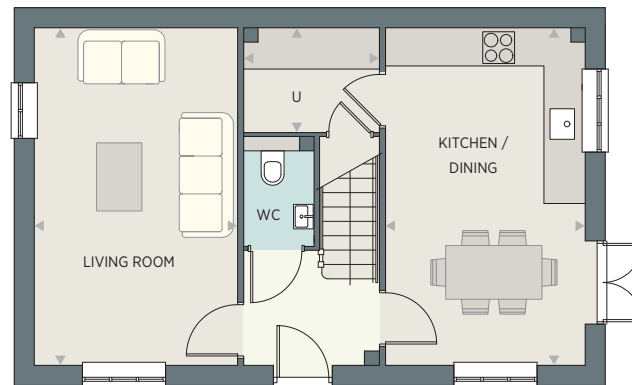
3 BEDROOM FAMILY HOME

GROUND FLOOR

Kitchen / Dining	5.47m x 3.22m	17'11" x 10'7"
Living Room	5.47m x 3.27m	17'11" x 10'9"
Utility	2.17m x 1.67m	7'2" x 5'6"

FIRST FLOOR

Bedroom 1	3.22m x 2.92m	10'7" x 9'7"
Bedroom 2	3.24m x 3.09m	10'8" x 10'2"
Bedroom 3	3.47m x 2.46m	11'5" x 8'1"



U - Utility C - Cupboard ES - Ensuite

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PLOTS 6, 7,* & 10*

2 BEDROOM HOME WITH STUDY

GROUND FLOOR

Kitchen / Dining	5.05m x 2.66m	16'7" x 8'9"
Living Room	4.92m x 3.76m	16'2" x 12'4"

FIRST FLOOR

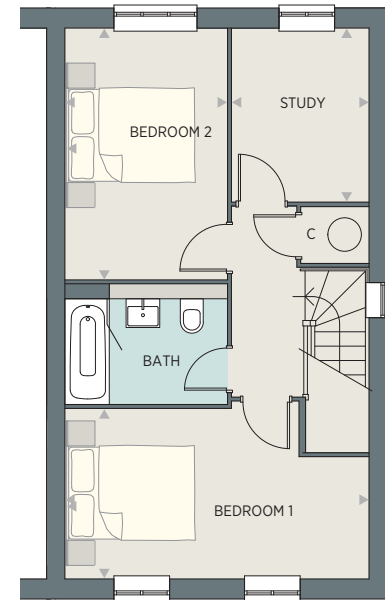
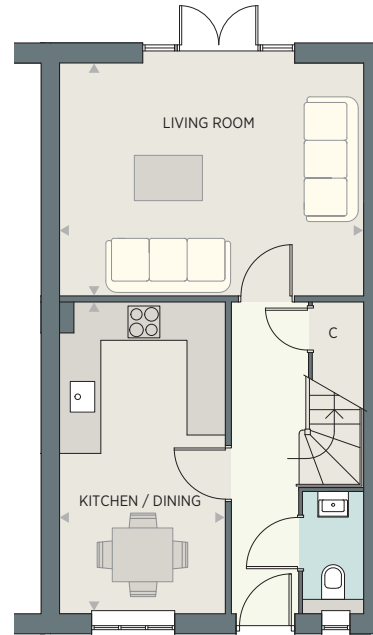
Bedroom 1	4.92m x 2.75m	16'2" x 9'1"
Bedroom 2	4.08m x 2.62m	13'5" x 8'7"
Study	2.81m x 2.21m	9'3" x 7'3"

*Floorplan is mirrored



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PLOT 8

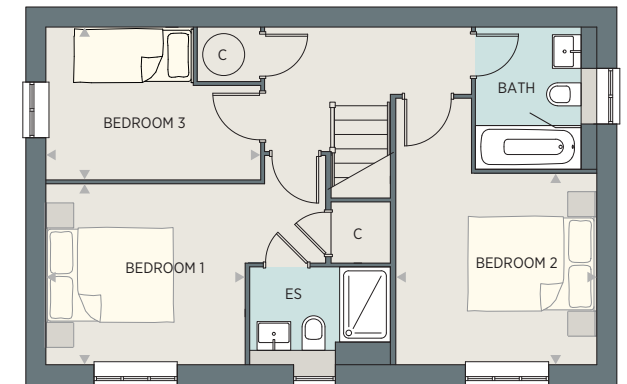
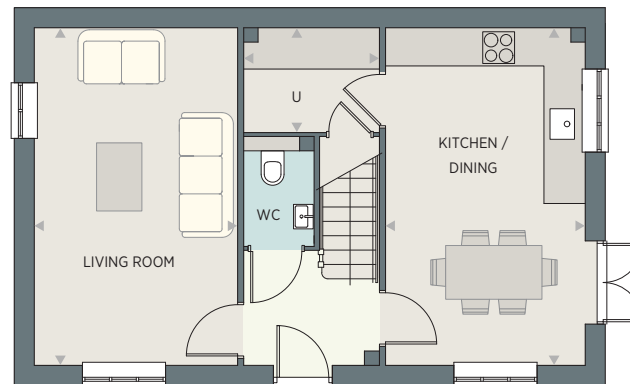
3 BEDROOM FAMILY HOME

GROUND FLOOR

Kitchen / Dining	5.47m x 3.22m	17'11" x 10'7"
Living Room	5.47m x 3.27m	17'11" x 10'9"
Utility	2.17m x 1.67m	7'2" x 5'6"

FIRST FLOOR

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PLOT 9

3 BEDROOM FAMILY HOME

GROUND FLOOR

Kitchen / Dining	4.82m x 3.10m	15'10" x 10'2"
Living Room	5.37m x 3.99m	17'8" x 13'1"

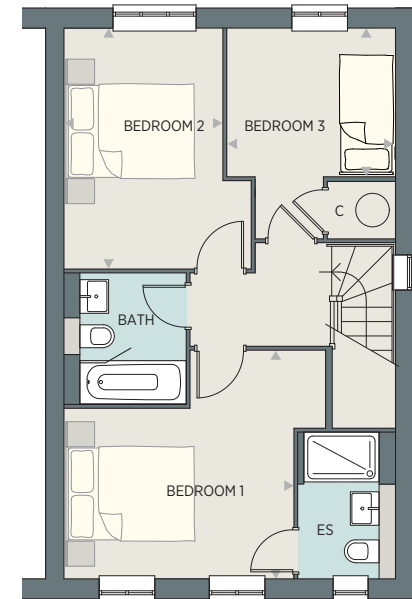
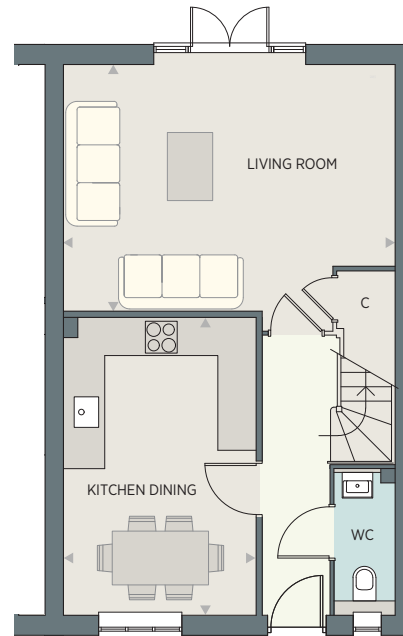
FIRST FLOOR

Bedroom 1	3.72m x 3.70m	12'3" x 12'2"
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THE SPECIFICATION

Thoughtful design, contemporary specifications and attention to detail are the defining hallmarks of these attractive new homes.

INDIVIDUALLY DESIGNED KITCHEN

- Shaker style kitchen with matt lacquered doors and 22mm slimline laminate worktops
- Multifunctional stainless steel fan assisted oven
- Induction hob and integrated extractor
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel single bowl undermounted sink with chrome mixer tap
- LED under wall unit lighting
- Integrated washer/dryer to plots without utility room

UTILITY ROOM (WHERE APPLICABLE)

- Utility furniture incorporating worktop and upstand
- Space and plumbing for separate washing machine and tumble dryer

QUALITY BATHROOMS

- Contemporary styled bathrooms with European sanitaryware and Hans Grohe chrome taps
- Mirrors to WC, bathroom and en suites
- Walk-in shower to en suites
- WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail to all bathrooms
- Ceramic wall tiles to selected areas

HEATING, ELECTRICAL AND LIGHTING

- Thermostatically efficient air source heat pump central heating
- Underfloor heating to ground floor
- Radiators to upper floor
- LED Downlights to WC, kitchen, en suites and bathroom
- Pendant lighting to all other areas

HOME ENTERTAINMENT AND COMMUNICATIONS

- TV points to living room, study, family/dining room, master bedroom and bedroom 2
- Wired for Sky Q (for future possible connection)
- Telephone points to living room and study (where applicable)
- Cat 6 pre-wired Home Network points to study

INTERIOR FINISHES

- Cottage style painted internal doors
- Staircase with oak handrail
- Satin paint finish to all internal joinery
- Flooring to kitchen, hallway, cloakroom, en suite and bathroom

EXTERNAL

- Secure by design front door with multi point locking system
- PVCu windows
- Seeded lawn
- Paving to patio areas
- External Tap provided

SECURITY AND PEACE OF MIND

- External light wiring to external doors
- Wiring to spur under staircase for future alarm system
- Mains fed smoke detectors with battery backup
- 10 Year Building Warranty



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Joint Selling Agents



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