

The image features a dark navy blue background with decorative white and light blue leafy branches in the corners. A central white double-line square frame contains the text.

# Officers

PARK




# Welcome to the

## A Unique Collection of Apartments in a Historic Setting

Welcome to the Officers Park, a new chapter in the evolution of an historic site.

Bourne Homes Ltd are excited to transform the former Officers Mess into a stunning collection of 33 one and two-bedroom apartments, set within private grounds of over 3 acres.




Located within the former Princess Royal Barracks, the Officers Mess, built in 1937 was once the heart of the Royal Logistic Corps and the Defence College of Logistics, Policing, and Administration. Historically, it welcomed visiting officers attending courses at the School of Logistics, making it a hub for military training since the late 19th century.

# Officers Park

## A Blend of Character, Charm and Contemporary Comfort

This development thoughtfully balances the preservation of the site's heritage with the needs of modern living.

This creates residences that not only honour the past, but also contribute meaningfully to the community's future.



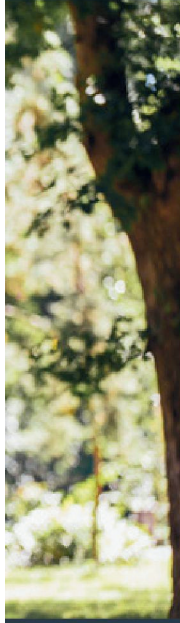
These apartments are set to become unique, sought-after homes that offer a blend of character, charm, and contemporary comfort, all showcasing our signature specification.



# Live the Lifestyle you have Imagined



Explore our beautifully styled  
show apartment, designed to  
reflect the quality, character,  
and comfort of every home at  
Officers Park.



## Location, location, location

A well-established parade of shops, offering a variety of cafés, lies within convenient walking distance. The Frog pub, the village hall, a nursery, and primary academy are also all easily accessible on foot.

Camberley & Farnborough offer vibrant shopping and leisure experiences. Including a wide range of high street favourites, independent stores, cafés and restaurants and multi screen cinemas.



# The Heart of a Thriving Community

The Officers Park is enveloped by established woodlands and landscaped areas, with a network of footpaths, cycle tracks and public rights of way.

These weave through the wider Mindenhurst neighbourhood and the stunning natural surroundings.

Part of the wider Mindenhurst neighbourhood, fostering a vibrant community for both residents and visitors, encouraging interaction with the surrounding landscape.

Cycling and walking routes seamlessly connect with Deepcut village and local amenities, ensuring easy access to everything the area has to offer.

The Basingstoke Canal is within easy walking distance, perfect for a scenic stroll.



# A Prime Location with Outstanding Connectivity

With excellent transport links to London via the M3 within approximately 3 miles. Reach London Waterloo in just 35 minutes from nearby Brookwood Station, offering fast and convenient rail connections. Heathrow Airport is just a 35-minute drive away, providing easy access to international travel. Officers Park is perfectly positioned for modern living, offering a unique opportunity to be part of a dynamic and thriving community.

## Key Travel:

- London Waterloo: 35 mins (train from Brookwood)
- M3: >3 miles
- Heathrow Airport: 35 mins by car
- Local amenities: 5-10 mins walk
- Basingstoke Canal: short stroll

From Lake Road take the first exit at the roundabout onto Deepcut Bridge Road and turn right into Brunswick Road. Opposite The Frog pub, turn right into Brunswick Road & continue to the end, where you'll find Officers Park on the left-hand side.

what3words: cabs.rate.obscuring



At Bourne Homes, we believe your home should reflect quality, comfort, and care. As a family-run developer with over 25 years' experience, we're proud to create beautifully designed homes across the South of England.

Whether you're stepping onto the property ladder or looking for your forever home, you can trust Bourne Homes to deliver style, substance, and lasting value.

Each of our developments is thoughtfully planned and expertly built, blending traditional craftsmanship with contemporary living.

## Reservation details:

Plot 1, 2, 5, 7, 10, 14, 15 £2,000 reservation fee, with 28 days unconditional exchange of contracts thereafter. £1,000 reservation fee to all other plots, with 28 days unconditional exchange of contracts thereafter.



# Specification:

## Kitchen/Breakfast Area

- Stylish kitchen units
- Integrated oven with hob
- Extractor hood
- Integrated fridge/freezer
- Slimline dishwasher
- Washer dryer
- Stainless steel sink with Colmar tap
- LED spotlights with under-counter lighting
- Laminate worktops with matching upstands (quartz to selected plots)
- Floor tiling

## Lighting & Electrics

- Chrome light switches & kitchen faceplates
- USB charging point to kitchen/living & bedroom
- Energy efficient lighting throughout
- TV point to living room/dining area (ready for TV connection)
- Telephone point in living room & master bed
- Smoke & heat detectors fitted to regulations

## Bathroom/Shower Room

- Elegant white suites by Roca with Bristan chrome fittings
- Shower tray with Bristan thermostatic rain head shower
- Bath to selected plots
- Vanity unit and mirror
- Full height tiling around shower, half height to other areas
- Heated towel rail
- Floor tiling

## Heating & Hot Water

- High-efficiency Worcester Bosch Greenstar gas combi boiler or electric heating system (in selected plots)

## Finishes & Features

- Entrance door with multipoint locking
- Internal Mayfair 3-panel doors with chrome hardware
- Double glazed windows
- Walls painted in contemporary grey lace with smooth white ceilings
- Fitted wardrobe/cupboard
- Flooring options (carpet and wood-style) available at additional cost
- Videx door entry system to internal apartments

## Disclaimer:

The information contained in this brochure is for guidance purposes only. Due to our policy of continuous improvement sizes, plans and specifications shown may be subject to alteration at any time. Dimensions are approximate only and are not intended to be used for carpet, appliance or furniture sizes. It should be noted that whilst similar, the representations of the development within the brochure are not necessarily accurate in every aspect. The information provided does not, therefore, form part of any legal contract.

## External Features

- EV charging
- Landscaped communal borders and grassed areas
- Block paving to parking area
- Garage to selected plots

## General

- Superfast full fibre broadband
- 10 year Build Zone warranty
- Private access & communal areas maintained by a management company





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