



# THE FARMHOUSE

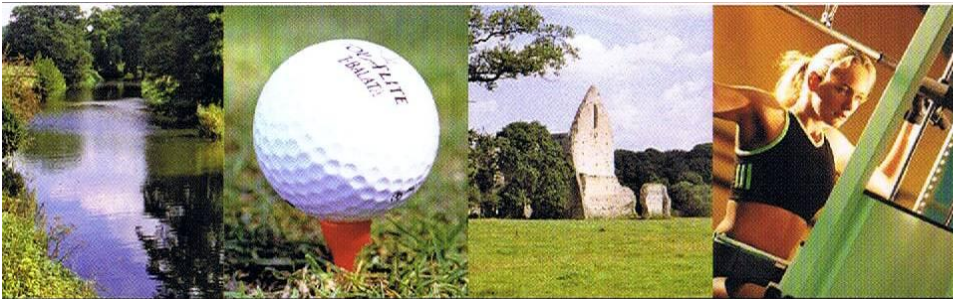
AN EXCLUSIVE NEW DEVELOPMENT OF FIVE LUXURY TWO BEDROOM APARTMENTS

HOEBRIDGE FARM

OLD WOKING ROAD

WOKING

SURREY



# THE FARMHOUSE

THE SPECIFICATION AT THE FARMHOUSE OFFERS STYLISH DESIGNS AND QUALITY FITTINGS. THE APARTMENTS HAVE BEEN TRADITIONALLY BUILT TO THE HIGHEST STANDARDS INCLUDING BRICK & BLOCK CONSTRUCTION AND CONCRETE FLOORS.

THE FARMHOUSE IS A UNIQUE NEW DEVELOPMENT OF FIVE UNUSUALLY SPACIOUS TWO BEDROOM APARTMENTS.

APPROACHED BY A LONG PRIVATE DRIVEWAY ADJOINING HOEBRIDGE GOLF COURSE AND THOUGH A GATED ENTRANCE, THE FARMHOUSE IS LOCATED IN THE GREEN BELT WITH VIEWS OF OPEN COUNTRYSIDE, YET ONLY 1.5 MILES FROM WOKING TOWN CENTRE AND RAIL STATION.

THE FARMHOUSE IS A SYMPATHETIC RECONSTRUCTION OF THE ORIGINAL 18TH CENTURY HOEBRIDGE FARMHOUSE CREATING INDIVIDUALLY DESIGNED APARTMENTS SET IN LANDSCAPED SOUTH FACING GARDENS LEADING DOWN TO THE HOE STREAM. THE GROUND FLOOR APARTMENTS HAVE THEIR OWN PRIVATE PATIOS AND GARDENS AND EACH HOME HAS COVERED PARKING.

A NEARBY BRIDLEWAY PROVIDES RURAL WALKS THROUGH THE COUNTRYSIDE TO THE REMAINS OF NEWARK PRIORY AT RIPLEY. FOR THE MORE ENERGETIC, THE HOEBRIDGE GOLF CENTRE AND HORIZONS FITNESS CLUB ARE ONLY 500 METRES AWAY.

### GENERAL FEATURES

- Fitted carpets
- Floor tiling to kitchens & bathrooms
- Double glazing
- Smooth plaster ceilings
- Cornice to principal rooms
- Down lighting
- TV satellite system
- NHBC Buildmark warranty

- Down lighting
- Heated towel rail
- Full height tiling around baths & showers
- Choice of tiles available\*

### HEATING & INSULATION

- Contemporary under floor heating By ALCATEL KABEL NORGE
- Insulation to the latest thermal regulations

### KITCHENS

- Comprehensive range of kitchen units
- Granite work tops
- Integrated appliances
- Under floor heating
- Down lighting

### SECURITY

- Audio visual entry phone system
- Five lever locks to entrance doors
- Manufacturers window locks
- Smoke & fire detectors

### BATHROOMS & SHOWER ROOMS

- Well appointed with white sanitary ware
- High pressure showers to shower rooms
- Ceramic tiled flooring
- Under floor heating

### EXTERNAL & COMMUNAL

- Covered & surface parking areas
- Electrically operated gates at entrance\*\*
- Sensor controlled external lighting
- Landscaped gardens with sitting area

*A full specification is available on request  
 \* Choices available from a pre-selected range and subject to the stage of construction  
 \*\* Subject to planning permission*

THE FARMHOUSE



## LOCATION



- Woking town centre is only 1.5 miles away and provides first class shopping and leisure facilities. The Peacocks shopping centre features 82 shops including Allders, Marks & Spencers, Next and Monsoon.
- The Peacocks Arts & Entertainment Centre encompasses the 1,300 seat New Victoria Theatre, a multi-screen cinema complex and many restaurants and bars. There is also the Woking Leisure Centre, swimming and leisure pool in Woking Park and the David Lloyd Health Club in Woking.
- The outstanding Hoe Bridge School, which provides nursery and preparatory education (ages 2½ to 14) is only a short walk of 300 metres.
- Local shops in Old Woking are only about 1 mile away.

### RAIL

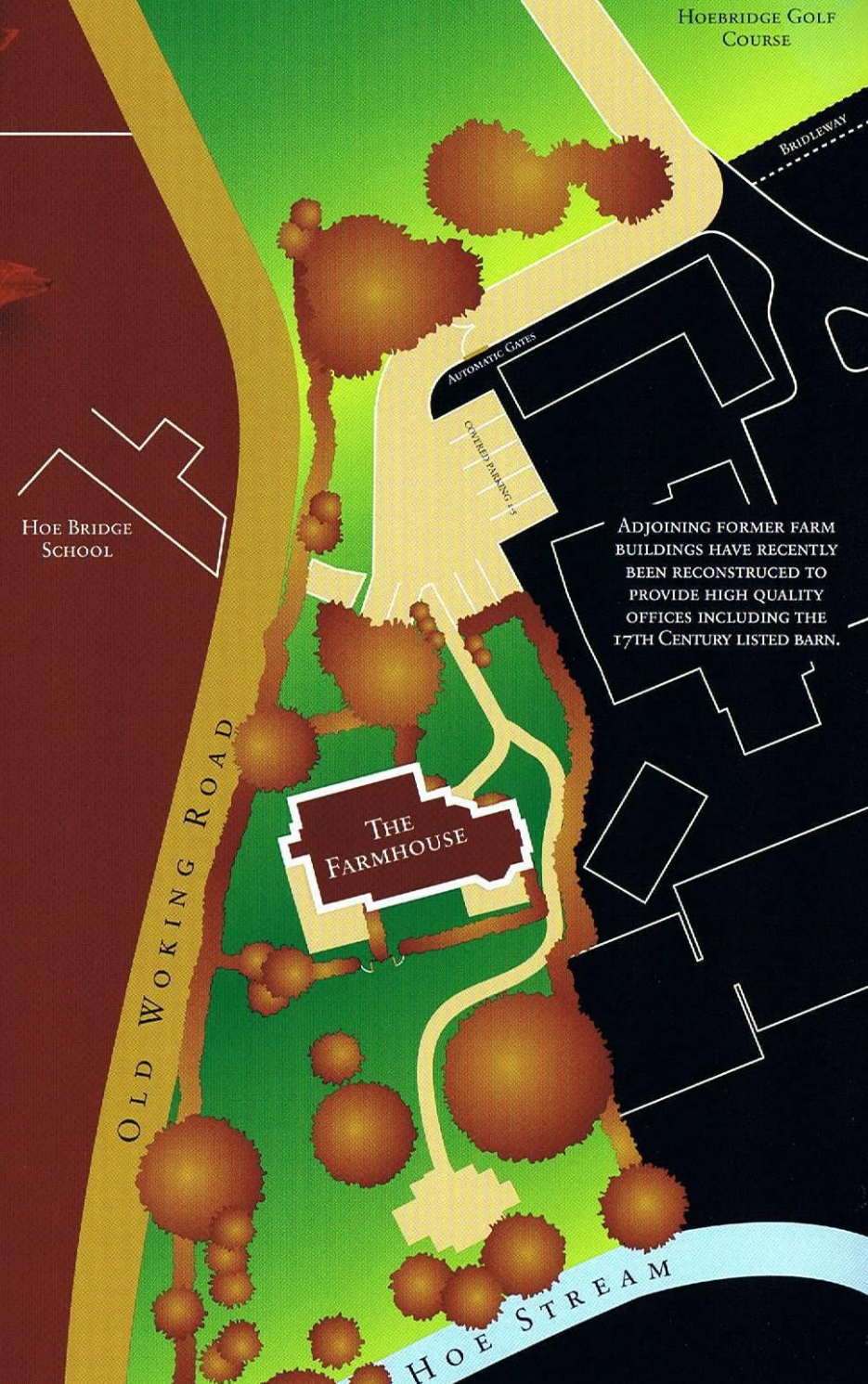
- Woking station 1.5 miles
- Fast trains to Waterloo – 25 minutes

### ROAD

- M25 J10 – 6.8 miles: J11 – 5.8 miles
- A3 (M) Send junction 3.5 miles: Ripley junction 5.3 miles
- Central London – 27 miles
- Guildford – 6.9 miles

### AIR

- Flights daily to Europe, U.S., Middle East and Far East
- Heathrow – 16.7 miles
- Gatwick – 27.5 miles



Situated on the ground floor, this apartment has its own patio and garden and also enjoys use of the communal gardens. Special features include, 9 ft high ceilings (2750mm), a large fully fitted kitchen with dining area and a lobby with storage space and private entrance.

- GROUND FLOOR
- OWN PRIVATE GARDEN & PATIO
- SOUTH FACING LIVING ROOM
- FIREPLACE SURROUND AND GAS SUPPLY TO LIVING ROOM
- LARGE FULLY FITTED KITCHEN WITH DINING AREA
- EN SUITE SHOWER ROOM TO BEDROOM 1
- FITTED WARDROBES TO BEDROOM 1
- BUILT-IN WARDROBE TO BEDROOM 2
- FULLY CARPETED WITH FLOOR TILING TO KITCHEN AND BATHROOMS



GROUND FLOOR

DIMENSIONS		
LIVING ROOM	15'9" x 13'6"	4.795M x 4.130M
KITCHEN / DINER	17'8" x 9'10"	5.395M x 3.004M
BEDROOM 1	13'5" x 10'9"	4.095M x 3.291M
EN SUITE SHOWER ROOM		
BEDROOM 2	13'5" x 10'5"	4.095M x 3.175M
BATHROOM		

The principal rooms of this ground floor apartment have the benefit of being south facing. The living room boasts a fine bay window and casement doors to the patio and garden. The main bedroom is fitted with a luxury en-suite shower.

- GROUND FLOOR
- OWN PRIVATE GARDEN & PATIO
- FEATURE HIGH CEILINGS
- SOUTH FACING PRINCIPAL ROOMS
- FIREPLACE SURROUND AND GAS SUPPLY
- FULLY FITTED KITCHEN / BREAKFAST ROOM
- EN SUITE SHOWER ROOM TO BEDROOM 1
- FITTED WARDROBES TO BEDROOM 1
- GENEROUS STORAGE CUPBOARDS

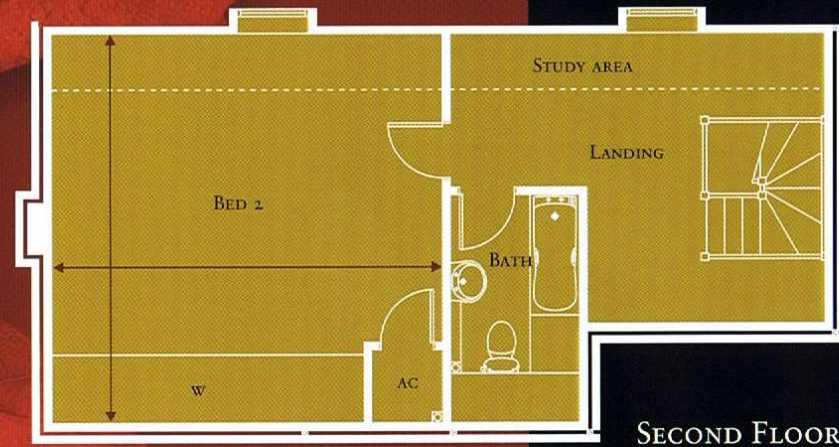


GROUND FLOOR

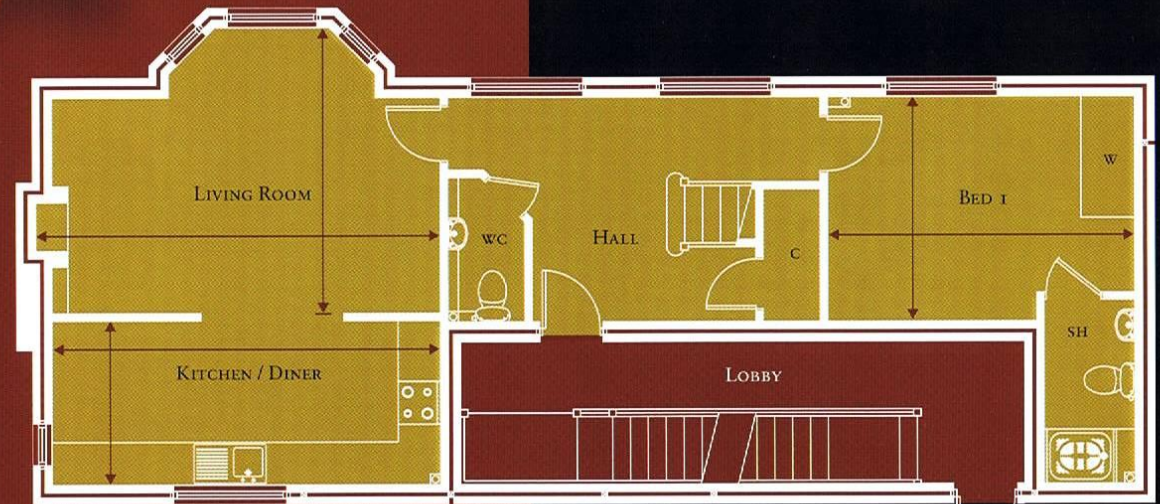
DIMENSIONS		
LIVING ROOM	17'10" X 13'1"	5.451M X 4.000M
KITCHEN / BREAKFAST	14'2" X 7'6"	4.337M X 2.300M
BEDROOM 1	14'1" X 12'6"	4.303M X 3.820M
EN SUITE SHOWER ROOM		
BEDROOM 2	9'10" X 9'0"	3.000M X 2.745M
BATHROOM		

This is the only apartment in The Farmhouse set on two separate floors with a total of 1,240 ft<sup>2</sup>. It has two wonderfully spacious bedrooms, both of which have fully fitted wardrobes. This apartment also has the advantage of a second floor study area.

- SUPERB 1ST & 2ND FLOOR DUPLEX APARTMENT
- SOUTH FACING PRINCIPAL ROOMS
- BAY WINDOW TO LIVING ROOM
- FIREPLACE SURROUND AND GAS SUPPLY TO LIVING ROOM
- FULLY FITTED KITCHEN WITH DINING AREA
- LARGE HALL WITH CLOAKROOM
- EN SUITE SHOWER ROOM TO BEDROOM 1
- FITTED WARDROBES TO BEDROOMS 1 & 2
- 2ND FLOOR STUDY AREA



SECOND FLOOR



FIRST FLOOR

SECOND FLOOR



FIRST FLOOR

DIMENSIONS		
LIVING ROOM	17'10" X 13'1"	5.451M X 4.000M
KITCHEN / DINER	17'10" X 7'6"	5.451M X 2.300M
BEDROOM 1	14'1" X 10'4"	4.303M X 3.145M
EN SUITE SHOWER ROOM		
SECOND FLOOR		
STUDY AREA	11'2" X 6'10"	3.400M X 2.100M
BEDROOM 2	17'10" X 14'2"	4.451M X 4.320M
BATHROOM		

This first floor apartment enjoys a south facing living room and spacious kitchen with dining area. There are two double bedrooms with the master bedroom measuring 17'8" x 10'9" including wall-to-wall wardrobes and en-suite shower room.

- SOUTH FACING LIVING ROOM
- FIREPLACE SURROUND AND GAS SUPPLY
- LARGE FULLY FITTED KITCHEN
- DINING AREA WITH DEEP SASH WINDOW
- TWO DOUBLE BEDROOMS
- FULLY CARPETED
- FLOOR TILING TO KITCHEN AND BATHROOMS
- AUDIO VISUAL ENTRY PHONE SYSTEM



FIRST FLOOR

#### DIMENSIONS

LIVING ROOM	15'9" x 13'6"	4.795M x 4.130M
KITCHEN / DINER	17'8" x 9'10"	5.395M x 3.004M
BEDROOM 1	17'8" x 10'5"	5.395M x 3.175M
EN SUITE SHOWER ROOM		
BEDROOM 2	13'5" x 10'9"	4.095M x 3.291M
BATHROOM		



The penthouse apartment on the second floor features 950 ft<sup>2</sup> of spacious accommodation, while the sloping ceilings add interest and character. There are two double bedrooms and a large kitchen/diner.

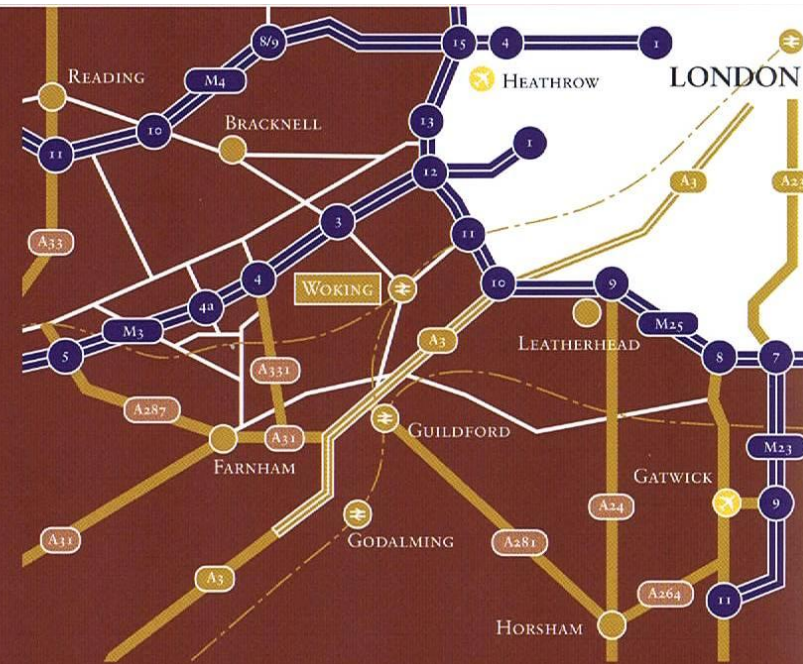
- LARGE FULLY FITTED KITCHEN WITH DINING AREA
- FIREPLACE SURROUND AND GAS SUPPLY TO LIVING ROOM
- 2 DOUBLE BEDROOMS
- HIGH PRESSURE SHOWER TO BATHROOM
- VIEWS FROM THE TOP FLOOR
- FULLY CARPETED
- FLOOR TILING TO KITCHEN AND BATHROOM
- AUDIO VISUAL ENTRY PHONE SYSTEM



SECOND FLOOR

DIMENSIONS		
LOUNGE	15'9" X 14'1"	4.795M X 4.305M
KITCHEN / DINER	13'6" X 13'3"	4.128M X 4.045M
BEDROOM 1	16'6" X 14'0"	5.045M X 4.268M
BEDROOM 2	14'0" X 13'8"	4.268M X 4.185M
BATHROOM		

Important note for 2nd floor room.  
SKILLINGS REDUCE CEILING HEIGHTS.  
Prospective purchasers should satisfy themselves  
on dimensions by internal inspection.



Selling Agents

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A JOINT DEVELOPMENT BY  
**STRATHMOOR DEVELOPMENTS LTD &  
 WEYBRIDGE CONSTRUCTION GROUP**  
 ON BEHALF OF STRATHBRIDGE LTD

HOEBRIDGE FARM  
 OLD WOKING ROAD  
**WOKING**  
**SURREY**

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