

# KING ALFRED COURT GODALMING



An attractive development of only five 2 & 3 bedroom homes





## KING ALFRED COURT

**KING ALFRED COURT** is located 1 mile from Godalming town centre on the site of the former King Alfred pub. The first known reference to the town of Godalming was in the will of King Alfred the Great in 899 AD, hence the name of the pub and the naming of this fine new development. **KING ALFRED COURT** is in a very convenient location within easy access to local facilities.

### Transport

- Godalming station – 0.9 miles, Waterloo in 45 minutes (min.)
- Buses run from Eashing Lane to Godalming, Guildford and Haslemere every 30 minutes
- Heathrow Airport Terminal 5 – 30.2 miles and Gatwick Airport – 43 miles
- The A3 Milford intersection – 2 miles and the M25 at Wisley (junction 10) – 17 miles
- Portsmouth – 39.3 miles and central London (Westminster Bridge) – 36.7 miles

### Schools

- Day nurseries – several available from 0.25 to 1.5 miles
- Primary – Green Oak – 0.2 miles; Moss Lane Infants – 1 mile; Milford Infants – 1.5 miles
- Junior – Godalming – 1.5 miles; Chandlers, Witley – 2.9 miles
- Secondary – Broadwater, Farncombe – 2.8 miles; Rodborough School, Milford – 2.2 miles
- Godalming 6th form college – 0.8 miles
- Independent – Charterhouse, Prior's Field, St Hilary's & several others are close by

### Shopping

- Godalming town centre – 1 mile
- Waitrose and Sainsbury's supermarkets – 1.1 and 1.2 miles
- Tesco Express at Milford – 1.1 mile
- Guildford town centre – 5 miles

### Leisure

- Leisure centre with swimming pool in Farncombe – 2.7 miles
- Fitness First gym in Godalming High Street – 1 mile
- Spectrum leisure centre in Guildford with extensive indoor and outdoor facilities for sports and leisure – 9.5 miles
- The Surrey Sports Park – the new University of Surrey sporting facility is one of Europe's premiere sites for elite sport, physical activity, well-being and leisure – 7.6 miles
- Golf at Broadwater, Milford, West Surrey, Hindhead, Hurtmore and many more locally
- Excellent range of pubs, bars and restaurants in Godalming, Guildford and local villages, including the Inn on the Lake – 0.2 miles and The Stag on the River – 1.3 miles.



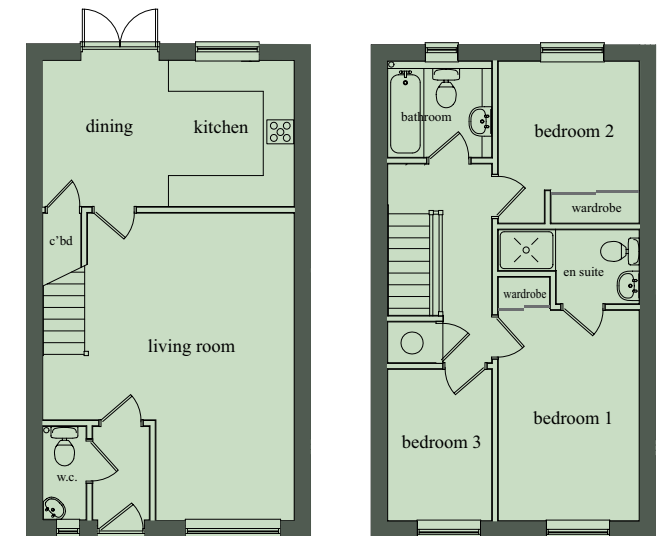
The Pepperpot, Godalming



The Surrey Sports Park, Guildford



High Street, Guildford



Ground Floor

First Floor

### Plot 1

|                       |                            |                |
|-----------------------|----------------------------|----------------|
| <b>Living Room</b>    | 5.85 x 3.95m max           | 19'2" x 12'11" |
| <b>Kitchen/Dining</b> | 4.80 x 2.80m               | 15'9" x 9'2"   |
| <b>Bedroom 1</b>      | 4.02 x 2.70m + wardrobe    | 13'2" x 8'10"  |
| <b>Bedroom 2</b>      | 3.10 x 2.70m inc. wardrobe | 10'2" x 8'10"  |
| <b>Bedroom 3</b>      | 2.90 x 2.00m               | 9'6" x 6'6"    |

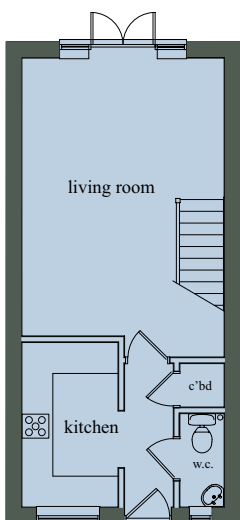
**KING ALFRED COURT** is a development of only five 2 & 3 bedroom new homes with on-site parking, patios and gardens. Traditionally built in brick and block with a tiled roof, these individually designed homes incorporate a high specification with many exciting features:

- Fitted kitchens include integral oven with 5-ring gas hob, fridge-freezer, washer-dryer and dishwasher (Plots 1 & 5 only)
- Bathrooms with fitted units; shower rooms with thermostatic showers
- Built-in wardrobes with sliding mirrored doors to bedrooms 1 & 2
- Choice of ceramic floor and wall tiling to kitchens, bathrooms and shower rooms\*

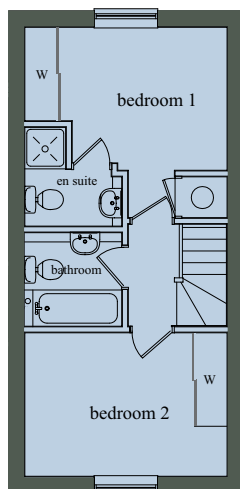
- Down-lighting to kitchens, bathrooms and shower rooms
- Gas-fired central heating - underfloor heating to ground floor, radiators to first floor, towel rails to bath and shower rooms
- Solar power supported hot water system
- Easy maintenance double glazed uPVC windows and patio doors, all with fitted locks
- Turfed rear gardens, patios and garden sheds
- Communal bin and bicycle store
- NHBC 10-year warranty

## KING ALFRED COURT

\*subject to stage of development



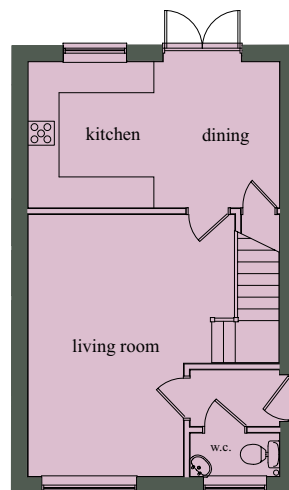
Ground Floor



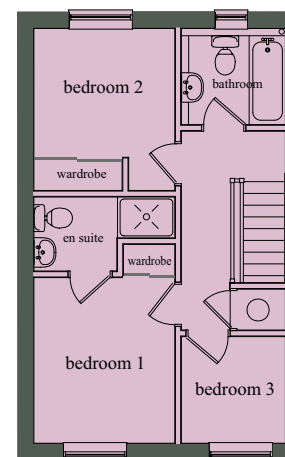
First Floor

### Plots 2, 3 & 4

|                    |                            |               |
|--------------------|----------------------------|---------------|
| <b>Living Room</b> | 5.30 x 3.86m               | 17'4" x 12'8" |
| <b>Kitchen</b>     | 3.15 x 1.85m               | 10'4" x 6'0"  |
| <b>Bedroom 1</b>   | 3.86 x 2.74m inc. wardrobe | 12'8" x 9'0"  |
| <b>Bedroom 2</b>   | 3.86 x 2.74m inc. wardrobe | 12'8" x 9'0"  |



Ground Floor



First Floor

### Plot 5

|                       |                            |                |
|-----------------------|----------------------------|----------------|
| <b>Living Room</b>    | 5.00 x 3.95m max           | 16'5" x 12'11" |
| <b>Kitchen/Dining</b> | 4.80 x 2.80m               | 15'9" x 9'2"   |
| <b>Bedroom 1</b>      | 3.17 x 2.70m + wardrobe    | 10'5" x 8'10"  |
| <b>Bedroom 2</b>      | 3.10 x 2.70m inc. wardrobe | 10'2" x 8'10"  |
| <b>Bedroom 3</b>      | 2.05 x 2.00m               | 6'9" x 6'6"    |

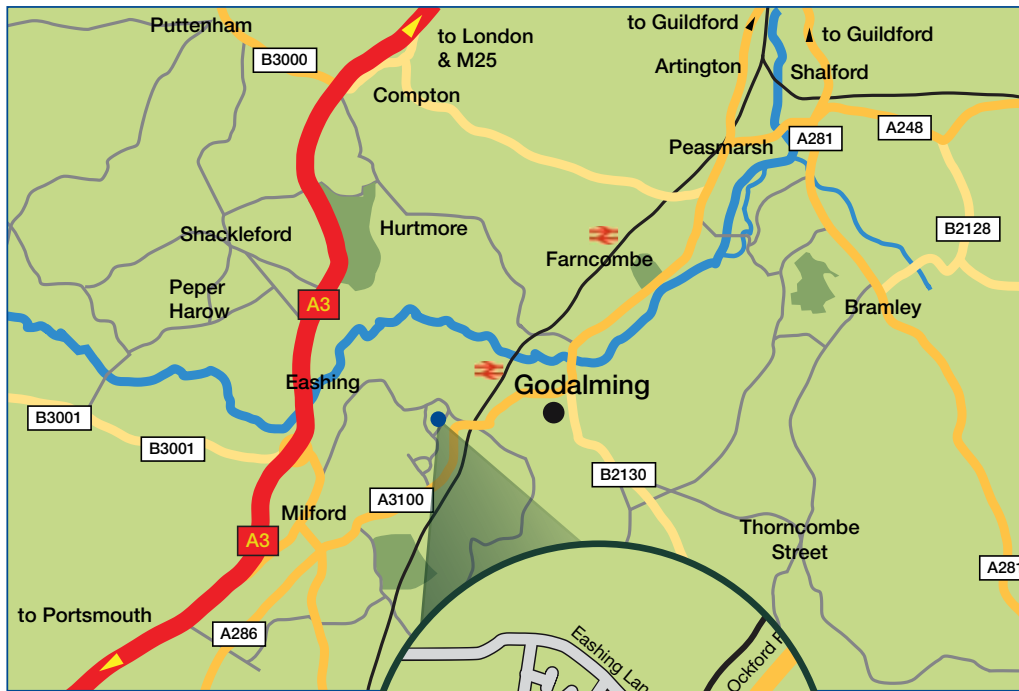


Photograph kindly supplied by Rixonway Kitchens



Photograph of STANLEY wardrobe doors

## King Alfred Court, Quarry Hill, Godalming GU7 2NW



**KING ALFRED COURT**



**Strathmoor**  
group

A development by  
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**NHBC**

Registered developer

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