



WOODLAND GARDENS
BEACON HILL
HINDHEAD



An exclusive development of five 2 & 3 bedroom homes

Features

WOODLAND GARDENS is an exclusive development of only five new quality homes set in a private mews, comprising four 2 & 3 bedroom houses and a 2/3 bedroom chalet style home.

Traditionally built in brick and block with tiled roofs, these individually designed new homes incorporate a high specification with many contemporary and exciting features.



Photograph of STANLEY wardrobe doors

Kitchen

- Fully equipped with co-ordinated worktops
- Fitted with integral oven and 5 ring gas hob, extractor hood, fridge-freezer, washer-dryer and dishwasher⁽⁴⁾
- Ceramic wall and floor tiles ⁽¹⁾



Photograph of similar kitchen

Doors and Windows

- Easy maintenance double glazed uPVC windows and double doors to gardens with security locks
- White panelled internal doors with chrome furniture
- Timber front doors with frosted patterned glass and security locks
- Built-in wardrobes with mirrored sliding doors to bedrooms 1 and 2

Bath/Shower Rooms

- Bathrooms with fitted storage units and ceramic wall and floor tiling ⁽¹⁾
- Washbasin set in vanity unit ⁽²⁾, WC, bath with mixer taps, shower attachment and bath screen
- Shower rooms with fitted units ⁽³⁾ and ceramic wall and floor tiling ⁽¹⁾
- Washbasin, WC, shower enclosure and thermostatic shower
- Ground floor cloakroom with WC and washbasin
- Ladder towel rails to all bath and shower rooms
- Chrome taps and fittings



Photograph of similar bathroom

Electrical

- Down-lighting to living rooms, kitchens, bathrooms and shower rooms
- Extractor fans and shaver sockets to bathrooms and shower rooms
- Generous supply of electrical sockets with telephone and TV/satellite aerial points to lounge and main bedrooms

Decorative finishes

- Cornice in hall, living room and bedrooms
- Timber staircase with hardwood handrail
- Smooth finish to ceilings throughout

Heating and Hot Water

- Gas-fired central heating throughout
- Underfloor heating to ground floor (radiators to Plot 5), radiators to first floor and ladder towel rails to bath and shower rooms
- Superb standards of insulation
- Solar panels to Plots 1 and 4

Safety and Security

- Mains operated heat and smoke detectors on each floor
- Window locks
- 5 lever locks to entrance doors

External

- Private rear gardens finished with turf and fencing, patios and garden sheds
- Views over woodlands (Plots 1-4)
- 2 allocated parking spaces per home with individual lighting
- Extensive landscaping to open plan areas
- External lighting and water taps

NHBC Buildmark Warranty Scheme

- Each property will be sold with the benefit of a 10 year NHBC structural warranty. A comprehensive handbook will be given to the purchaser. Full details are available through the sales agents.

(1) Choice available subject to the stage of construction and availability

(2) Plots 1 to 4 only

(3) Plots 2 and 3 only

(4) Plots 1, 4 and 5 only



Location

WOODLAND GARDENS is in Beacon Hill village overlooking the Golden Valley, a part of the National Trust's Hindhead common and woodlands.


Set in a convenient location, Woodland Gardens is within a few minutes' walk of a convenience store, Thwaites' butchers, Post Office, chemists, Italian restaurant and many other shops which cater for a range of day to day needs.

Beacon Hill Primary School, Nursery School and the recreation and play grounds are within a 200m walk of Woodland Gardens, as are delightful country walks in the Golden Valley and Whitmore Vale.



A view of the Devil's Punch Bowl

Transport

- A3 Hindhead Tunnel - 1.8 miles
- M25 at Wisley (Junction 10) - 23 miles
- Central London (Westminster Bridge) - 45.5 miles
- Portsmouth - 34 miles
-  Haslemere station - 4 miles - London Waterloo and Portsmouth both in 50 mins
- Regular buses run from Beacon Hill to Haslemere and Farnham
- Heathrow airport (T5) - 37 miles
- Gatwick airport - 50 miles
- Southampton airport - 47 miles



A view of the A3 Tunnel - South portal

Schools

- Pre-School – 4 schools within 1 mile, including Beacon Hill Nursery School only 200m away
- Primary – Beacon Hill Primary School (ages 3-11) - 200m
- Secondary – Woolmer Hill School, Haslemere and Bohunt School, Liphook (both ages 11-16) - 3.3 and 5.5 miles respectively
- Sixth Form - Godalming College (ages 16+) - 11 miles
- Independent – numerous private schools within 5 miles catering for all school ages

Shopping

- Haslemere town centre - 4.6 miles
- Sainsbury's Local in Grayshott - 2.1 miles
- Waitrose and Tesco supermarkets in Haslemere - 4.7 and 3.5 miles respectively
- Sainsbury's in Liphook - 5.6 miles
- Farnham town centre - 7.5 miles
- Godalming town centre - 12 miles
- Guildford town centre - 16 miles



High Street, Guildford

Leisure

- Excellent range of pubs, bars and restaurants in Hindhead, Haslemere and the surrounding villages, including: the Punch Bowl Hotel & Restaurant, The Crossways at Churt, the Pride of The Valley Hotel & Restaurant, Frensham Ponds Hotel & Restaurant, Duke of Cambridge at Tilford and The Three Horse Shoes at Thursley
- Extensive walking, cycling and horse riding through the National Trust owned Golden Valley and the spectacular Devil's Punch Bowl and surrounding common lands
- Beacon Hill Royal British Legion members' club offers bar facilities, flood-lit tennis courts, bowling and snooker
- The Edge Leisure Centre, Woolmer Hill includes a gym and outdoor astro-turf pitches and The Herons, Haslemere includes a 25m swimming pool, fitness suite, tennis and squash courts



Surrey Sports Park

- Surrey Sports Park in Guildford, the University of Surrey's sporting facility is one of Europe's premier sites for elite sport, physical activity, well-being and leisure offering a 50m indoor swimming pool, health and fitness centre, floodlit tennis courts, artificial grass pitches, squash courts, climbing centre and 3 multi-purpose sports halls
- Spa facilities at Grayshott Spa and at the Aqua Roma and the Armana spas in Haslemere
- Sailing at Frensham Ponds and other family activities at Birdworld, Go Apel and the Play Wood at Alice Holt Forest.
- Golf at the renowned Hindhead Golf Club is only 700m, with Hankley Common, Liphook and many more courses within easy reach



The Hindhead Golf Club

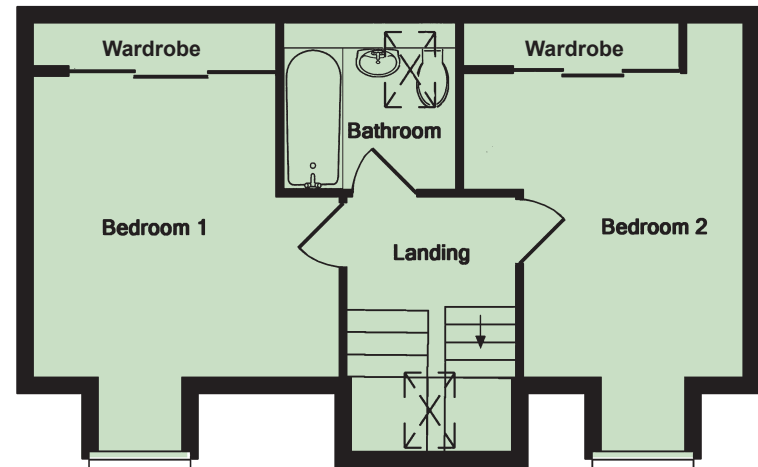
Fir Tree Cottage



Ground Floor

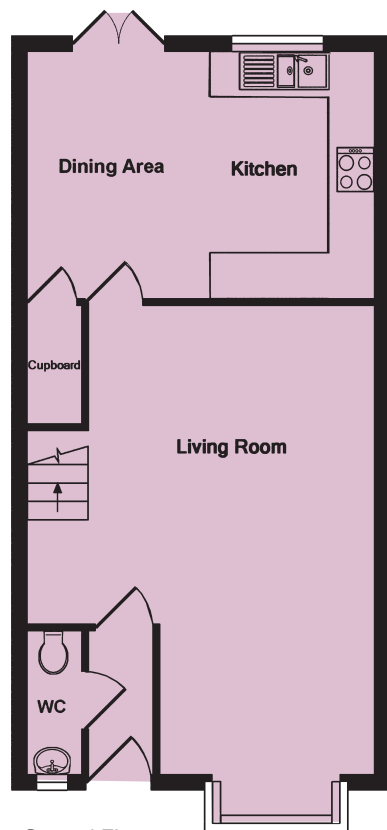
Plot 5

Living Room	5.70 x 3.25	18'8" x 10'8"
Kitchen/Diner	7.35 x 3.00 max	24'1" x 9'10"
Study/Bedroom 3	2.66 x 1.87	8'9" x 6'1"
Cloakroom		
Bedroom 1	4.43 x 3.75 max inc. wardrobe	14'6" x 12'4"
Bedroom 2	4.43 x 3.45 max inc. wardrobe	14'6" x 11'4"
Bathroom		

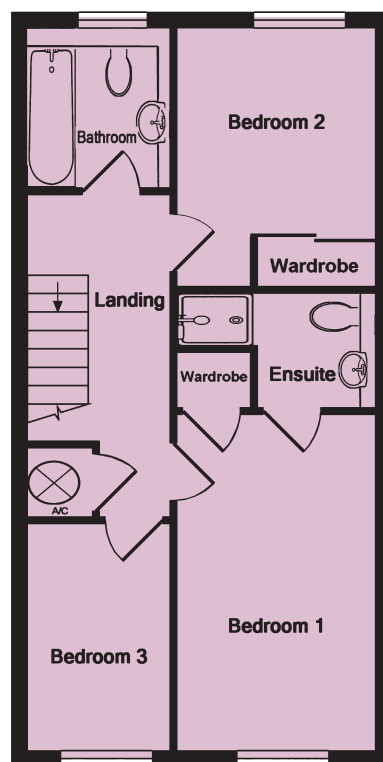


1st Floor

The Larch

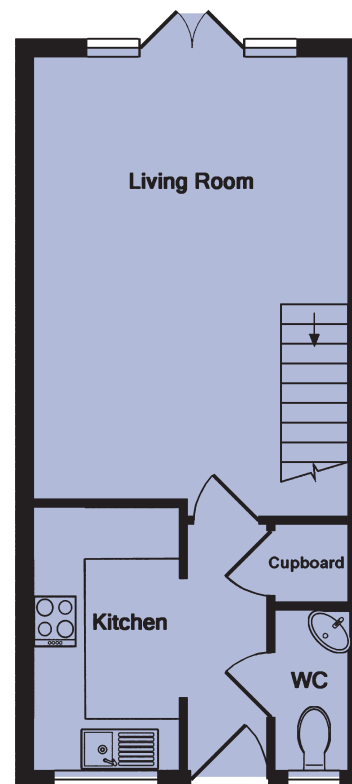


Ground Floor

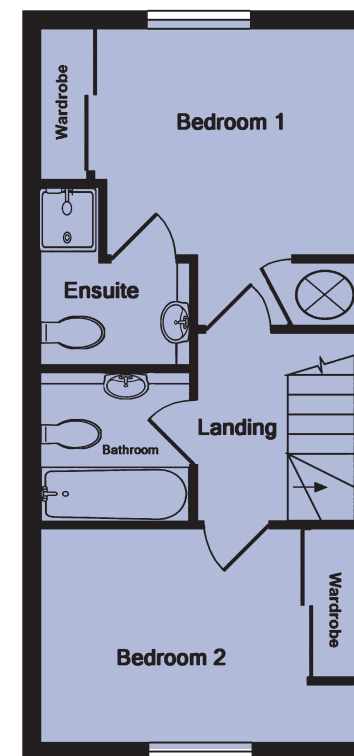


1st Floor

The Pine



Ground Floor



1st Floor

Plots 1 & 4 – Plot 1 illustrated, plot 4 is handed

Living Room	6.94 x 3.90 max into bay window	22'9" x 12'9"
Kitchen/Dining	4.80 x 3.40	15'9" x 11'2"
Cloakroom		
Bedroom 1	4.56 x 2.73 + wardrobe	14'11" x 8'11"
En-suite Shower room		
Bedroom 2	3.56 x 2.73 inc. wardrobes	11'7" x 8'11"
Bedroom 3	3.08 x 2.01	10'1" x 6'6"
Bathroom		

Plots 2 & 3 – Plot 2 illustrated, plot 3 is handed

Living Room	5.30 x 3.86 max	17'4" x 12'8"
Kitchen	3.21 x 1.85	10'6" x 6'0"
Cloakroom		
Bedroom 1	3.86 x 2.86 inc. wardrobe	12'8" x 9'4"
En-suite Shower room		
Bedroom 2	3.86 x 2.63 inc. wardrobe	12'8" x 8'8"
Bathroom		

WOODLANDS GARDENS, CHURT ROAD, BEACON HILL, HINDHEAD, SURREY GU26 6PD



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