




ROYAL GARDENS
Lindford Hampshire GU35 0PX


An exclusive development of only four, 3 bedroom homes

Features

Royal Gardens is an exclusive development of just four quality new homes situated in the centre of Lindford Village. Traditionally built in brick and block with tiled roofs, these new homes incorporate a high specification with many contemporary and exciting features.

Kitchen

- Fully equipped with quartz worktops
- Integrated double oven & 4 ring gas hob
- Extractor hood; integrated fridge-freezer, washer-dryer and dishwasher
- Ceramic floor tiles

Doors and windows

- Double glazed uPVC windows and double doors to gardens. Composite front doors
- Security locks to all external doors & windows
- White panelled internal doors
- Brushed chrome ironmongery
- Built-in wardrobes to bedrooms 1 & 2

Bath & shower rooms

- Vanity units & chrome mixer taps
- Duravit & Hansgrohe ware & fittings
- Ceramic floor & wall tiling
- Shower attachment & bath screen
- Shower enclosure with thermostatic shower
- Chrome ladder towel rails
- Charging sockets

Electrical

- Down-lighting to hall, living room, kitchen, bath and shower rooms
- Generous supply of power sockets, telephone & TV/satellite aerial points
- Mains powered smoke and heat detectors

Location

Royal Gardens is situated in the centre of the village of Lindford. There is a convenience store and post office in the village and the newly refurbished Royal Exchange pub & restaurant. Comprehensive facilities are available in Liphook and Grayshott both about 4 miles away.

Transport

- A3 – 3.8 mi
- M25 at Wisley (J10) – 28 mi
- Central London – 50 mi
- Portsmouth – 30 mi
-  Liphook station 4.5 mi
London Waterloo 61 mins
-  Haslemere station – 8 mi
London Waterloo 49 mins
- Southampton airport – 35 mi
- Gatwick - 45 mi
- Heathrow T5 – 41 mi
- Regular bus services connect with Alton, Liphook, Haslemere, and Farnham

Decorative finishes

- Timber staircase with white handrail
- Smooth finish to all ceilings

Heating & hot water

- Gas-fired central heating by radiators
- Superb standards of insulation
- Solar PV panels reduce electricity bills

External

- Landscaped front gardens
- Private rear gardens finished with turf
- Paved patios & paths, fencing & garden sheds
- External lighting & water taps
- 2 allocated car spaces per property

Build Warranty Scheme

All new homes will benefit from a 10 year Build-Zone structural Warranty. A comprehensive handbook will be given to the purchaser/s



Schools

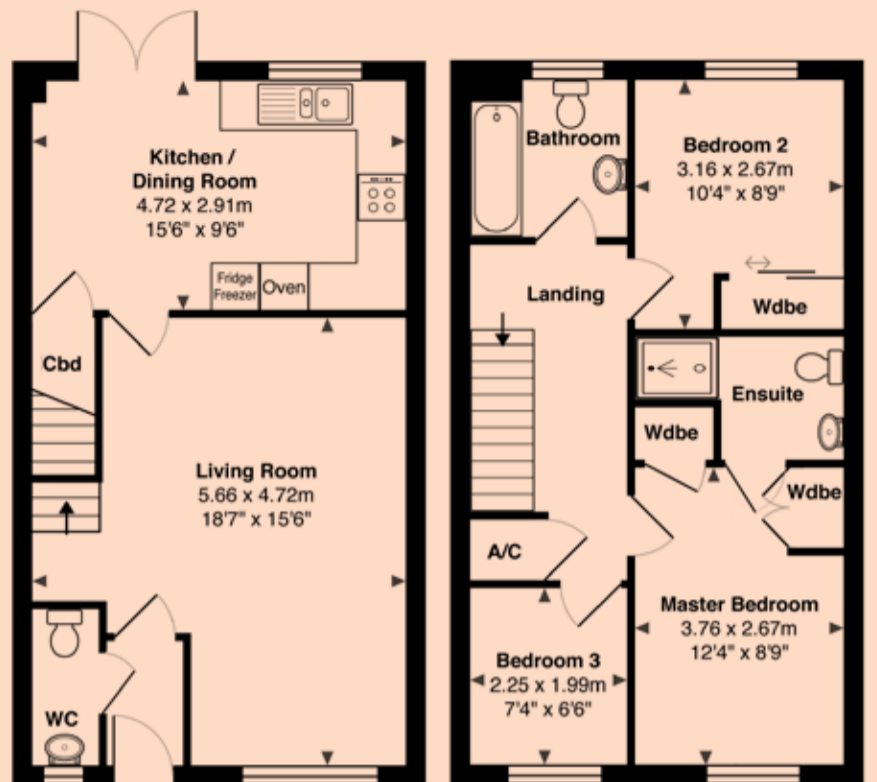
- The Holme C of E primary, 1.1 mi
- Weyford infants, 3 – 7 years
- Weyford junior, 7 – 11 years
- Mill Chase academy, 11-16 years
All 1mi walk/cycle or 2.3mi by car
- Bohunt school 11-16 years, 4.1 mi

Shopping

- Liphook Sainsbury's, 4.2 mi
- High Street Tesco, 1.8 mi
- Haslemere Tesco, 7.6 mi
- Haslemere town centre & Waitrose, 8.8 mi
- Farnham town centre, 8 mi
- Guildford town centre, 22 mi
- Portsmouth, 30 mi

Please note: Photographs are indicative of similar properties only.

The Windsor house style



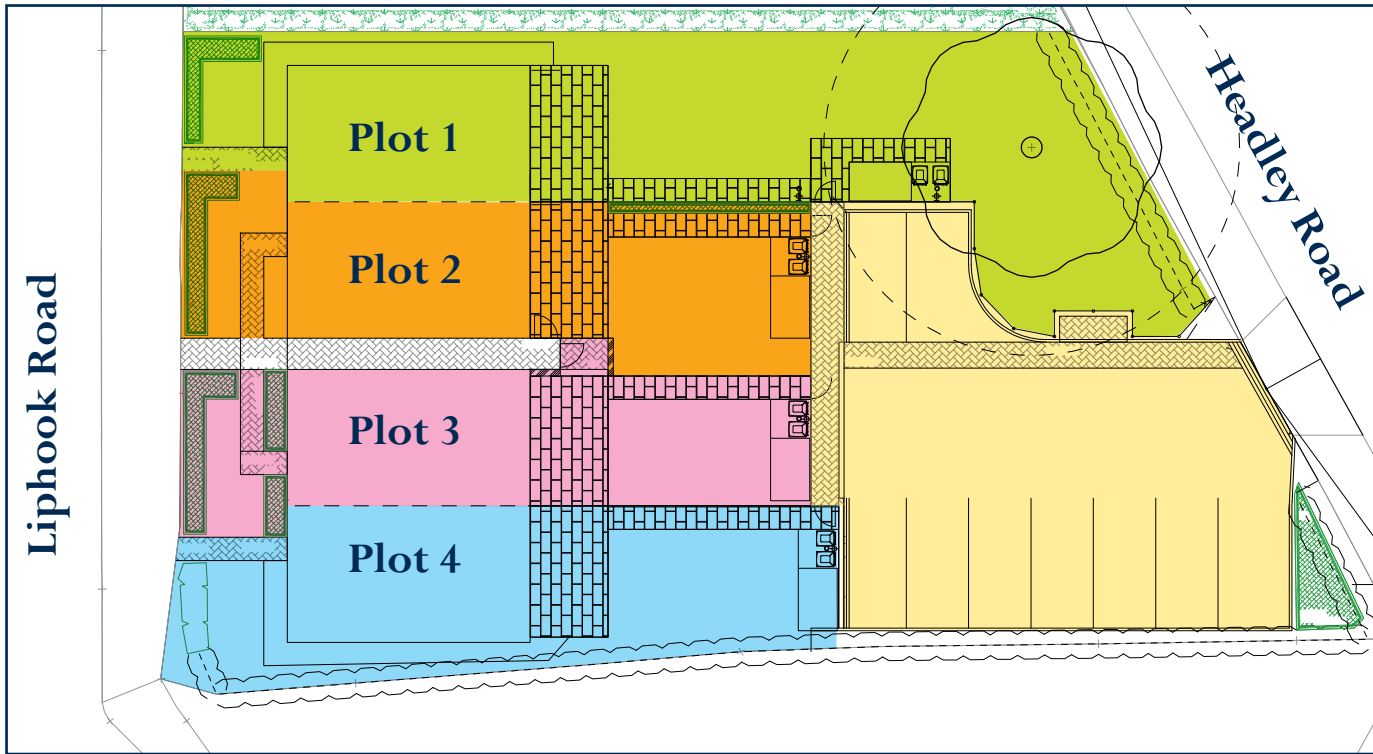
Plot 2 and 4 illustrated (Plot 1 and 3 handed) - not to scale.



Leisure

- Mill Chase Leisure Centre, 1 mile walk/cycle
- Old Thorns spa and Country Club, 5.2 mi
- Haslemere The Edge Leisure Centre
- Surrey Sports Park at Guildford
- Sailing at Frensham Ponds
- Play Wood at Alice Holt Forest
- Grayshott Spa
- Golf at Hindhead, Blackmoor, Liphook and Blacknest
- Extensive walking, riding & cycling facilities nearby



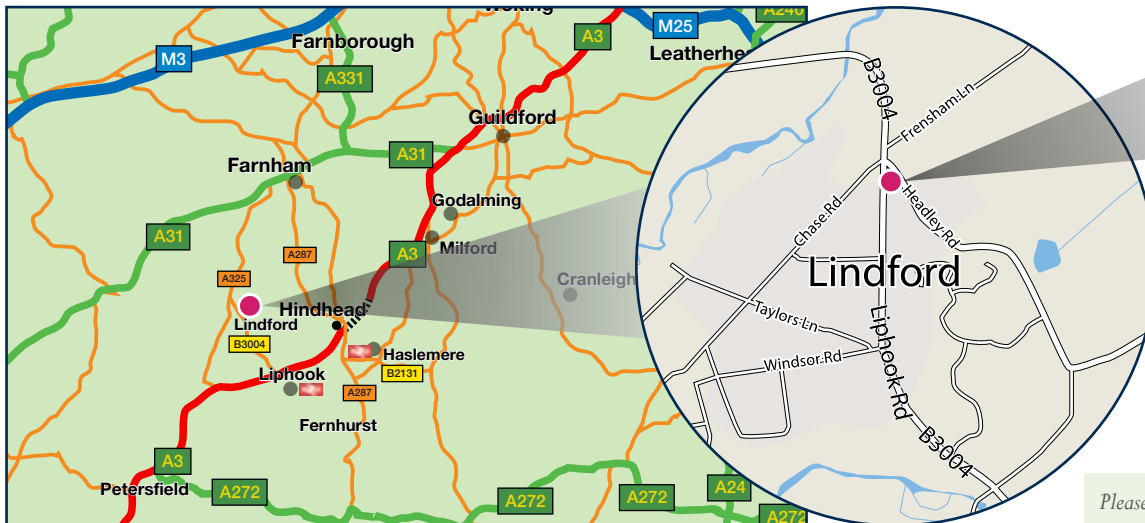


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FOR MORE INFORMATION
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Please note: Site plan not to scale


ROYAL GARDENS
Lindford Hampshire GU35 0PX


Strathmoor builds individual, high quality developments in Surrey, Hampshire and Sussex. Our expertise spans over 30 years in the industry and we are committed to creating unique developments for you to make your home in. All our homes are set in carefully selected and desirable locations, and built to the highest standards.

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