



bournehomeslimited



Plots 1 & 2, Stoney Leaze, Boundstone Road, Rowledge, Farnham, GU10 4AT

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Property

Plots 1 & 2, Stoney Leaze, Boundstone Road, Rowledge, Farnham.

Bourne Homes is proud to present two 5 bedroom/4 bathroom detached houses (2,178 sq.ft approx.each) in landscaped grounds, backed by comprehensive 10 year warranties from the NHBC. Due for completion Autumn 2016.

Situation

These new properties occupy a prime setting on Boundstone Road and are within a short level walk of Rowledge Village Centre. Rowledge is one of the most highly regarded villages in the Farnham area and is well known for its active community, excellent range of local shops, primary school, Church and a cricket club; the surrounding area boasts many miles of open countryside ideal for walking, riding and other country pursuits including Alice Holt Forest and 10 Acre Wood which is close by. There is sailing at Frensham Pond and Golf at Farnham, Hankley and Hindhead. Farnham is a short distance away with a regular bus service, a comprehensive range of shops, pubs and restaurants, as well as good sporting and cultural facilities. There is a mainline station which provides a service to London Waterloo and good road links via A31 with access to the A3, A331 and the National motorway network. There is an excellent choice of private and state schools throughout the Farnham area and Rowledge Primary school is within walking distance from the house.





Specification

KITCHEN

Contemporary kitchen units
Bosch double oven at mid height
Bosch gas hob
American style fridge freezer
Bosch Integrated dishwasher
Bosch Microwave
Extractor hood
Stainless steel 1 ½ bowl sink unit with Hans Grohe tap, complete with pullout spray hose
LED spot lights and separate under cupboard feature lighting
LED plinth lights
Ceramic floor tiling

UTILITY

Bosch washing machine and separate tumble dryer
Ceramic floor tiling

BATHROOMS AND EN-SUITES

A stunning range of Duravit sanitaryware and vanity units, complete with Hans Grohe taps, Matki shower trays and screens
Walk in shower to master bedroom en-suite
Grohe or Matki rain head showers
Chrome ladder style towel rails
Dual flush toilets to reduce water usage
Ceramic full height wall tiling around bath and showers, ½ height tiling to remaining walls
Ceramic floor tiling
Chrome shaver light

LIGHTING AND ELECTRICS

Chrome face plates throughout
NEW USB charging socket to kitchen/breakfast and master bedroom
Plentiful double power points throughout
Energy efficient bulbs throughout
Elegant dimmable chrome and plaster wall lights
Television point to living room, kitchen/breakfast, master bedroom and bedroom 2, all ready for Sky Plus.





Separate contract/dish required with Sky
 Media point to living room and family room
 Provision for wall mounted TV to living room, family room, kitchen/breakfast, master bedroom and bedroom 2
 Telephone point to kitchen/breakfast, family/study, master bedroom and bedroom 2
 Smoke detectors fitted to current regulations, heat detector to kitchen
 External front and rear lights

DECORATIVE FINISHES

Pebble grey windows and folding sliding doors - double glazed fully finished timber windows with 10 year manufacture's guarantee
 Elegant 2 panel part glazed slate grey entrance door
 Chrome ironmongery
 Contemporary oak solid core 4 panel internal doors
 Walk in wardrobe to master bedroom. Large dressing room/study to bedroom 2
 Smooth white ceilings throughout
 Crown soft white to all walls
 Colour choice (1 per room) dependent upon stage of build
 Deep skirting and architraves throughout

FLOORING

Carpet and wooden floor coverings can be supplied from our select range as an additional option
 Ceramic floor tiling to kitchen/breakfast, utility, cloakroom, bathrooms and en-suites

HEATING AND HOT WATER PROVISION

Under floor heating to ground floor with separate room zones
 Energy efficient condensing gas boiler
 Pressurised water cylinder

GENERAL

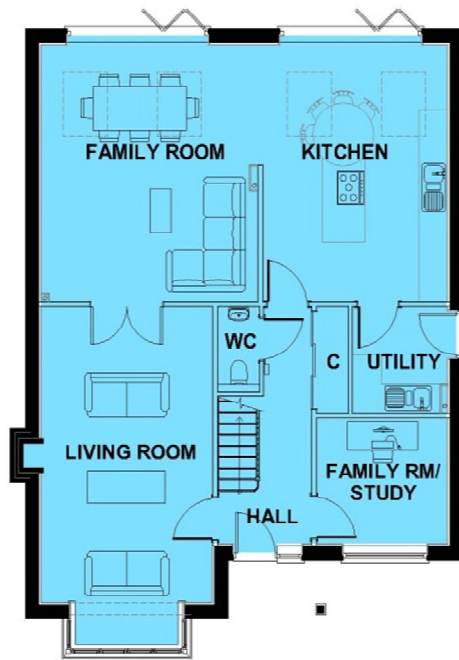
NHBC 10 year warranty
 Optional wood burning stove/gas fire from our select range
 Outside tap
 Shingle driveway
 Patios and paths in natural sandstone
 Turf to front and rear gardens with associated landscaping
 Garage to Plot 2

SERVICES

Mains electric, gas and water.

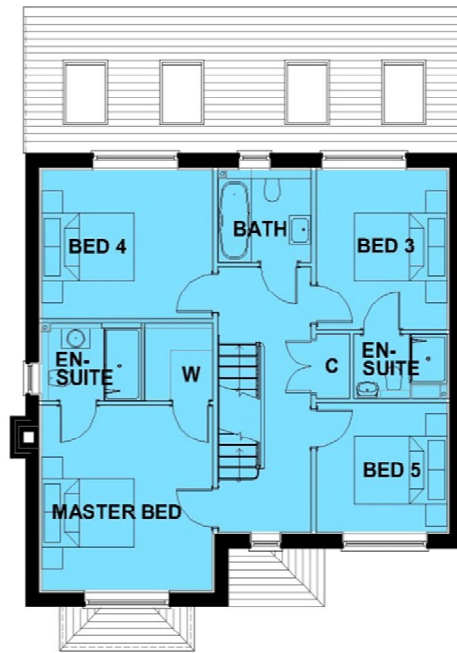
Note all specifications are subject to change without notification. All options dependent upon stage of build process. All internal images are from previous Bourne Homes developments.





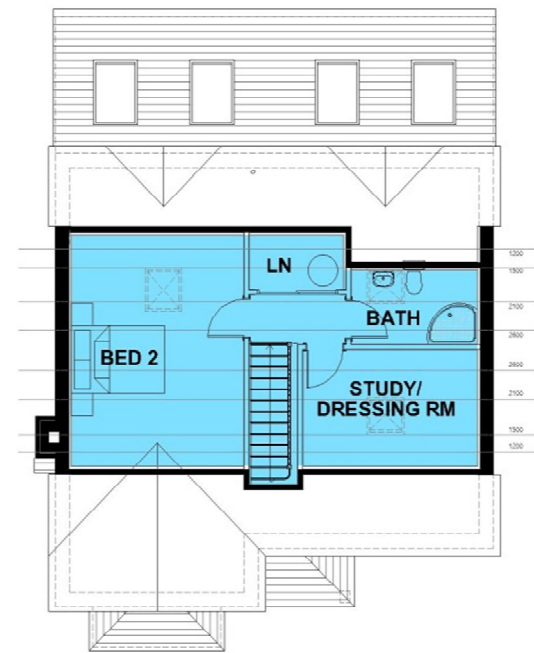
Ground Floor

Living Room	3635 (11'-11") x 6914 (22'-8") into bay
Family Room	4603 (15'-1") x 5247 (17'-3")
Kitchen	3908 (12'-10") x 5247 (17'-3")
Utility	2004 (6'-7") x 2175 (7'-2")
Family Rm/Study	2775 (9'-1") x 2574 (8'-5")



First Floor

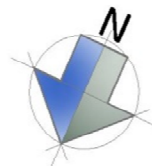
Master Bedroom	3635 (11'-11") x 3792 (12'-5")
Bedroom 3	2775 (9'-1") x 3274 (10'-9")
Bedroom 4	3635 (11'-11") x 3055 (10'-0")
Bedroom 5	2775 (9'-1") x 2648 (8'-8")



Second Floor

Bedroom 2	3663 (12'-0") x 4738 (15'-7") with reduced headroom
Study/Dressing Room	3708 (12'-2") x 2378 (7'-10") with reduced headroom

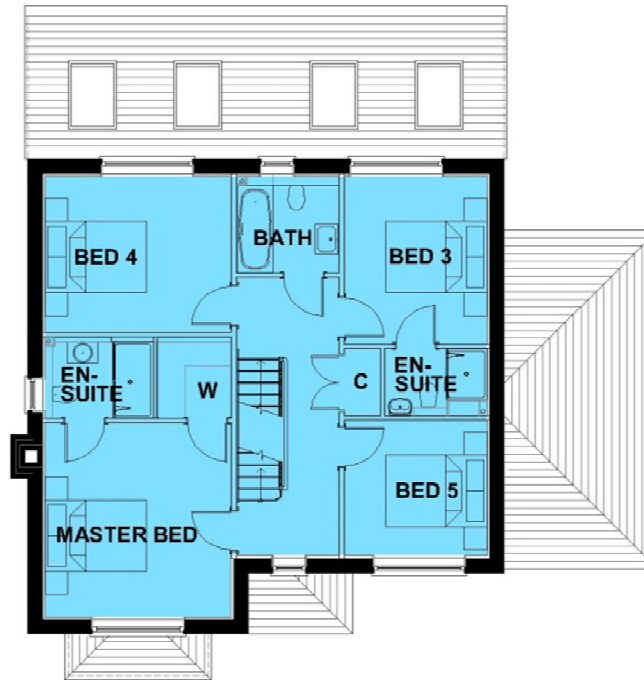
Plot 1





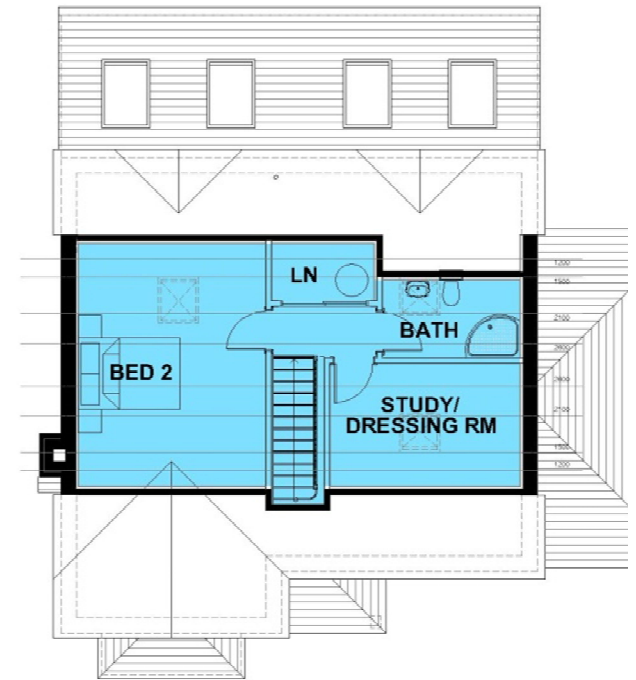
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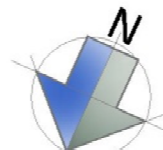
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Second Floor

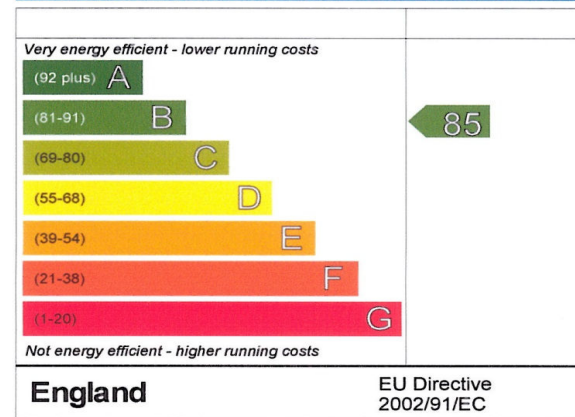
Bedroom 2	3663 (12'-0") x 4738 (15'-7") with reduced headroom
Study/Dressing Room	3708 (12'-2") x 2378 (7'-10") with reduced headroom

Plot 2





Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



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