
TIMBERLEY

LONGDOWN ROAD ▪ FARNHAM



TIMBERLEY

Located in one of Farnham's most prestigious roads, close to the picturesque town of Farnham, Bourne Homes Ltd are proud to build a new luxury residence of 6,750 ft².

Timberley offers exceptionally spacious accommodation, with seven double bedrooms, a triple aspect sitting room and family room, and a fabulous kitchen/dining/living room designed for the contemporary family lifestyle. The property also benefits from a self-contained annexe with kitchen, sitting room and shower room. The house is set in approximately $\frac{3}{4}$ acre of grounds.

THE IDEAL LOCATION

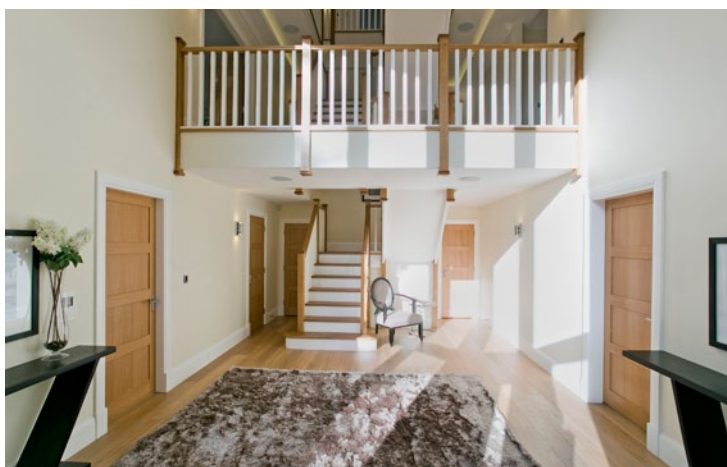
Timberley is located within an area of the Bourne, in the favoured southern side of Farnham. The Bourne is ideally located with local shops and a wide variety of leisure facilities nearby. There are thriving local pubs, doctor's surgery, and recreation ground with play area. Two leisure centres, one of which is a David Lloyd gym and spa, several golf courses, cricket clubs, the Bourne Tennis Club, Frensham Ponds sailing club. Frensham Common, the Bourne Woods & Alice Holt Forest are all within easy reach offering opportunities for walking, riding and cycling.

Farnham is an old English market town with narrow cobbled streets and attractive Georgian architecture, a 12th century castle and parish church. There is a broad mix of outstanding local state and private prep and senior schools.

South West train service runs a frequent service from Farnham Station to London Waterloo in approximately 53 minutes. There is easy access to the M3, A3 and M25.

Distances

Farnham 2 miles, Guildford 12 miles, Gatwick airport 48 miles, Heathrow airport 34 miles, Farnborough airport 10 miles, Central London 48 miles



LOWER GROUND FLOOR

Gym:

6.980m x 2.979m (22'10" x 9'8")

Utility:

4.712m x 3.896m (15'5" x 12'9")

Wine Store:

3.074m x 2.843m (10'1" x 9'3")

Coats:

1.492m x 1.512m (4'10" x 4'11")

Cupboard 1:

2.135m x 0.860m (6'11" x 2'9")

Cupboard 2:

2.155m x 0.860m (6'11" x 2'9")

Entrance:

4.370m x 7.784m (14'4" x 25'6")

Living Room:

5.800m x 4.240m (19'03" x 13'10")

Bedroom:

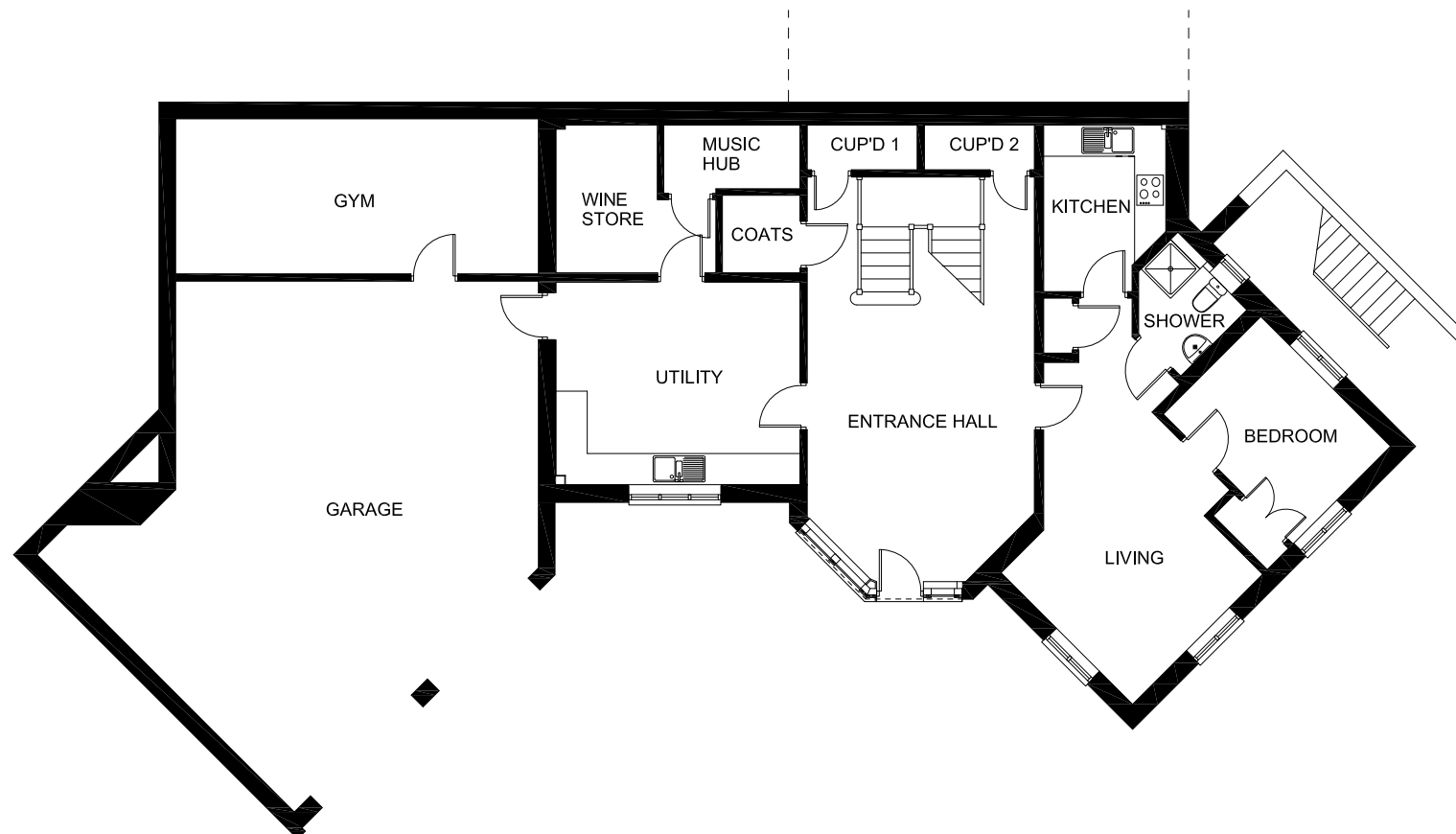
2.676m x 3.531m (8'9" x 11'6")

Shower:

1.798m x 1.996m (5'10" x 6'6")

Kitchen:

2.349m x 3.204m (8'7" x 10'5")



UPPER GROUND FLOOR

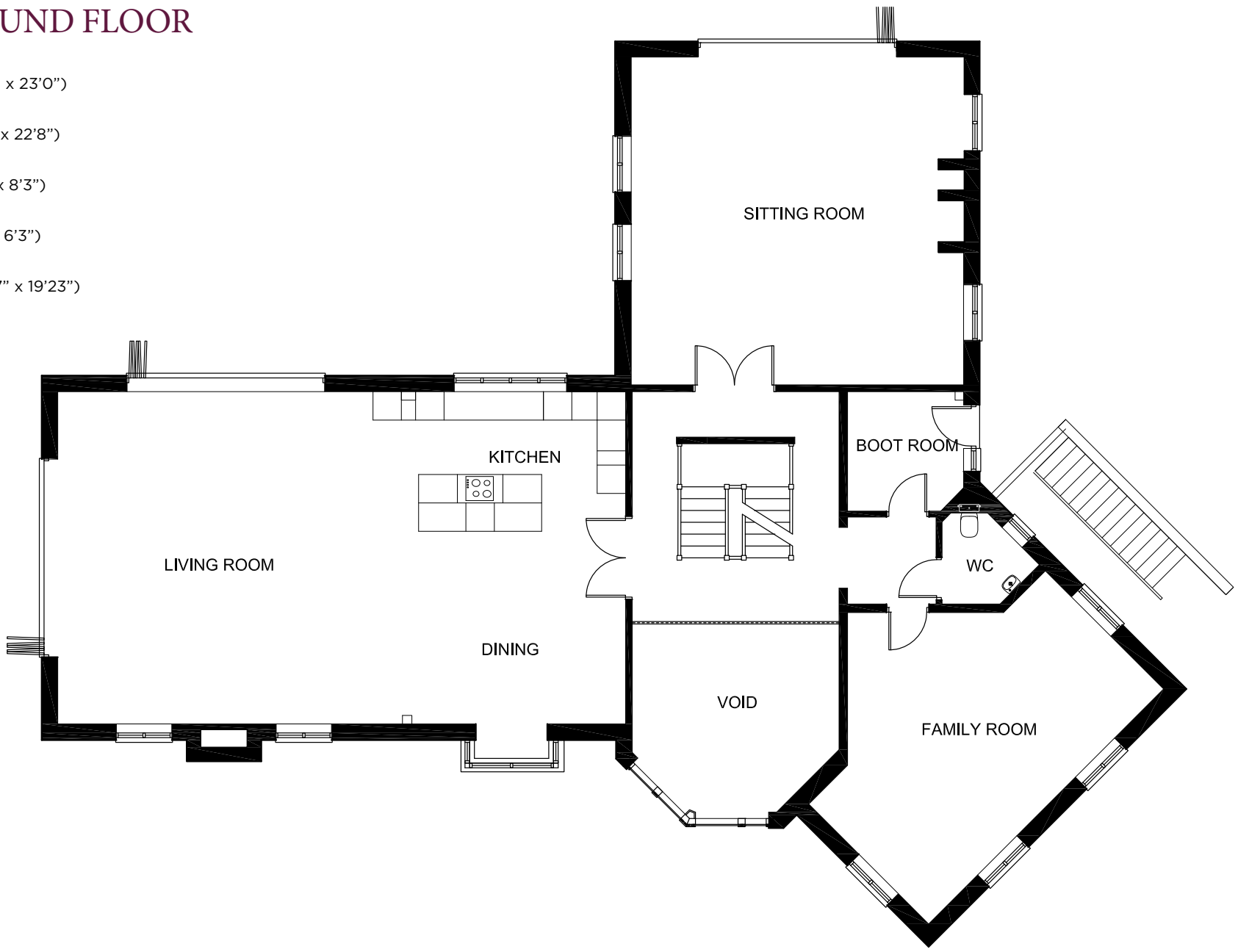
Living/Diner/Kitchen:
11.992m x 7.020m (39'4" x 23'0")

Sitting Room:
7.040m x 6.939m (23'1" x 22'8")

Boot Room:
2.449m x 2.524m (8'0" x 8'3")

WC:
2.056m x 1.952m (6'8" x 6'3")

Family Room:
7.030m x 5.850m (23'07" x 19'23")



FIRST FLOOR

- Bedroom 2:**
4.789m x 3.447m (15'8" x 11'0")
- Ensuite 2:**
2.101m x 2.320m (6'10" x 7'7")
- Bedroom 3:**
5.485m x 3.447m (17'11" x 11'3")
- Ensuite 3:**
1.974m x 2.320m (6'5" x 7'7")
- Bedroom 6:**
4.750m x 2.877m (15'7" x 9'4")
- Bedroom 7:**
4.281m x 2.877m (14'0" x 9'4")
- Study:**
4.377m x 4.149m (14'4" x 13'6")
- Bedroom 4:**
3.440m x 4.902m (11'3" x 16'0")
- Bedroom 5:**
3.440m x 5.854m (11'3" x 19'2")
- Bathroom:**
2.489m x 3.294m (8'1" x 10'9")
- Ensuite 1:**
4.141m x 2.260m (13'6" x 7'4")
- Dressing:**
1.710m x 2.260m (5'7" x 7'4")
- Master Bedroom:**
7.040m x 4.492m (23'1" x 14'8")
- Stairwell:**
4.370m x 4.609m (14'4" x 15'1")



SUPERIOR SPECIFICATION

Kitchen

- An individually designed kitchen, featuring stunning hi-gloss units in a mix of White and Mira Cosa, a comprehensive range of Miele appliances including an induction hob, Liebherr wine fridge, Quooker tap, finished with a seamless Corian worktop.
- Separate large utility room with Miele washing machine, separate tumble dryer and fridge freezer.

General

- Master bedroom with dressing area and luxury en-suite bathroom. 6 further bedrooms, 2 with en-suites and luxury family bathroom.
Self-contained annexe with living room, bedroom, kitchen with integrated appliances and shower-room.
- Large contemporary oak front door. Oak folding sliding door to kitchen/dining/living room and sitting room. Contemporary 4 panel internal doors with chrome ironmongery.
- Stunning oak staircase.
- White timber casement windows, with chrome ironmongery; 10 year guarantee.
- Decorative cornice to entrance hall, complete with LED feature lighting.
- Underfloor heating throughout, individually zoned to rooms.
- Central heating to be provided by condensing boiler.
- Sun patio to garage with glass balustrade.

Flooring

- Wooden flooring to entrance hall, sitting room, family room and landings.
- Carpet to all bedrooms.
- Porcelain wall and floor tiles to kitchen, utility, bathrooms, cloakroom, wine store, media hub and boot room.

Bathrooms & En-suites

- Duravit sanitary ware, Crosswater taps and vanity units to master bathroom, family bathroom and cloakroom. Rain shower and chrome towel rail to master bathroom and family bathroom.
- Grohe shower, Matki shower tray and Twyford sanitaryware to Bed 2 & 3 en-suite and annexe shower room, all with chrome towel rails.
- Pressurised hot water system.

Audio and electrics

- Multi room audio system - 15 zones / rooms with ceiling speakers & wall mounted touch pad to control audio sources & volume. Audio System Control Touchpanel & iPad control page. (iPads not supplied). Customised AV control system. Audio system can also be iPad/iphone controlled.
- External speakers to sitting room and kitchen patio areas, complete with their own touch pad control.
- Every room pre wired for Satellite & Digital TV. Sky receivers can be located locally in certain rooms or centrally located in the basement AV rack.
- The whole house has been wired with numerous wireless access points to allow whole WiFi connectivity.
- Pre-wired for HD Matrix system switching Sky HD receivers in AV rack to TV's in main living areas.
- NACOSS approved alarm fitted.
- Chrome faceplates throughout.
- Mains fed smoke detectors with battery back-up; heat detector to the kitchen.
- Automated gates with video entry system.
- Substantial double garage with electronically controlled up and over doors.

Lighting

- Lutron lighting controls to hall, kitchen/dining/living room.
- A comprehensive range of LED spot lighting and wall lighting.
- External lighting to front and rear of property with PIR controls.
- Discrete courtyard wall lighting and lights to entrance gates.

External

- Garden to the rear laid to lawn with quality turf.
- Patio and paths are finished in natural sandstone.
- External taps provided to the front and rear of the property.
- Mature screen hedging and trees.
- Block pave driveway; Brett Alpha, silver haze

Services

- Mains electric, gas and water, plus the advantage of rainwater recycling



SUPERIOR HOMES... QUALITY CRAFTSMANSHIP

Bourne Homes are house builders in the Home Counties specialising in providing our clients with quality housing, with designs and superior construction to suit each individual location.

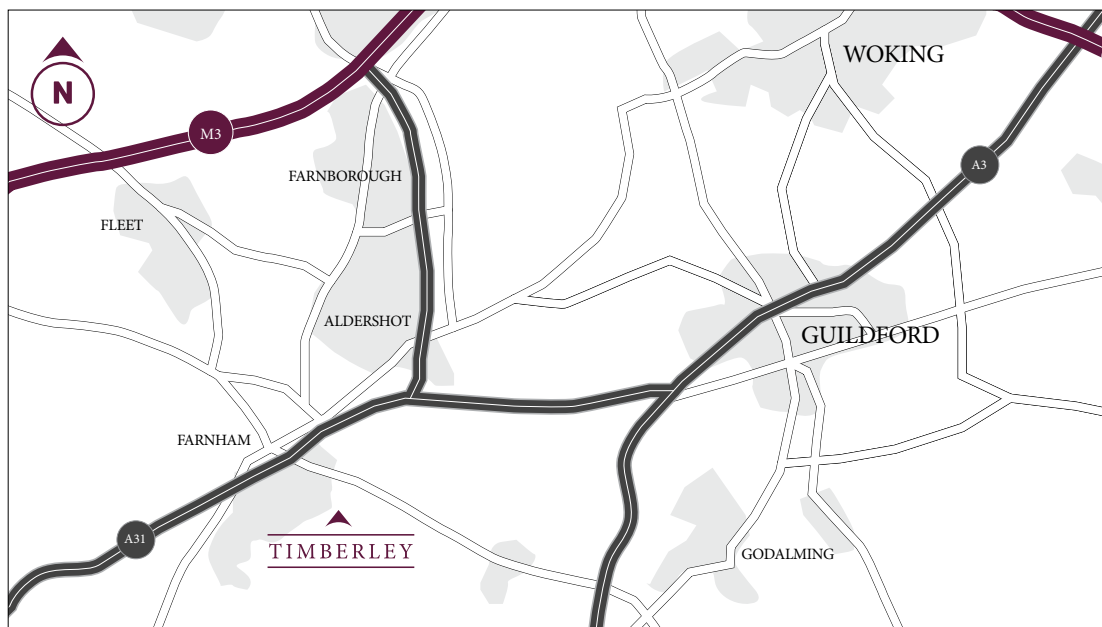
We pride ourselves on our attention to detail and finish, in our uncompromising pursuit of excellence. Our breadth of experience includes contemporary apartments, through to stunning executives houses for the most discerning of buyers.

We have skilled tradesmen who take great pride in the quality of their workmanship, individually crafting each home to our exacting standards. We place particular importance on the selection and quality of materials used.

We are committed to ensuring the process of buying one of our homes is a smooth and trouble-free experience with our high levels of customer service. When you reserve your new Bourne Homes property we will provide expert guidance and practical assistance throughout the buying process.

Each of our homes is backed with a comprehensive 10 year warranty from the NHBC.





DIRECTIONS

From Farnham town centre proceed south on the A287 Frensham Road for 1 ¼ miles, turn right into Burnt Hill Road, turn left into Longdown Road. Timberley is to be found after ¼ mile on the right hand side.

RESERVATION DETAILS

To reserve the property we require a reservation fee of £5,000 made payable to Bourne Homes Ltd, together with the name and address of your solicitor.

FURTHER INFORMATION

For appointments to view please contact:

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