





# DESIGNED FOR DISTINGUISHED LIVING

Warm, welcoming and contemporary, Heatherwell Place will make you feel at home as soon as you arrive.

Surrounded by some of Surrey's most picturesque countryside, this new community combines well connected and modern living with charming areas of planting, trees and plenty of green space. Enjoy everything the local towns have to offer, or immerse yourself in nature with a country walk in the nearby Surrey Hills Area of Outstanding Natural Beauty.

With a choice of 2, 3 and 4 bedroom homes, all finished to a superb luxury specification, you will find your ideal place to call home.





Computer generated image of plots 71-72 (The Violet - 4 bed detached), plot 73 - 75 (The Holly - 2 bed semi-detached) and plot 76 (The Foxglove - 3 bed semi-detached) is indicative only.





**RESTAURANTS**

- 1 Guildford**  
The Ivy Castle View  
Franco Manca  
Bill's  
Giggling Squid  
Cote  
Blue Sardinia  
The March Hare
- 2 Farnham**  
Borelli's  
The Botanist  
Pizza Express  
Manor Farm Tea Room  
The Lake House Café
- 3 Woking**  
The Inn at Maybury  
The Red Lion  
Latino Ristorante Italian  
Carluccio's  
Bird in Hand  
Zizzi
- 4 Camberley**  
Wagamama  
7Bone Burger Co.  
El Pic Tapas Bar  
Old Thai House  
Wildwood

**SHOPPING**

- 5 Guildford**  
The Friary Shopping Centre  
House of Fraser  
Gap  
Hobbs  
JoJo Maman Bébé  
Mint Velvet
- 6 Farnham**  
Waitrose & Partners  
Lion & Lamb Yard Shopping Centre  
Fat Face  
Co-op  
Tesco  
Morrisons
- 7 Woking**  
The Peacocks Shopping Centre  
Ashworth & Bird  
French Connection  
Hotel Chocolat
- 8 Camberley**  
The Square Shopping Centre  
Esprit  
Jack Wills  
Laura Ashley  
Next Home  
M&S

**ENTERTAINMENT**

- 9** Cineworld Aldershot
- 10** Farnham Maltings
- 11** Yvonne Arnaud Theatre
- 12** Odeon Guildford

**PARKS & LEISURE**

- 13** Ash Manor Sports Centre
- 14** Aldershot Pools & Fitness Centre
- 15** Farnham Golf Club
- 16** David Lloyd Farnham Health Club
- 17** Frensham Ponds
- 18** Puttenham Common
- 19** Hankley Common
- 20** Ascot Racecourse
- 21** Aldershot Park
- 22** Farnham Park
- 23** Thursley Nature Reserve

**SCHOOLS**

- 24** Walsh Memorial C of E Infant School
- 25** Ash Manor School
- 26** Alderwood School
- 27** Salesian College Farnborough
- 28** Guildford High School

**HOSPITAL**

- 29** Frimley Park Hospital

DISCOVER THE LOCAL AREA

Woking

Ash

Guildford

Ash Manor Sports Centre

Godalming

Seale

Blackwater River

Tongham



# HEATHERWELL PLACE

ASH SURREY





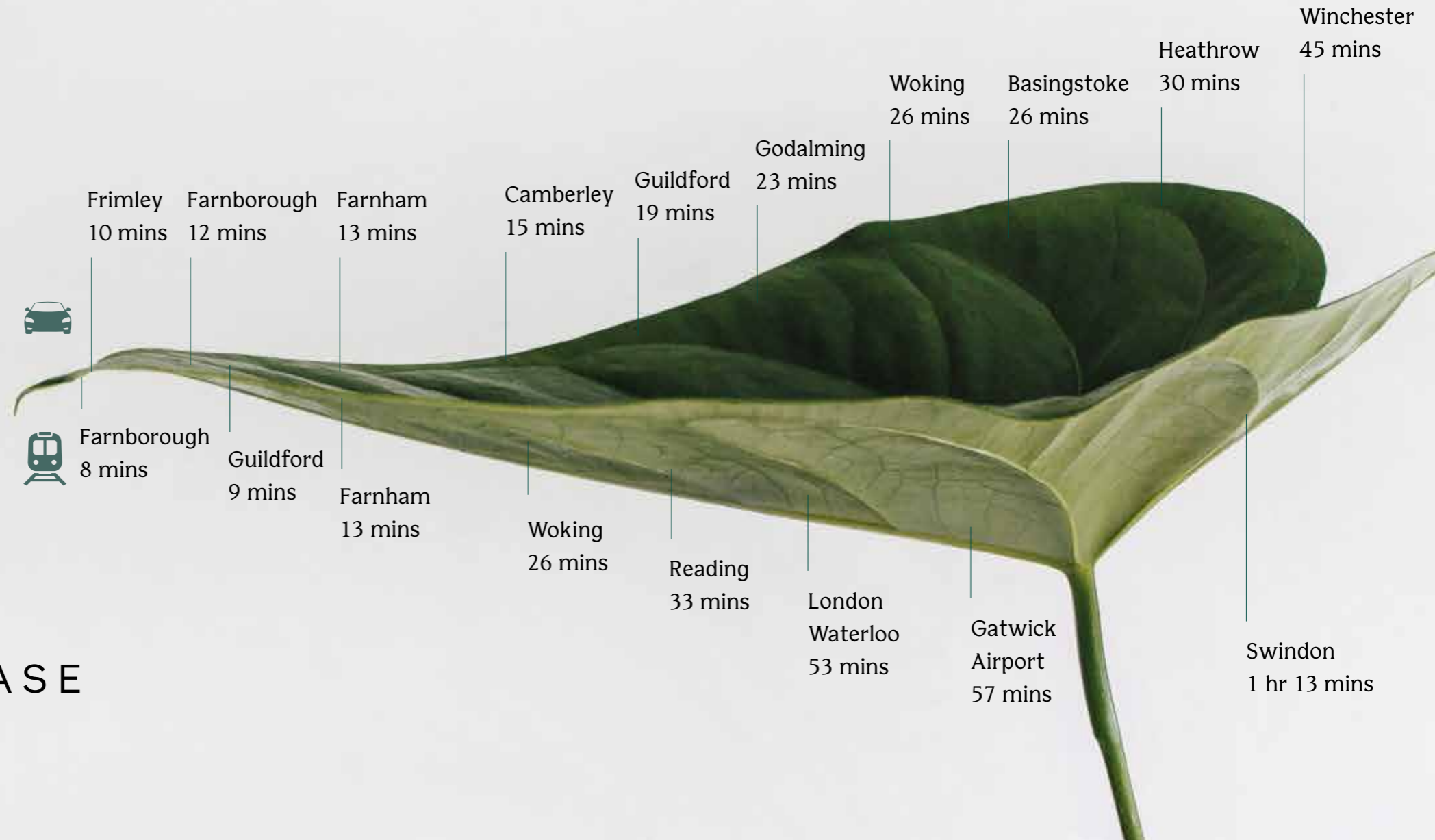
Computer generated image of plot 51 (The Violet - 4 bed detached) and plot 52 (The Ivy - 4 bed detached) is indicative only.



Getting around from Heatherwell Place is refreshingly straightforward, with no city traffic to contend with.

The A31 is a few minutes' drive, giving you easy access to surrounding towns, the south coast and the M25. The M3 is a 10-minute drive away for travelling south and west, or into London.

Rail travel from Heatherwell Place is an easy option too. Ash rail station is a 10-minute walk away, making it a great choice for commuters. The journey to London Waterloo takes 53 minutes with a change at Guildford station, or head out to Reading in 33 minutes, another large business and commercial hub.



## TRAVEL WITH EASE



Wonderful views, magical woodland, grassy hills ... you're surrounded by inspiring places to explore at Heatherwell Place.

Less than a mile away is Blackwater Valley footpath, giving you easy access to the riverside walking and running route. It covers a total distance of 22 miles, passing through woodland and flower-rich meadows, so you can walk for as long (or as little) as you want.

The North Downs are a short drive or bike ride away, the hilly ridge of the Hog's Back offering spectacular views over the countryside. Puttenham Common, a 16 minute drive from Heatherwell Place, is a paradise for birds and butterflies with its ponds, swathes of beautiful heather and wooded areas of oak and Scots pine. A little further south, you'll find Hankley Common and Thursley Nature Reserve, with numerous cycling, walking and horse riding routes for an invigorating day out in the fresh air. And if you prefer to get active on the water, the stunning Frensham Great Pond nearby has its own sailing club.



## THE GLORIOUS OUTDOORS

Alice Holt Forest and Birdworld, both in Farnham, are fun choices for family trips, while the ruins of Waverley Abbey make for a photogenic stop next to the River Wey. You can also enjoy a sporting lifestyle at Heatherwell Place, with plenty of clubs and activities located close enough for you to easily fit them into your weekend. Play a round of golf at nearby Farnham Golf Club or Puttenham Golf Club; practise your tennis strokes at clubs in Ash, Badshot Lea and Eggars Hill; or boost your fitness levels at David Lloyd Farnham Health Club, with a gym, swimming pool, spa, tennis courts and children's club. For a less active but highly competitive day out, Ascot Racecourse is a 22 minute drive away.



Photography of previous development is indicative only.





THE PERFECT BLEND OF  
BEAUTIFUL COUNTRYSIDE &  
URBAN SOPHISTICATION





## YOUR STYLE OF SHOPPING

Heatherwell Place is perfectly positioned for you to enjoy some of Surrey's most appealing towns.

Guildford combines historic charm with serious retail therapy as designer brands, high street favourites and independent boutiques rub shoulders on its cobbled streets. Anthropologie, Oka, Loaf, Cos and Jo Malone are just some of the names you'll find there, as well as an Odeon multiplex cinema, two theatres, live entertainment venue and numerous bars and restaurants.

Farnham is an attractive market town with a creative spirit. Home to the University of Creative Arts, it also has a number of independent spaces such as The Farnham Pottery where you can take part in workshops and events, and arts centre Farnham Maltings, as well as a range of shops, cafés and restaurants.

Travel a little further through the countryside and you'll reach Godalming, another pocket of charm to explore, with its own museum, galleries, boutiques, stores and pubs nestled amongst historic buildings.





# LONG LUNCHEAS AND EVENINGS OUT



Looking for a night out with friends, gourmet food, or somewhere to relax with the whole family? There's plenty to choose from when you live at Heatherwell Place.

Favourite pubs in the area include The Princess Royal with its stylish, welcoming bar and dining room. Located just on the edge of the North Downs, it's a great place to start or finish a country walk. The Spotted Cow, just outside Farnham, is another gem, set in secluded woodland with four acres of grounds – perfect for summer lunches.

Guildford is a good choice for a night out with its range of restaurants including The Ivy, Franco Manca, Bill's, Giggling Squid and Côte. Blue Sardinia is a family-run Italian restaurant, cooking up a mix of modern and traditional dishes, while The March Hare offers a French brasserie menu in a cosy pub environment. If you're looking for evening drinks, there are many convivial pubs, such as the George Abbot and The White House by the river; The Long Bar is an elegant spot for cocktails, live music and dancing; and Komo is a buzzy, award-winning independent bar.



## A PLACE TO LEARN

There's a good reason why this area is popular with families: great schools.

The Walsh Memorial C of E Infant School is rated 'Outstanding' by Ofsted, while Ash Manor School for secondary age pupils is rated 'Good'. Alderwood School in Aldershot, which takes pupils from age five to 16, is also rated 'Outstanding'.

Independent schools include Guildford High School for girls aged four to 18, and the Royal Grammar School for boys aged 11 to 18, also in Guildford. Closer to Heatherwell Place is Salesian College in Farnborough, a Roman Catholic secondary school for boys with a co-educational sixth form, while Barfield School in Farnham is for girls and boys aged two to 13.







Photography of previous development is indicative only.



## A PERFECTLY MODERN LIFESTYLE

At Heatherwell Place, you can relax as soon as you step through your front door.

Light-filled, stylishly designed spaces are immediately inviting, with room for the whole family to relax, while a well-planned layout and carefully considered storage makes everyday life flow smoothly. Welcome family and friends in for long lunches and casual gatherings, or simply revel in the sense of space and elegance after a busy day. With glazed doors and private gardens, socialising can easily spill outside on warm days, giving children space to run free.

Bedrooms are beautifully comfortable and ready for you to make your own with personal touches. Leading brands offer a premium level of performance and design in the kitchen and bathrooms, while environmentally conscious features will help your home run more efficiently, as well as protect the planet.

We apply the highest building standards and source the best materials to create homes that are both unique and expertly made to stand the test of time. And unlike our competitors, where purchasers need to pay extra for elements such as flooring and kitchen appliances, FABRICA is delighted to offer a superb quality specification as standard.





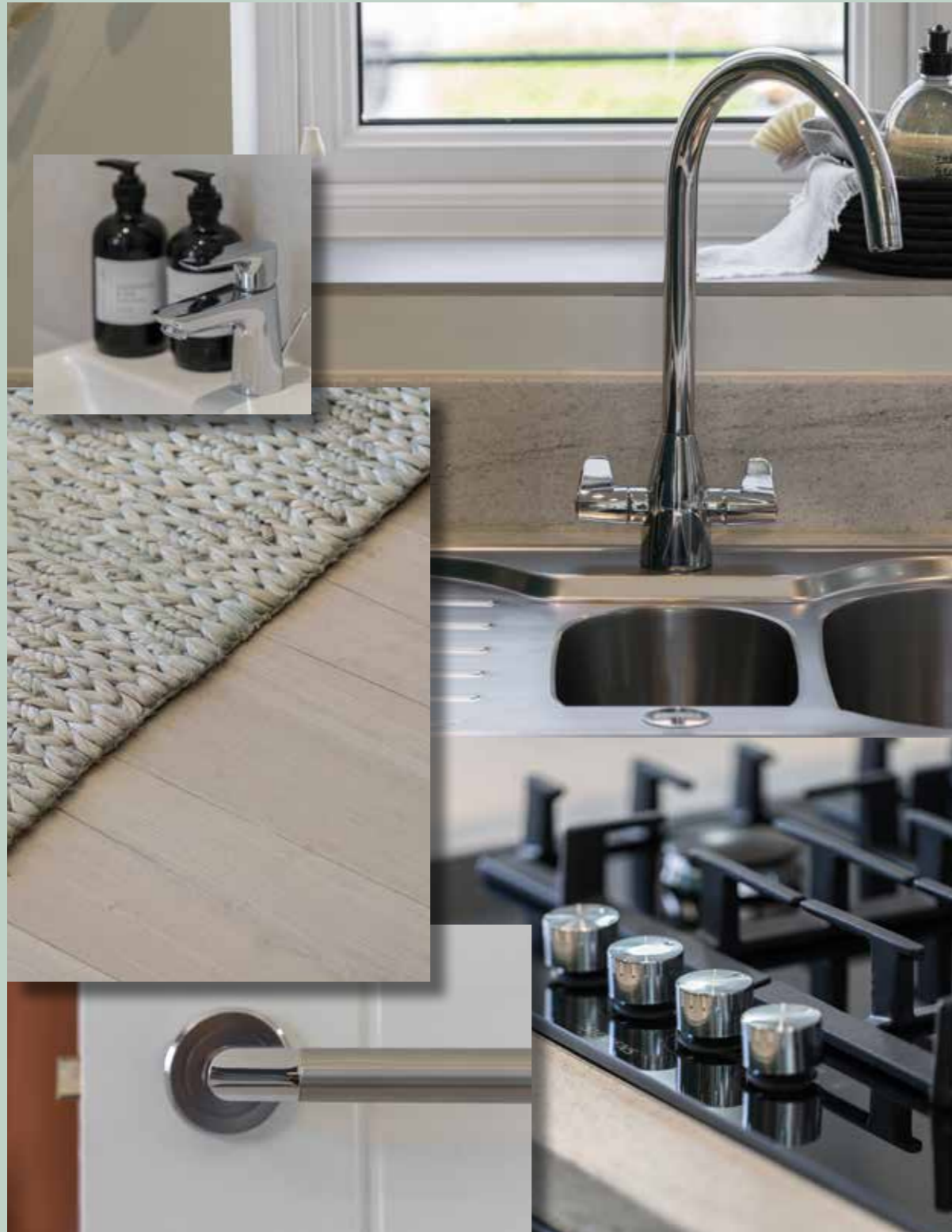
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# AN IMPRESSIVE SPECIFICATION

## Internal finishes

- Carpet to all stairs, landing and bedroom areas
- Laminate to hallways
- Timber staircase with white handrails and spindles
- White internal doors
- Dove White painted walls
- White sockets and switches throughout except to kitchens (chrome finish)

## Kitchens

- Bespoke fitted kitchens (choices and upgrades subject to stage of construction)
- Siemens integrated appliances including:
  - Double oven to four bedroom homes
  - Single oven to one, two and three bedroom homes
  - Tempered glass gas hob
  - Fridge/freezer
  - Dishwasher
- Hotpoint Washer/dryer
- Stainless steel one-and-a-half bowl sink with single lever mixer tap
- Stainless steel splashback and hood
- Floor tiles by Minoli

## Bedrooms

- Built-in wardrobes with sliding doors to master bedroom in all homes and also to bedroom 2 in all four bedroom homes

## Security & peace of mind

- 10-year NHBC warranty including a 24-month FABRICA defects warranty cover

## Bathrooms & ensuites

- White sanitaryware with WC and semi-pedestal handwash basin and chrome mixer tap
- Wall mounted shower mixer controller with shower attachment
- Shower cubicles with pivot or sliding door and thermostatic shower
- Large format floor and wall tiles by Minoli, full height to wet areas and half height to walls with sanitaryware
- Shaver socket to bathroom and main ensuite
- Chrome heated towel rail

## Electrical

- TV/FM/Sky+ master plate to living room, dining area and master bedroom
- BT points to living room, dining area and master bedroom
- Fused spur for security alarm in each home

## Heating & energy efficiency

- Gas fired central heating system
- Energy efficient boiler with thermostatic valves to all radiators
- Energy efficient light bulbs to all rooms

## External features & security

- Composite front doors with three point locking system
- Outside light with timer to front door
- Wiring for rear external lighting
- UPVC windows and doors with chrome ironmongery
- Turf to all gardens
- Paved pathways and patio areas





Computer generated image of plots 99-100 (The Juniper - 3 bedroom semi-detached) and plot 101 (The Floxglove - 3 bedroom detached) is indicative only.

EXPERTLY MADE AND  
BEAUTIFULLY FINISHED



PLAY AREA

ENTRANCE

F

PLAY AREA

Crocus House  
89-96

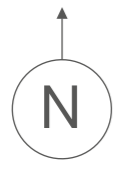
Primrose House  
130-141

Lavender House  
26-37

FOG  
38

- 2 BEDROOM HOUSE
- 3 BEDROOM HOUSE
- 4 BEDROOM HOUSE
- SHARED OWNERSHIP
- AFFORDABLE RENT
- F SALES & MARKETING SUITE

# SITE PLAN



# SKILFULLY PRODUCED

FABRICA is part of an award-winning property business, committed to creating meticulously designed, skilfully produced homes. From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes that are a real pleasure to live in.

Our design ethos and commitment to sustainability mean that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtful design, sustainable living and to providing an outstanding experience for our customers.

People are at the heart of everything we do, and because we own and manage all our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional, and has the awards to prove it. FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £8.8 billion across over 37,000 homes, we are one of the largest developers in the UK. Our A+ credit rating and pipeline of 7,817 homes across London and the South East, combined with our partnerships with world-class architects and interior designers, ensures that we maintain our unique approach to house building. We don't just build remarkable homes, we invest all profits into projects which benefit communities and create better ways to live.

**FABRICA**  
by A2Dominion

**CONSUMER  
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HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)



Westvale Park, Horley



Arlington Lofts, Camden



Carlton House, Putney



Elmsbrook, Bicester



# HOW TO FIND US



## From the M3:

At Junction 4, take the A331 exit to Guildford. At the roundabout, take the second exit onto the A331. Continue on the A331, then take the A323 exit towards Aldershot/Woking. At the roundabout, take the 1st exit onto Aldershot Road/A323, then at the next roundabout go straight on. Turn right onto Grange Road and right again onto South Lane and continue until you reach Heatherwell Place.

## From the M25:

At Junction 10, take the A3 exit to Portsmouth/Guildford/Effingham. Continue along the A3, then use the left lane to merge onto Farnham Road/A31. Turn off the A31 onto the A331. Take the A323 exit towards Aldershot/Woking. Continue on the A323, then at the next roundabout go straight on. Turn right onto Grange Road and right again onto South Lane and continue until you reach Heatherwell Place.

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HEATHERWELL PLACE





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