



CLARKE  GAMMON
WELLERS



Foxgloves, Broadwater Rise
Guildford, Surrey GU1 2LA

Foxgloves

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Foxgloves is a development of just three new properties by Tillingbourne Construction Limited, situated in a much favoured location close to Guildford town.

Tillingbourne Construction is an independently owned developer creating bespoke properties around the general Guildford area. The development includes one detached four bedroom home and two three bedroom semi detached properties with additional study/bedroom four.

Broadwater Rise is situated off the Epsom Road, approximately one mile to the east of Guildford's busy High Street. Guildford offers a main line railway station serving Waterloo in approximately 38 minutes, along with the arts at the Yvonne Arnaud theatre. The Spectrum sports centre and leisure centre is within easy drive and offers many sporting pursuits. The A3 can be accessed from Guildford or Burpham, connecting with the M25 motorway, giving access to central London, Heathrow and Gatwick airports, along with the south coast. The surrounding area offers some of Surrey's picturesque countryside for walking and riding enthusiasts.

The developer reserves the right to alter specifications from those detailed where necessary.

Specification

External Finishes

- The houses will be built from quality materials with rustic brick and clay tiled roofs.
- Wooden window casements are double glazed and finished in Gardenia.
- Front and back doors are hardwood and finished in F&B colours.
- Bi-fold patio doors in all houses.
- Gardens are well established with mature hedging and trees. New walls and lawns will be freshly turfed in the spring 2011.
- Outside tap and mains socket to the rear of all properties.
- Patios finished in sandstone.
- Additional separate cycle and refuse store.

Kitchens

- Professionally designed kitchen units in contemporary or shaker finish.
- Worktops, up-stands, splashbacks and breakfast bars as appropriate formed from polished granite.
- Superior appliances using Siemens or Neff equipment to include integrated Fridge freezer and dishwasher stainless steel double oven, 5 burner gas hob and 1 ½ bowl sink with chrome mixer tap.
- All appliances A or A+ rated for efficiency.
- Depending on commitment date customers can choose range and appliances or upgrade if required.
- Utility room containing Worcester Bosch A rated boiler, variety of units, space for 2 appliances and sink.

Floor finishes

- Upper levels will be finished with fitted carpet and quality underlay. Groundfloor areas excluding kitchen and utility are finished with oiled oak floors throughout.
- Bathrooms and kitchen areas are finished in ceramic tiles.

Bathrooms

- Stylish Swiss sanitary ware.
- Half tiling to walls and full tiling to floors.
- Chrome fittings to all sanitary ware.
- Heated chrome towel rails.

Electrics and Lighting

- Recessed down lighters to kitchens and bathrooms.
- Dual TV/FM sockets to principle rooms.
- Hifi wiring to sitting room and kitchen.
- Telephone sockets in all principle rooms with cat 6 cable.

Security

- All windows and doors are fitted with "secure by design" accredited ironmongery.
- All houses will be fitted with full alarm systems.
- PIR motion sensors to primary approaches to all houses.

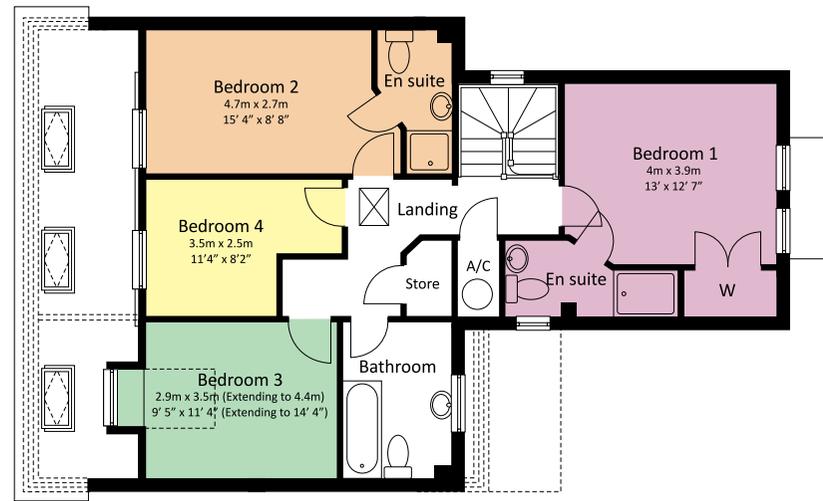
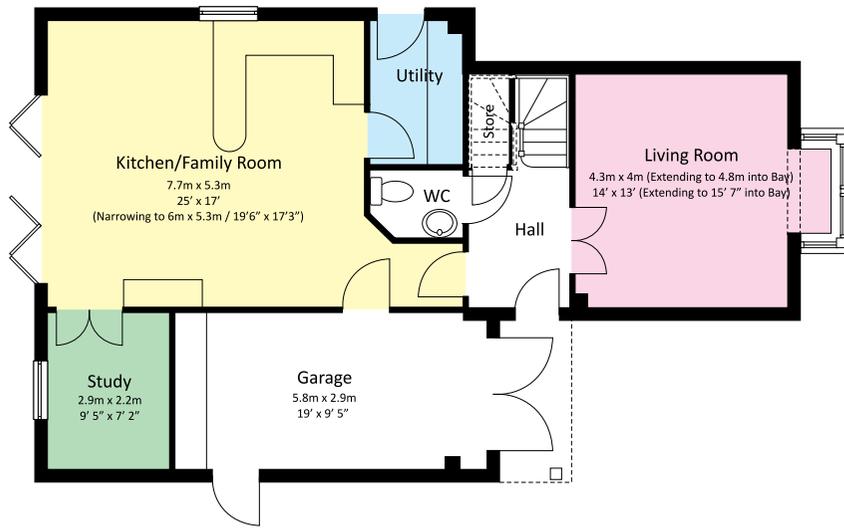
Heating

- Properties are designed to Code 3 level of the governments code for sustainable homes meeting the latest targets for energy efficiency and sustainable design.
- All houses fitted with Worcester Bosch gas fired boiler.
- 60% of hot water needs are designed to be provided by renewable solar energy.

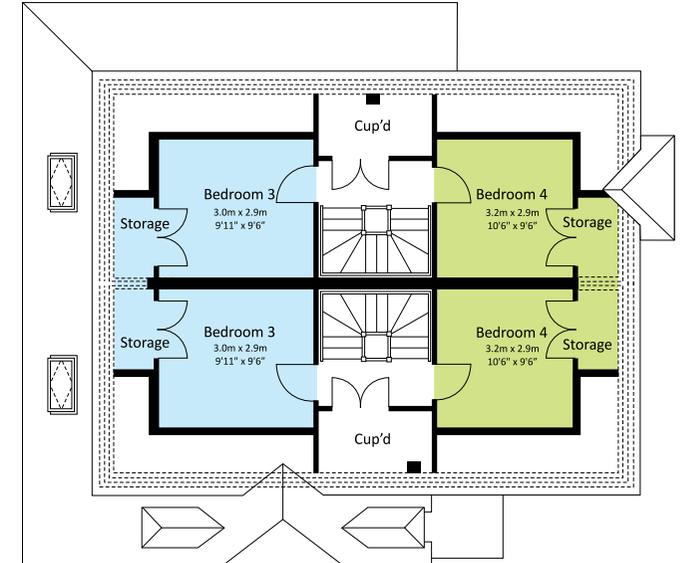
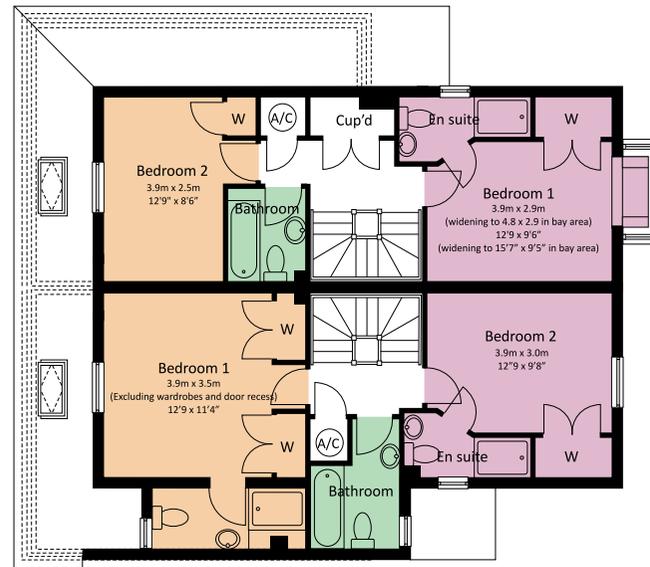
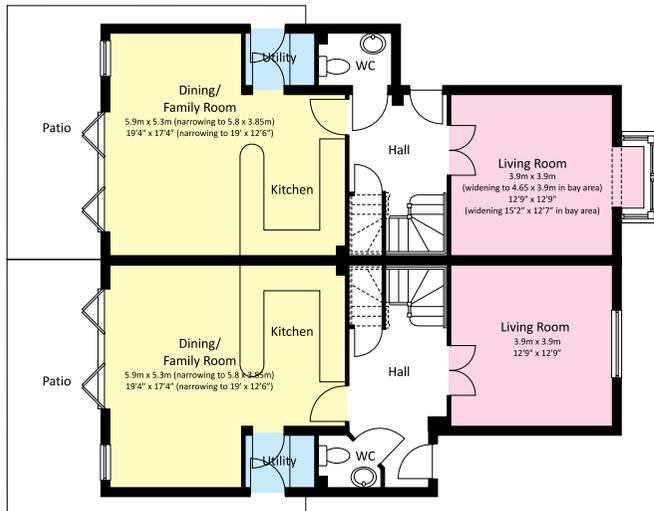
Environmental matters

- All appliances A or A+ rated.
- Minimum 10% of energy usage designed to be provided from renewable solar energy.
- All cisterns with dual flush systems.
- LED lighting to all down lighters for maximum reduction in energy usage and longer life.
- All radiators and underfloor heating zones individually thermostatically controlled for maximum control and energy efficiency.
- Double glazed argon filled windows.

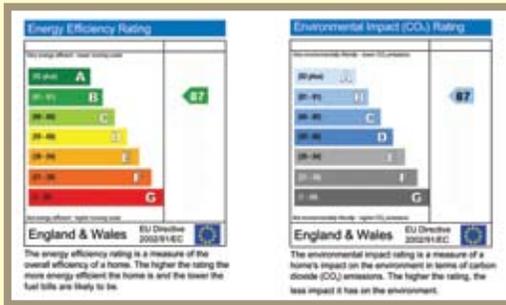
Plot 1



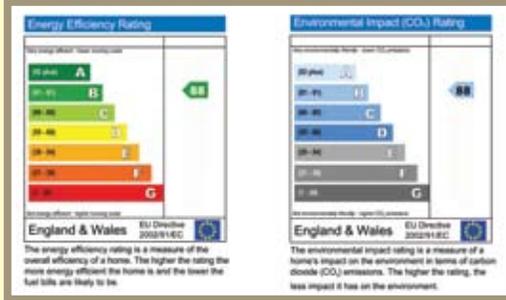
Plots 2 & 3



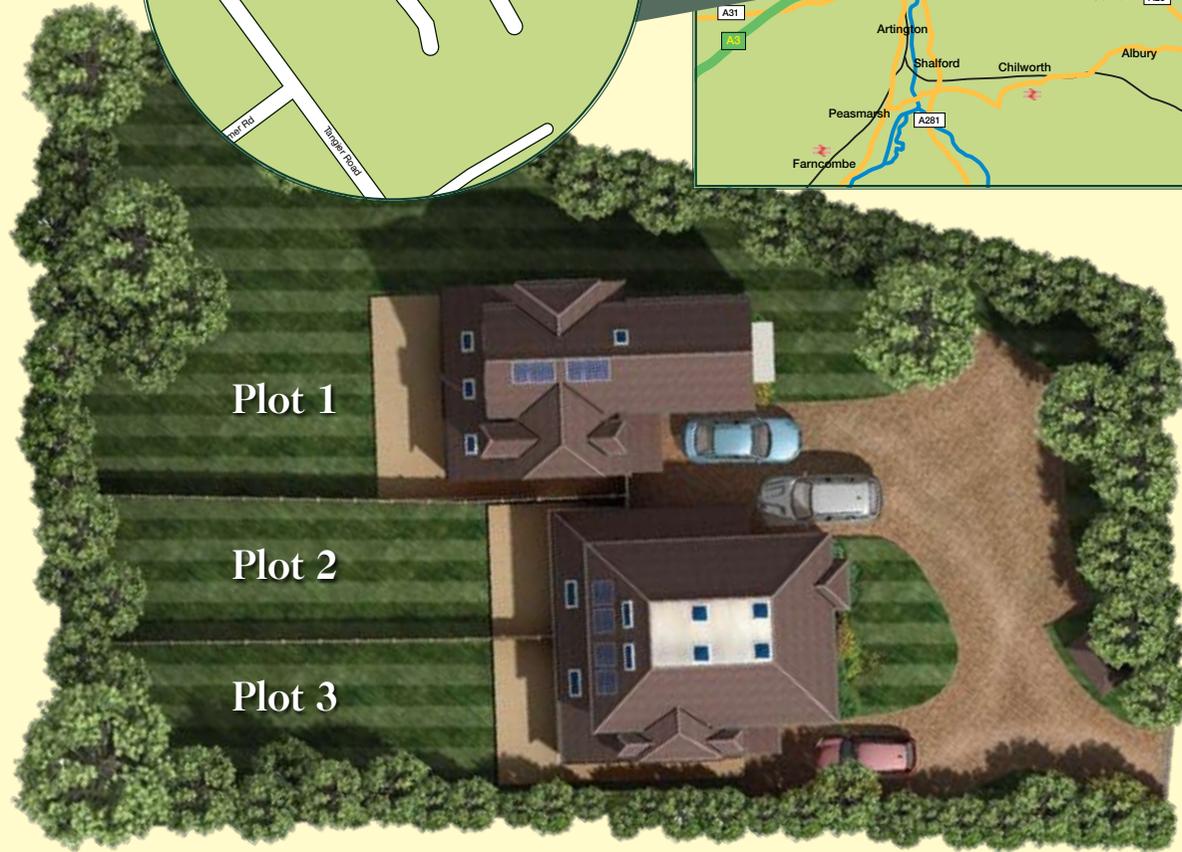
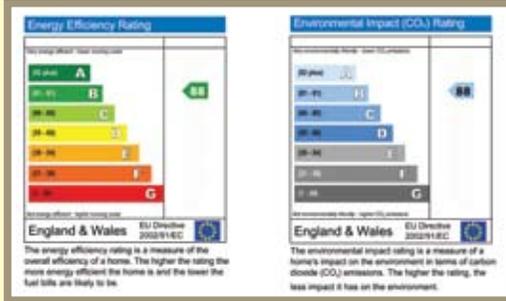
1



2



3



Not to scale

DIRECTIONS

From the top of Guildford High Street take the Epsom Road (A246) and at the set of traffic lights with Waterden Road and Warren Road proceed straight across for approximately 3/4 mile and Broadwater Rise is in the right hand side.