

STURT FARM

Haslemere, Surrey GU27 3SE

3 bedroom home with private garden and allocated parking

AVAILABLE TO RESERVE OFF PLAN



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Stonewater is proud to present this collection of **new three bedroom houses for shared ownership** at its Sturt Farm development in Haslemere. These new homes offer a thoughtfully designed, spacious interior layout and have been designed externally to a range of traditional designs, some with decorative tile hanging, feature brickwork or weatherboarding.

Downstairs each home has a generous open plan living/dining room and kitchen, with French doors leading on to the rear garden. An entrance hall and a useful cloakroom with WC and hand basin complete the downstairs layout. Upstairs are three bedrooms, two doubles and a single, plus a family bathroom. Externally each property comes with a good-sized private rear garden and allocated off-road parking for two vehicles.

Built on the outskirts of Haslemere on the border of Hampshire and West Sussex, Sturt Farm benefits from its proximity to the village of Camelsdale, which has a shop, a convenience store, a primary school and The Mill pub. For bigger shopping trips the nearby village of Weyhill has a range of local shops as well as a Marks & Spencer food store and a Tesco supermarket. Weyhill is also home to the National Trust-owned Shottermill Ponds and Marley Common. Fitness enthusiasts are catered for by Haslemere Leisure Centre which offers a swimming pool, gym and a variety of organised exercise classes.

The attractive market town of Haslemere with its picturesque historic streets is known locally for its range of independent, specialist shops, restaurants and cafes. A popular Farmers' Market is held in the High Street every first Saturday of the month with food locally sourced and prepared by its stallholders.

Haslemere is also noted for its rich cultural life, with Haslemere Hall serving as a focal point hosting concerts, plays, operas, films and even live-streamed productions from the National Theatre. The Haslewey community centre is another popular community hub which offers a wide range of activities including yoga, pilates, art classes and even belly dancing. Haslemere Museum is a popular local landmark and is home to some fascinating historical treasures. The museum hosts regular exhibitions throughout the year.

Sturt Farm falls within the catchment of a number of good schools. Woolmer Hill School is a local secondary academy for 11- to 16-year-olds which is rated 'Good' by Ofsted. Camelsdale Primary School, set in beautiful grounds and with strong links to the local community, is ranked 'Outstanding'. Nearby St Bartholomews Primary C of E and Shottermill Junior schools are both ranked 'Good'. Haslemere offers a range of nurseries for pre-school-age children including a highly regarded Montessori School.

Transport links in and around Haslemere are excellent. Direct services operate from Haslemere train station into London Waterloo with a journey time of around 45 minutes. Direct services also operate from here to Guildford (16 minutes travelling time) and Portsmouth Harbour (43 minutes). The town is also close to the A3 main trunk route from London to Portsmouth offering excellent access to the UK motorway network with the M25 and Portsmouth both being approximately 45 minutes' drive away in opposite directions. For travel abroad Gatwick Airport is just under an hour away by car, Heathrow just over an hour.

- Camelsdale Primary School 0.3 miles
- Haslemere Leisure Centre 0.4 miles
- The Mill public house 0.6 miles

- Haslemere railway station 0.9 miles
- St Bartholomews Primary CofE 0.4 miles
- Guildford town centre 16.2 miles

SPECIFICATION

Kitchen:

- Kitchen unit doors in 'Pebble Grey' by Impuls, with black handles
- Black Halifax Oak Effect worktops

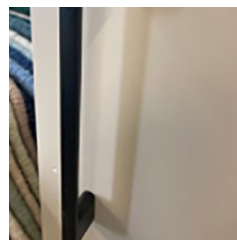
Flooring:

Lounge, bedrooms, stairs and landing

- Apollo Plus by Cormar Carpet Co. in 'Cinder Grey'

Kitchens and bathrooms

- Novilon Viva in Greywash Oak



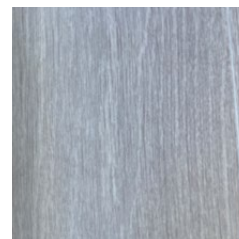
Pebble Grey



Black Halifax Oak Effect



Cinder Grey



Greywash Oak



SITE PLAN



PLOT 79

30 Grasslands Close, Haslemere, Surrey GU27 3FB



3 bed mid-terrace house

Two parking spaces
Turfed rear garden
Kitchen/Dining area
Downstairs WC

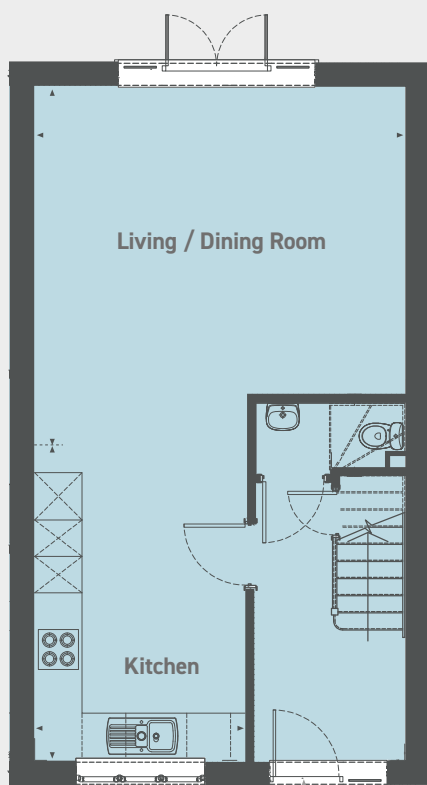
£196,000 for a 40% share

Open Market Value: **£490,000**

Monthly Rent: **£673.75**

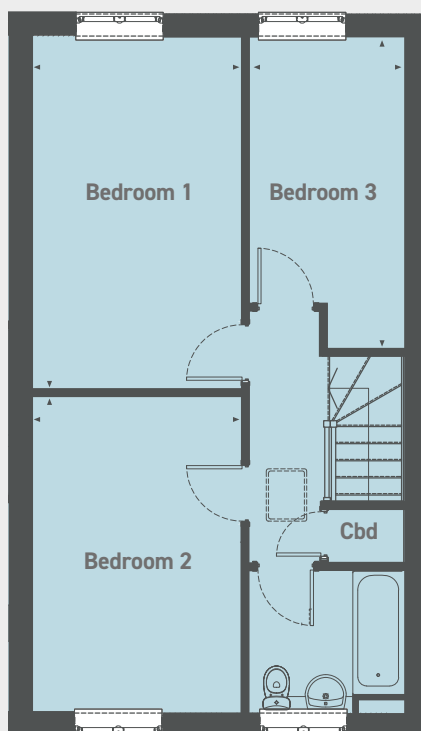
Service Charge: **£27.17**

Ground floor



Entrance

First floor



Ground floor

Living / Dining Room
5.12m x 4.94m (16'7" x 16'2")

Kitchen
4.35m x 2.83m (14'2" x 9'2")

First floor

Bedroom 1
4.86m x 2.89m (15'9" x 9'4")

Bedroom 2
4.36m x 2.89m (14'3" x 9'4")

Bedroom 3
4.27m x 2.16m (14'0" x 7'0")

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Please note the most up-to-date availability can be found on our website www.stonewaterhomes.co.uk. Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

FIND OUT ABOUT SHARED OWNERSHIP

Stonewater, as a responsible Landlord, takes the safety of all of our customers seriously. During the process of purchasing shares in your home, we want to make sure you have considered how you will evacuate the home in the event of a fire. Please make sure you have fully considered the suitability of the property for you and all household members and ensure you have considered how you will evacuate quickly and safely in the event of a fire. If you require any support from Stonewater, please let us know.

Please note that all sales particulars and images are for marketing and illustrative purposes only. Plans, computer generated images and photos may contain elements which are not present upon the final completion of the property.

