



AUSTIN PLACE

Frensham Road, Farnham



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Frensham Road, Farnham, Surrey

A private, select development of five new luxurious apartments
in the highly sought-after and desirable location of Farnham.



Specification

KITCHEN

Exceptional Wooden Heart of Weybridge units
 Quartz worktop and up stands (plots 7-10)
 Engineered worktop and up stands (apartments 1-6)
 Siemens integrated oven and microwave
 Siemens stainless steel gas hob
 Siemens fully integrated dishwasher
 Siemens fridge freezer
 Siemens extractor canopy
 Siemens washing machine/tumble dryer

BATHROOMS AND EN SUITES

Designer white sanitary ware by Roca
 Exceptional chrome fittings from Hansgrohe
 Designer floor and wall tiling by Porcelanosa
 Contemporary chrome towel radiators
 Full height tiling around shower enclosure
 Mirror fully fitted
 Chrome LED recessed down lighters
 Shaver point fully fitted
 Thermostatically controlled Hansgrohe shower



ELECTRICAL

- LED down lighters to principle rooms
- Pendants to remaining rooms
- Mains smoke alarm with battery back up
- Chrome TV points to all main rooms
- Fully installed security alarm
- Chrome doorbell to individual front door

ENVIRONMENTAL FEATURES

- Energy efficient boiler
- Energy efficient appliances (A rated where possible)
- Energy efficient LED light fittings

INTERNAL

- Radiators to all floors
- Contemporary veneered doors
- Chrome door furniture
- Gas fired central heating
- All walls and ceilings finished smooth: Dulux matt emulsion
- Painted staircase with hardwood handrail
- Wood flooring to ground floor
- Carpet to all other rooms, except wet rooms which are tiled

EXTERNAL

- Landscaping to the rear (plots 7-10)
- Weatherproof electric power point (plots 7-10)
- Contemporary light fittings to front
- Paving to parking area

10 YEAR GUARANTEE

- Every home has a 10 year NHBC guarantee
- Traditional brick and block cavity wall construction



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Site Map

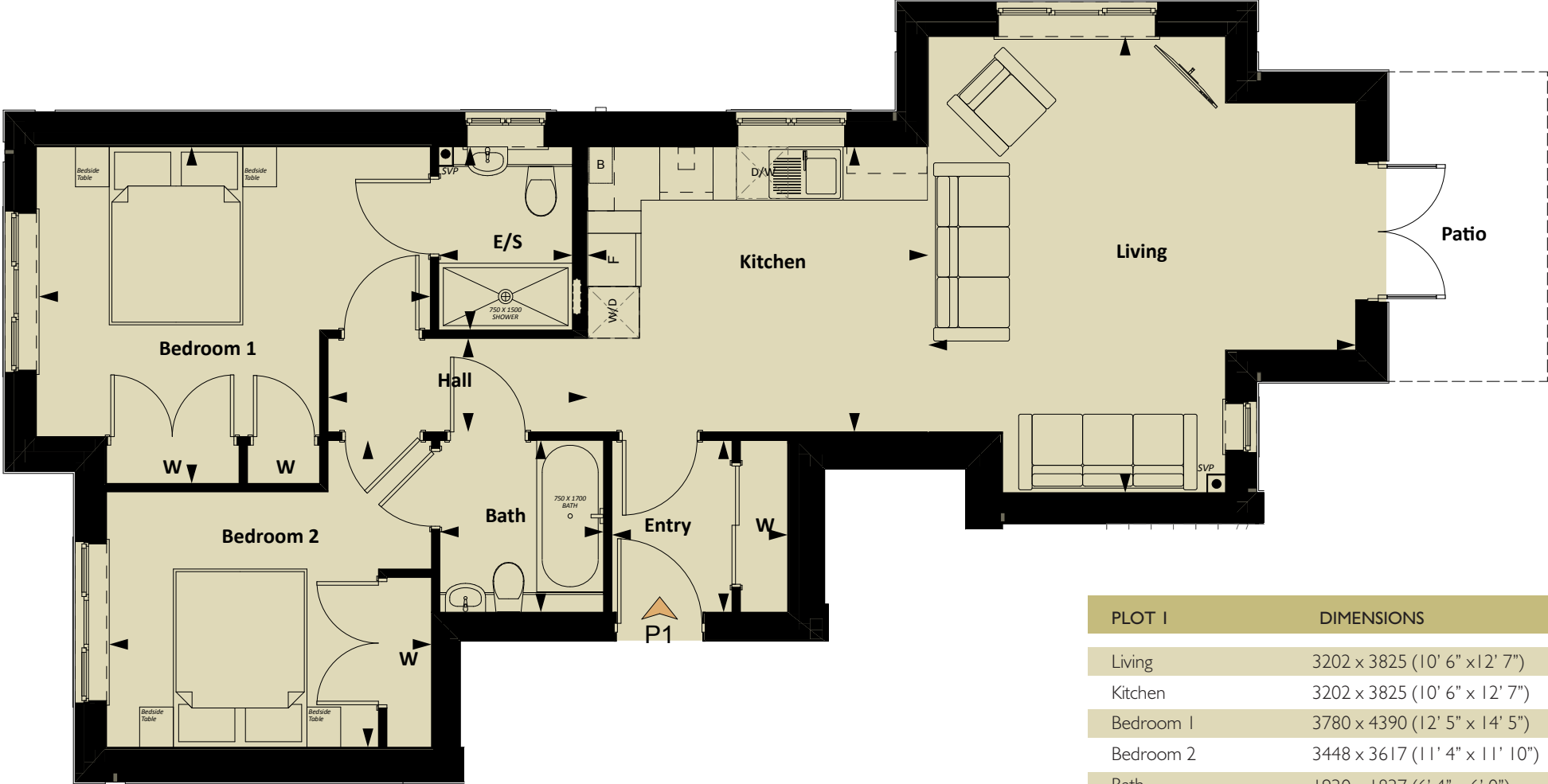




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PLOT I GROUND FLOOR



PLOT I	DIMENSIONS
Living	3202 x 3825 (10' 6" x 12' 7")
Kitchen	3202 x 3825 (10' 6" x 12' 7")
Bedroom 1	3780 x 4390 (12' 5" x 14' 5")
Bedroom 2	3448 x 3617 (11' 4" x 11' 10")
Bath	1930 x 1837 (6' 4" x 6' 0")
E/S	2057 x 1500 (6' 9" x 4' 11")
Hall	1050 x 2913 (3' 5" x 9' 7")
Entry	1930 x 1971 (6' 4" x 6' 6")
Total Gross Internal Floor Area= 73.67m ² (793.00ft ²)	

NOTE 1. Room sizes are maximum and include built in wardrobes and boiler cupboards

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PLOT 2 (GROUND FLOOR)

PLOT 2	DIMENSIONS
Living	4113 x 5424 (13' 6" x 17' 10")
Kitchen	3530 x 3275 (11' 7" x 10' 9")
Bedroom 1	3354 x 3858 (11' 0" x 12' 8")
Bedroom 2	3542 x 2930 (11' 7" x 9' 7")
Bath	2471 x 1923 (8' 1" x 6' 4")
E/S	1547 x 2537 (5' 1" x 8' 4")
Hall	1227 x 5808 (4' 0" x 19' 1")
Study	3435 x 1668 (11' 3" x 5' 6")
St	364 x 835 (1' 2" x 2' 9")
Total Gross Internal Floor Area = 80.00m ² (859.23m ²)	

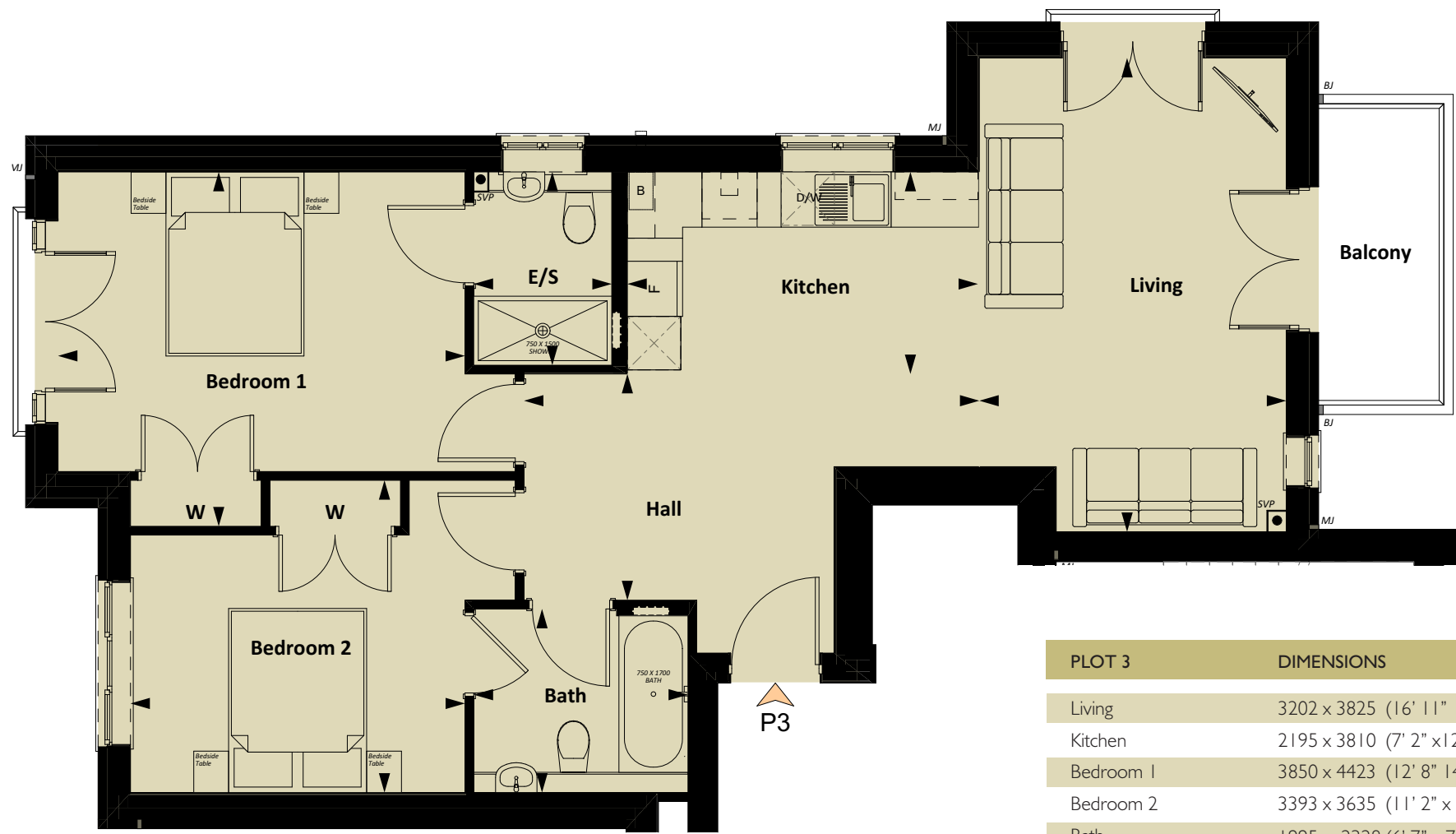


NOTE 1. Room sizes are maximum and include built in wardrobes and boiler cupboards.

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PLOT 3 (FIRST FLOOR)



PLOT 3	DIMENSIONS
Living	3202 x 3825 (16' 11" x 10' 11")
Kitchen	2195 x 3810 (7' 2" x 12' 6")
Bedroom 1	3850 x 4423 (12' 8" x 14' 6")
Bedroom 2	3393 x 3635 (11' 2" x 11' 11")
Bath	1995 x 2328 (6' 7" x 7' 8")
E/S	2100 x 1500 (6' 11" x 4' 11")
Hall	2458 x 4948 (8' 1" x 16' 3")
Total Gross Internal Floor Area = 73.30m2 (789.00m2)	

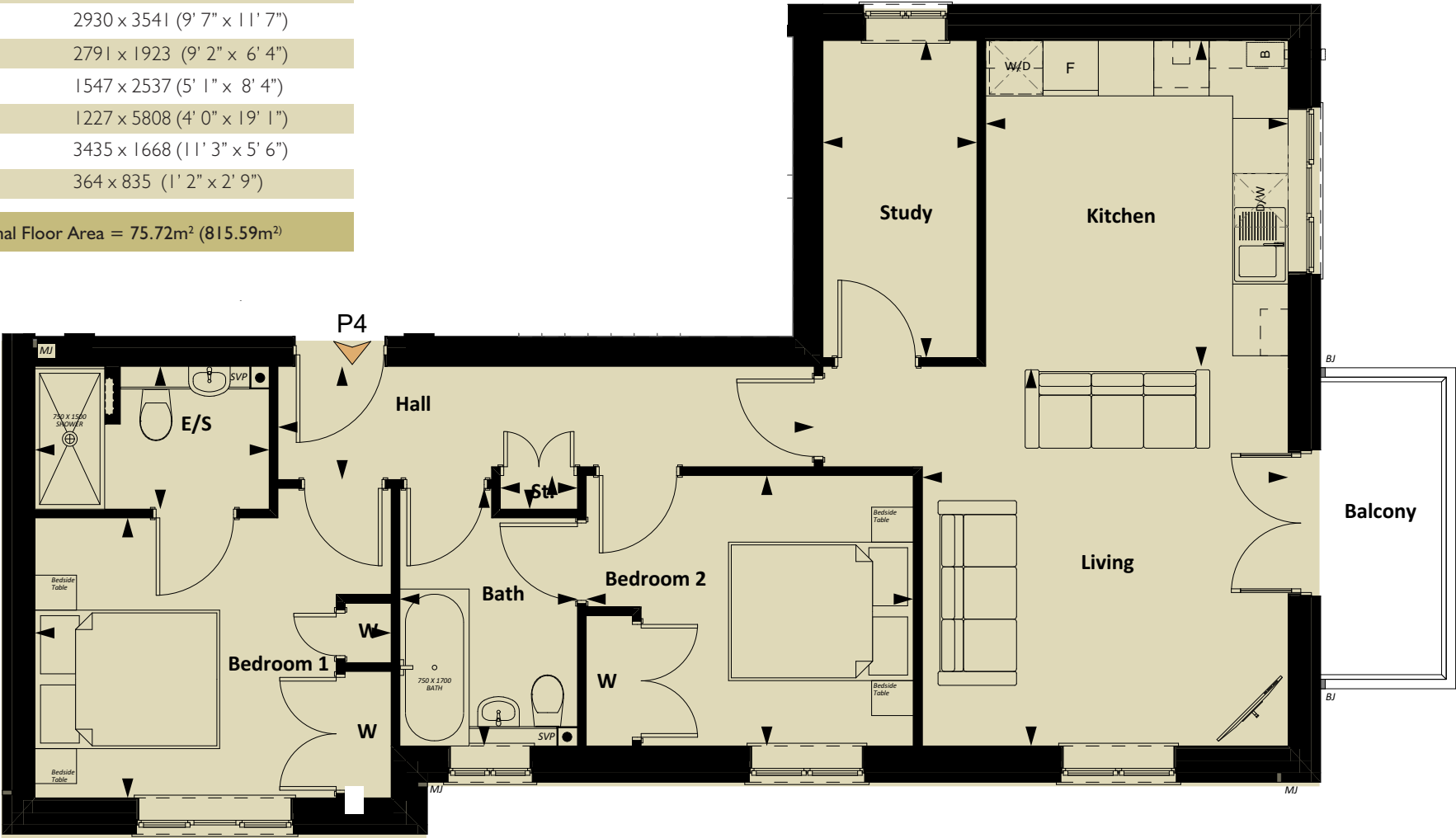
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PLOT 4 (FIRST FLOOR)

PLOT 4	DIMENSIONS
Living	4088 x 3961 (13' 5" x 13' 0")
Kitchen	3530 x 3275 (11' 7" x 10' 9")
Bedroom 1	3034 x 3858 (9' 11" x 12' 8")
Bedroom 2	2930 x 3541 (9' 7" x 11' 7")
Bath	2791 x 1923 (9' 2" x 6' 4")
E/S	1547 x 2537 (5' 1" x 8' 4")
Hall	1227 x 5808 (4' 0" x 19' 1")
Study	3435 x 1668 (11' 3" x 5' 6")
St	364 x 835 (1' 2" x 2' 9")
Total Gross Internal Floor Area = 75.72m ² (815.59m ²)	



NOTE 1. Room sizes are maximum and include built in wardrobes and boiler cupboards.

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PLOT 5 (SECOND FLOOR)



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FARNHAM

Farnham is an old market town steeped with character and a history that can be traced back to Roman Britain and beyond. Living in the town provides a tranquil country retreat for many.

Being in a recognised 'Area of Outstanding Natural Beauty' on the borders of the Surrey Hills, gives excellent access to some of the best horse riding, cycling and walking in the south of England. Nearby Bourne woods and Tilford woods were both used as locations for scenes in the 2012 James Bond film, *Skyfall* and several Marvel movies.

For golf lovers, there is the prestigious Hankley Common Golf Club, which is renowned as being one of the best inland layouts in Britain.

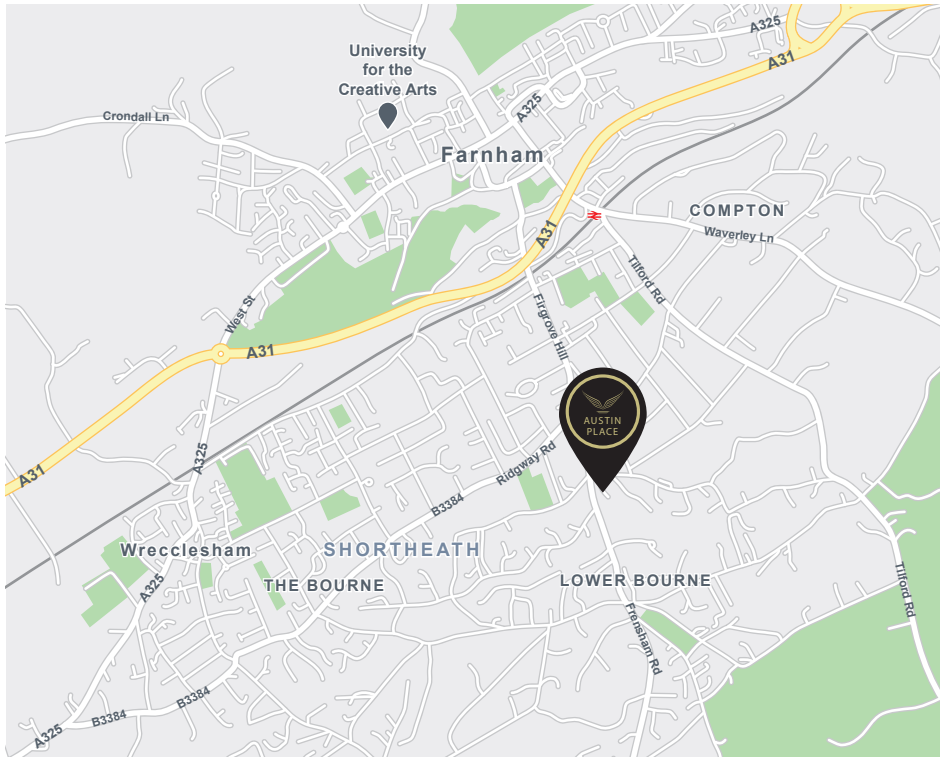
The spectacular Farnham Castle overlooks the town and is just the tip of the iceberg in terms of sights and attractions of the town, which include some great walks and views along the river, Farnham Park, Castle Street and St Andrew's Parish Church.



SCHOOLS

With Ofsted Outstanding state primary schools such as South Farnham and St. Polycarps, and senior schools including Weydon and All Hallows, there is no shortage of quality. Private schools include Edgeborough, Frensham and Barfield.

With Farnham college and the acclaimed University College for the Creative Arts, there is no lack of educational opportunities available to those who choose to make Farnham their new home for their family.



The main line railway station is in the centre of town and the journey to London Waterloo takes approximately 55 mins. The journey to Guildford takes approximately 27 mins.

- Farnham Town Centre - 1.3 miles
- M25, J-11 - 20.5 miles
- A3 - 8.4 miles
- Gatwick - 44.7 miles
- Heathrow - 31 miles
- Bourne Woods - 3.2 miles
- Tilford Woods - 5.0 miles
- Hankley Common Golf Course - 4.7 miles
- University College for the Creative Arts - 3.5 miles

These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. Plans are not drawn to scale, the descriptions, distances and all other information are believed to be correct, but their accuracy is in no way guaranteed.

Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. Because the scheme is in the course of construction, we must reserve the right to alter the specifications without notice and substitute materials, equipment or fittings of a similar quality.



Kidbrook homes is a privately owned residential developer. We are passionate about creating different and exclusive living spaces. Even before we have acquired new land for development, the customer is considered our central focus.

At Kidbrook we recognise that first class quality is an essential ingredient to our successful formula. We expect and encourage discerning customers, safe in the knowledge that our new homes are exceptional. Our confidence is underwritten by our own two year warranty and backed by a 10 year NHBC warranty.

We believe the greater attention to fine details sets us apart. Our superior homes blend effortlessly with their surroundings and are designed specifically for each development. This means they are individual and special, just like our customers.

Exceptional specification and material choice is the key to delivering high levels of quality within our homes. The tailored specifying process considers only high class products to be proud of. Material and architectural choices are bespoke to each of our exclusive developments ensuring we draw from our past whilst looking to the future.

Our top quality homes are built traditionally by experts to the latest NHBC and Building Regulations. Where possible, we also include environmentally friendly green elements, such as A rated appliances, dual flush WC systems and low energy lighting. In essence we invite you to share our discerning passion for space and exclusivity.



barnard marcus

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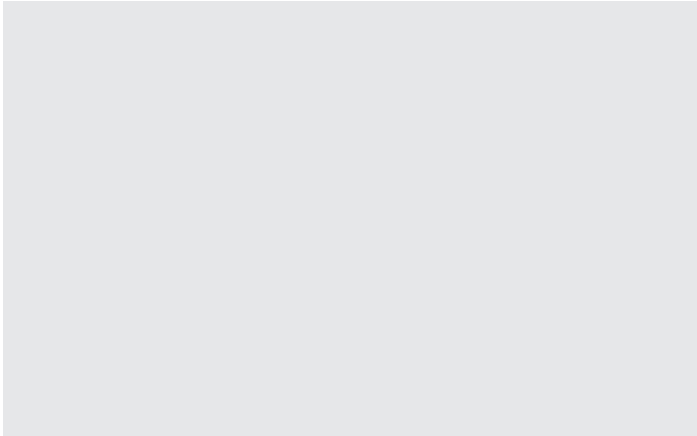
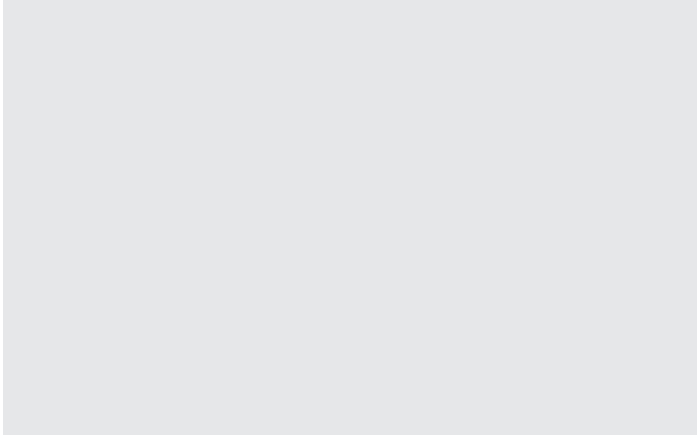
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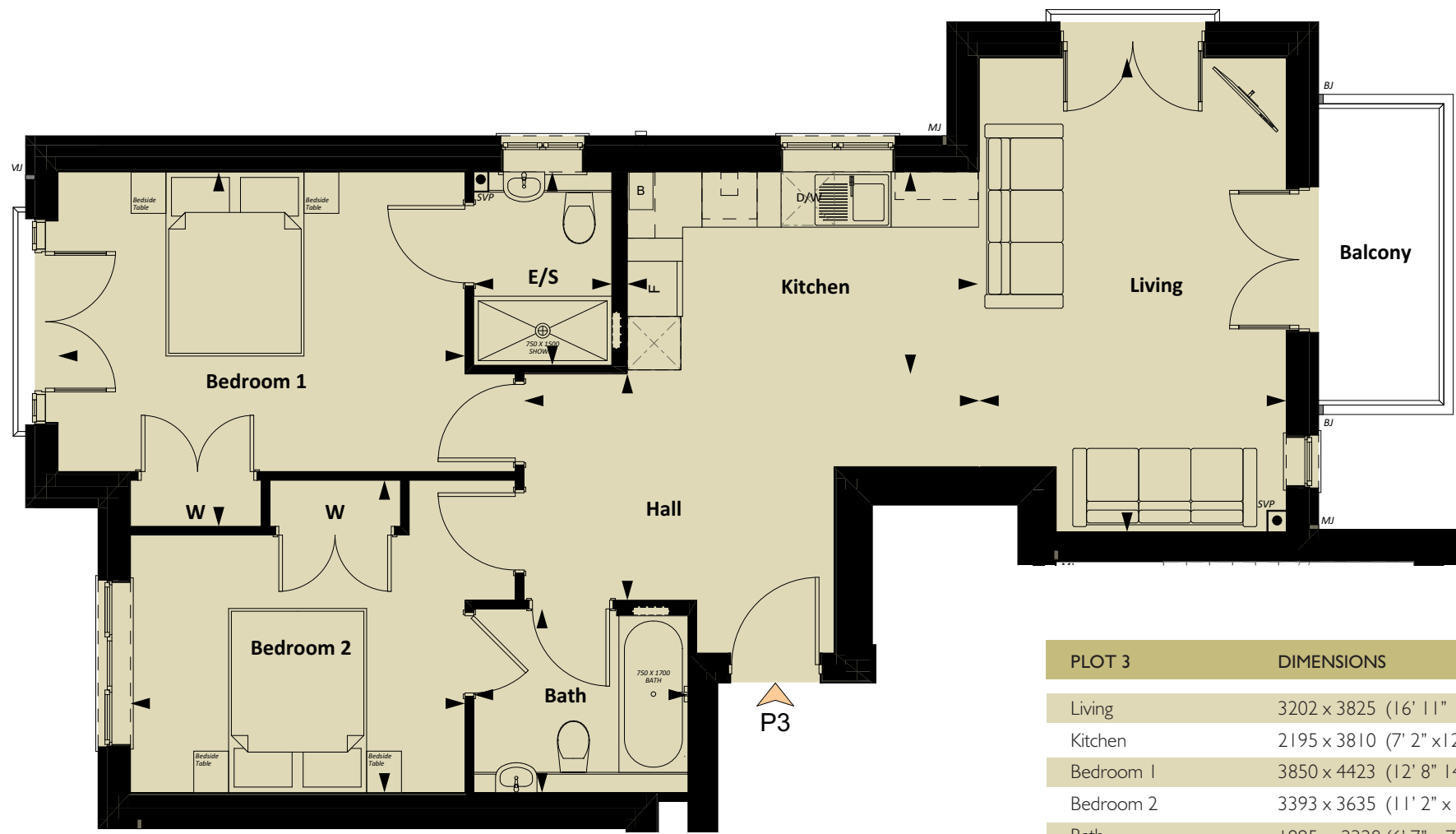


KIDBROOK

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