



OLD PORTSMOUTH ROAD

GUILDFORD GU3

*Three & Four
bedroom Open
Market Sale
houses*



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GUILDFORD GU3

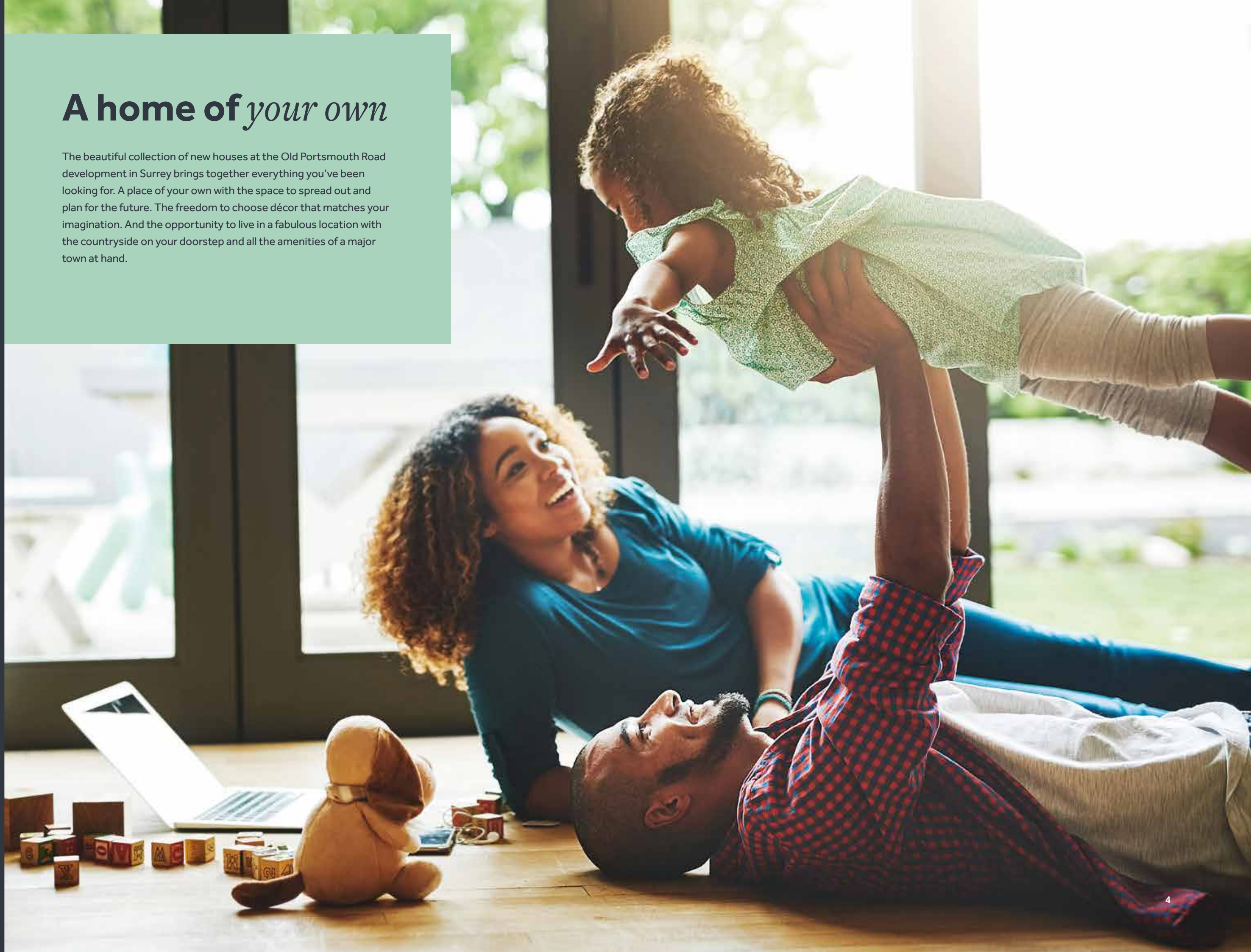
*An exciting collection of contemporary three and four bedroom
houses in Guildford surrounded by beautiful Surrey countryside.*

Newlands Corner natural beauty spot on Albury
Downs, North Downs, near Guildford



A home of *your own*

The beautiful collection of new houses at the Old Portsmouth Road development in Surrey brings together everything you've been looking for. A place of your own with the space to spread out and plan for the future. The freedom to choose décor that matches your imagination. And the opportunity to live in a fabulous location with the countryside on your doorstep and all the amenities of a major town at hand.





A city on your *doorstep*

Whether you prefer your cities steeped in history or full of contemporary culture, Guildford has both. A walk down the old world cobbled streets of the High Street opens up a world of independent shops, charming cafés and open air market stalls. Yet walk a little further and you'll come across a choice of modern shopping malls with big name stores and cutting edge fashion.

Guildford has live theatre, music venues, multi-screen cinema and a wonderful choice of pubs, bars, clubs and restaurants. There's an outdoor Lido and leisure centre with swimming pool, climbing wall, gym, sports arena and exercise classes.

This is a great area for schools too. Offering a choice that extends from pre-primary right through to the University of Surrey, which has its campus beside the cathedral.

Guildford Town Centre, The Friary, Tunsgate Square and White Lion Walk are just some of the shopping opportunities

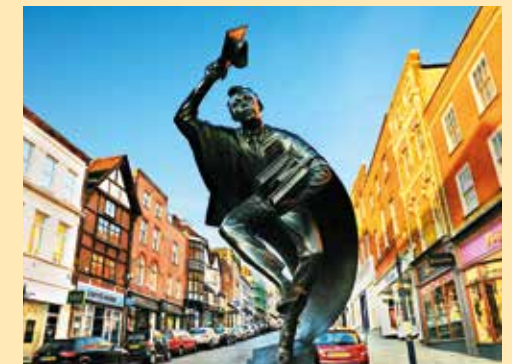
Built by William the Conqueror, Guildford Castle has a rich back story and is nowadays famous for its vibrant floral displays

The Surrey Scholar statue was commissioned for Queen Elizabeth II's golden jubilee and is a popular place to rendezvous with friends

The River Wey flows past the castle and Yvonne Arnaud theatre with an attractive choice of riverside pubs overlooking its banks

From the North Street and Farmers' Markets to the Ethical Vegan Market and Craft Festival, this is a city with so much to offer

Street cafés, gastro-pubs, family restaurants, gourmet venues. Guildford is fabulous for foodies.





Countryside in all directions

Step out of your front door and, whichever way you head, there's beautiful countryside to explore. The Surrey Hills park forms a designated area of outstanding natural beauty, famous for bike trails and Sunday afternoon walks. Be sure to see the panorama from the top of Box Hill.

Nearby Newlands Corner also offers great views, while the Winkworth Arboretum is a riot of colour in autumn and perfect to explore any time of the year. Or go West and discover the nature reserve at Ash Ranges.

There are many wonderful country estates nearby. Loseley Park remains much as it was in the 16th century while Polesden Lacey reflects the elegance and grandeur of Edwardian times.

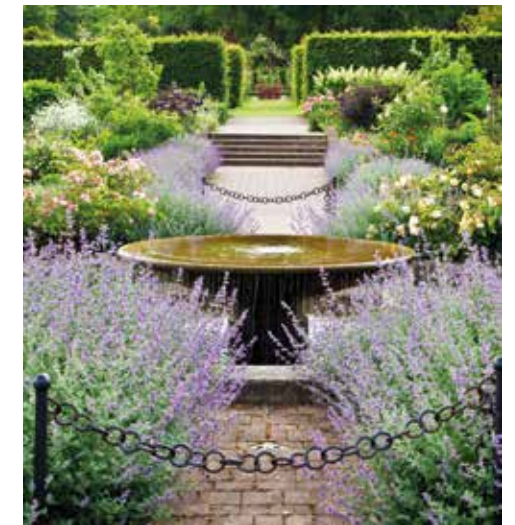
If you love a weekend adventure, then take to the river. The Wey is great for kayaking or renting a narrowboat and exploring the beautiful, tree-lined banks.

From Old Portsmouth Road the best of the south coast is also waiting to be explored. You can head direct to Portsmouth and the Isle of Wight or spend a weekend partying in Brighton or Eastbourne. Choices. Choices.

Follow the towpath beside the river or take on the hills – this area is perfect for cycling

Take a canal boat down to Godalming or up to Weybridge where the Wey meets the Thames.

Immerse yourself in local history with a day at one of the area's historic houses





Everything in easy reach

Getting to the centre of Guildford couldn't be easier. It's an easy walk from Old Portsmouth Road, (or an even easier bus ride). From there, you have an excellent rail service for commuting into London or travelling further afield.

Guildford is also perfectly placed for road travel too, with access to the A3 connecting you directly to Portsmouth, the M25, the M3 and the national motorway network.

Gatwick Airport is within easy reach, Southampton Docks are the start of your cruise and the channel tunnel at Folkstone is your gateway to Europe. Old Portsmouth Road is your passport to the world.



WALK

From Old Portsmouth Road

SHALFORD PARK
0.8 miles / 18 mins

GUILDFORD CASTLE
1.1 miles / 23 mins

THE MOUNT
1.3 miles / 29 mins



BUS

From The Ridges Bus Stop
in front of Old Portsmouth Road

GUILDFORD TOWN CENTRE

The Mount (stop F)
No 42, 70, 71, 72 / 3 mins

FRIARY BUS STATION
No 42, 70, 71, 72 / 25 mins



TRAIN

From Guildford Station
GWR & South Western Railway

CLAPHAM JUNCTION
30 mins

LONDON WATERLOO STATION
33 mins

GATWICK AIRPORT
43 mins

PORTSMOUTH HARBOUR
59 mins



DRIVE

From Old Portsmouth Road

GUILDFORD STATION
1.2 miles / 4 mins

GUILDFORD CASTLE
1.6 miles / 5-9 mins

STOKE PARK
1.9 miles / 7 mins

G-LIVE
1.9 miles / 6 mins

GUILDFORD SPECTRUM LIDO
2.2 miles / 7 mins

GODALMING
1.3 miles / 9 mins

NEWLANDS CORNER (VIEWS)
5.3 miles / 15 mins

RHS GARDEN WISLEY
11.1 miles / 19 mins

HEATHROW T5
23.5 miles / 31 mins



CYCLE

From Old Portsmouth Road

SHALFORD PARK
0.8 miles / 6 mins

GUILDFORD STATION
GWR & South Western Railway
1.2 miles / 7 mins

GUILDFORD MUSEUM
1.3 miles / 9 mins

NEWLANDS CORNER (VIEWS)
4.1 miles / 33 mins

CHANNY WOODS
2.1 miles / 17 mins

STOKE PARK
1.9 miles / 11 mins

GUILDFORD HIGH STREET
1.1 miles / 8 mins



source: google.com/maps
nationalrail.co.uk

Distances and times are given as an approximation only and are subject to change.



Specification

From the streamlined fitted kitchen to ample sockets for your home office, everything is designed around your contemporary lifestyle. Living areas are light and open plan to create a sense of freedom and bedrooms are elegant and well proportioned. These are homes to be truly proud of.

KITCHEN

- Kitchen units to be UniMatt in Crystal grey with Ethereal Calacatta Gold worktops and upstand
- Undermounted stainless steel sink with drainage grooves in Quartz and a Courbe curved spout tap
- Soft closing to all drawers and cupboards and cutlery tray to be included
- Bosch gas hob and electric single oven with glass splashback
- Bosch series 2 canopy cooker hood
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washer/dryer*
- Either Silver or Anthracite waste bins

BATHROOM

- White Roca Meridian comfort height single floorstanding wc with soft close seat and cistern/pushplate.
- Semi recessed vitreous china basin with Hansgrohe Vernis Square tap
- Roca Contessa white steel bath with light grey bath panel
- Vado Celsius 2 hole thermo bath shower mixer with shower kit
- Two panel square chrome clear glass bath screen
- Large format wall tiling
- Extractor fan with spur





Specification

CLOAKROOM

- White Roca Meridian comfort height single floorstanding wc with soft close seat and cistern/pushplate or close coupled pan with dual outlet. Roca wall-hung basin with Hansgrohe Vernis Square tap

ENSUITE

- Roca Meridian comfort height single floorstanding wc with soft close seat and Geberit Kappa cistern and Kappa flushplate. Semi recessed vitreous china basin with Hansgrohe Vernis Square tap
- Shower with Vado Nebula slide rail kit with multi function spray pattern head and braided shower hose. Vado Celsius exposed thermostatic 1/2" shower valve. Frameless Sliding Screen
- Large format wall tiling

GENERAL

- Double glazed windows and French doors with white finish internally
- Internal white walls and woodwork
- White internal doors with brushed chrome ironmongery
- Entrance door with brushed chrome viewer and multipoint locking
- Bell to front door
- White square stair spindles and square edge stair string with softwood stair handrail
- Fitted wardrobes to bedroom 1
- Garden with patio and turf with border fence

HEATING & ELECTRICAL

- Radiators
- Chrome ladder style heated towel rail dual fuel to bathroom and ensuite
- LED downlights to kitchen and dining, bathroom and ensuite
- Pendant light fitting to hall, landing, lounge/diner and bedrooms
- Light fitting to Cloakroom and loft

- Light to front door with PIR sensor internal switch near front door
- Quality brushed chrome switch plates and sockets in the kitchen area with white everywhere else
- Shaver socket with white finish to Bathroom and Ensuite
- Satellite TV, telephone points to lounge and all bedrooms with Sky Q facility**
- Mains interlinked smoke alarms

FLOORING

- Amtico Spacia LVT in Nordic Oak to kitchen lounge/diner and cloakroom
- Champagne colour carpet to stairs landing & bedrooms
- Amtico vinyl flooring in Ceramic Dark to bathroom and ensuite

COMMUNAL AREAS

- 2 parking spaces and car charging pods to all houses
- Garage to selected plots - please refer to site plan
- Garden provided with topsoil and turf
- Outside tap to rear garden
- Outside light and electrical points
- Southern Housing will be appointed to maintain communal areas, a service charge will be payable.

WARRANTY

- NHBC build warranty







* Some plots have an integrated washer/dryer located in the kitchen.

** Sky Q facility is subject to purchaser subscription and installation, post occupation.

†Please ask Sales Team for plot specific details.

The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice.



- | | | | |
|---|--------------------------------|---|-----------------------------------|
|  | HURWICK
3 BEDROOMS |  | OATVALE
4 BEDROOMS |
|  | LANHURST
4 BEDROOMS |  | SHARED OWNERSHIP
HOMES |
|  | OATFIELD
4 BEDROOMS |  | AFFORDABLE
HOMES |

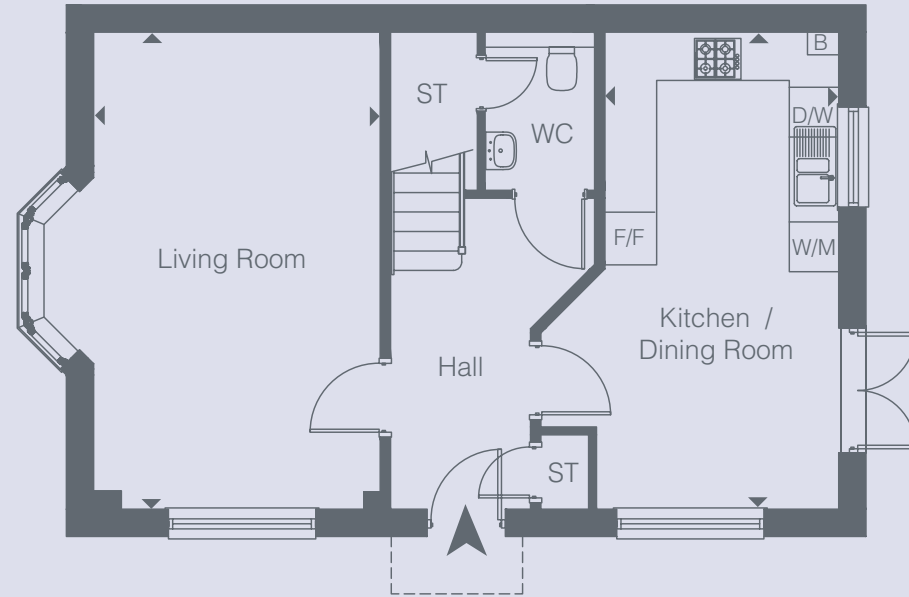
The site plan is for indicative purposes only. The details depicted within the site plan are designed to give a general indication and the final layout may vary and should not be relied upon.

The site plan, including tenure locations does not form part of any offer, contract, warranty or representation. Please speak to our Sales Consultant for further information.

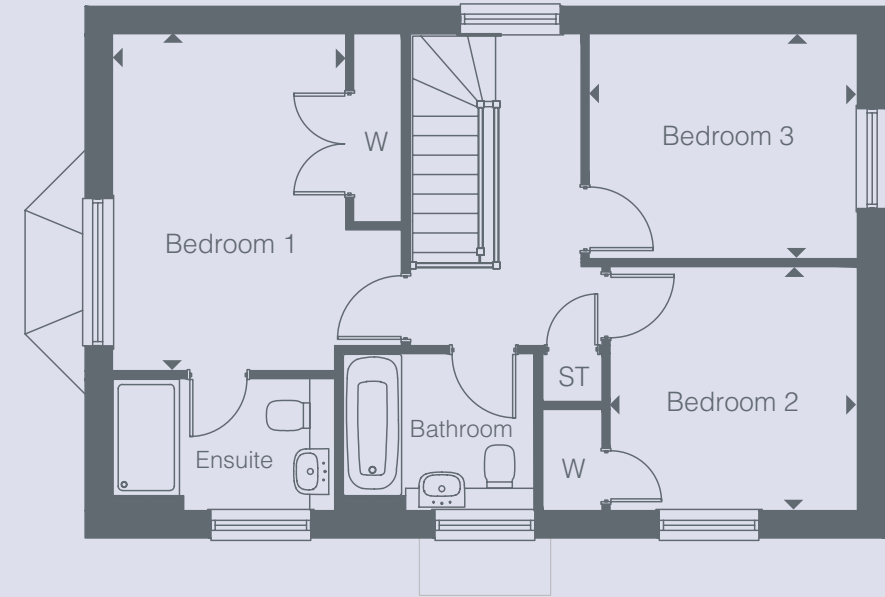




Hurwick *Three Bedrooms*



GROUND FLOOR



FIRST FLOOR

PLOTS 3, 8*, 14* & 21

LIVING ROOM	
5.73m x 3.45m	18' 9" x 11' 3"
KITCHEN / DINING ROOM	
5.73m x 2.81m	13' 9" x 9' 2"
BEDROOM 1	
4.05m x 2.81m	13' 3" x 9' 2"
BEDROOM 2	
2.99m x 2.93m	9' 9" x 9' 7"
BEDROOM 3	
3.23m x 2.70m	10' 7" x 8' 10"
TOTAL AREA	
104 sq.m.	1,116 sq.ft.

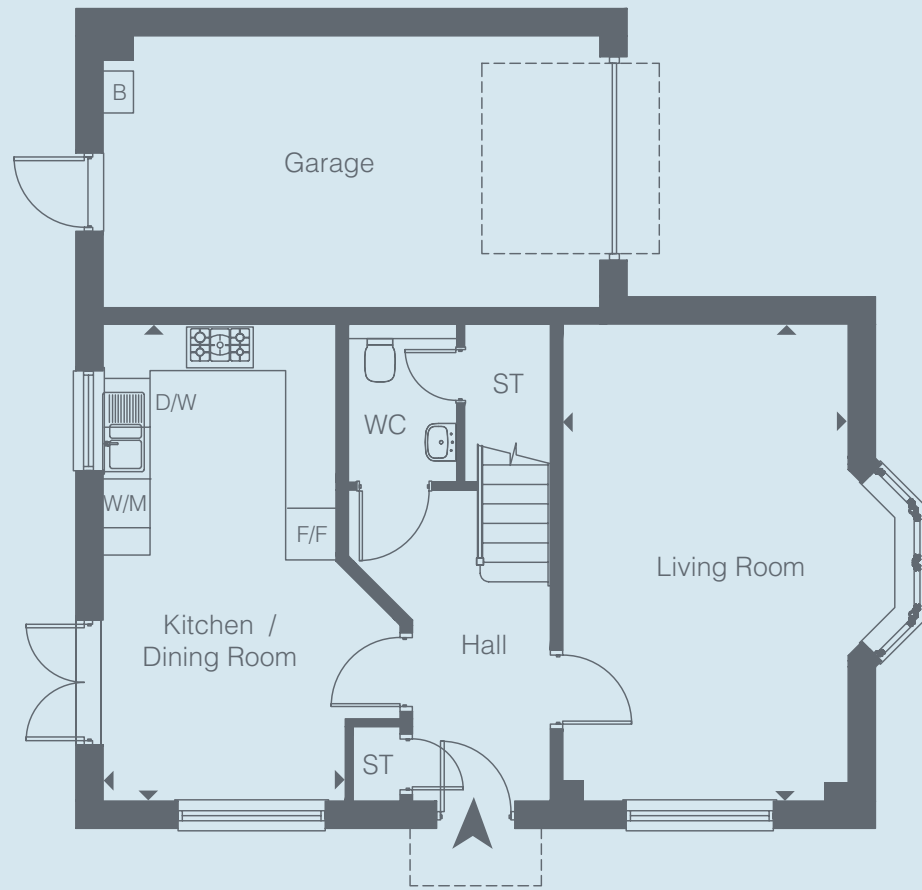
* PLOTS 8 & 14 ARE HANDED FROM THE PLANS DRAWN

W WARDROBE B BOILER F/F FRIDGE/FREEZER ST STORE
D/W DISH WASHER W/M WASHING MACHINE
▶ DENOTES POINTS BETWEEN WHICH MEASUREMENTS ARE GIVEN

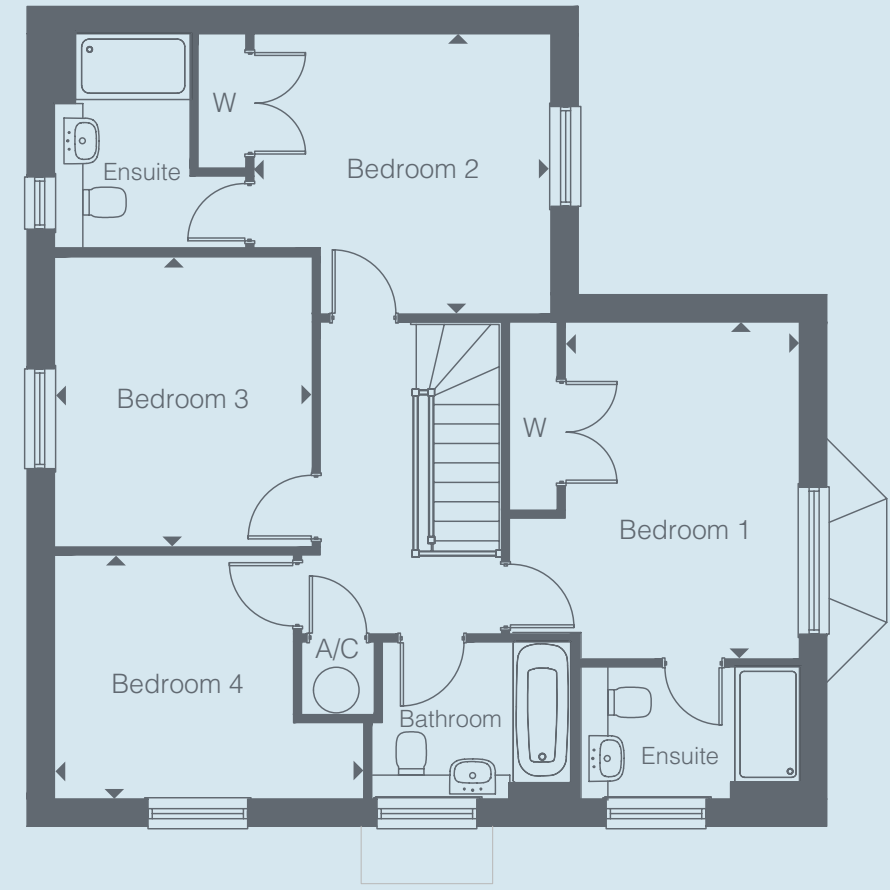
Floorplan layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Plot areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary.



Lanhurst *Four Bedrooms*



GROUND FLOOR



FIRST FLOOR

PLOT 15

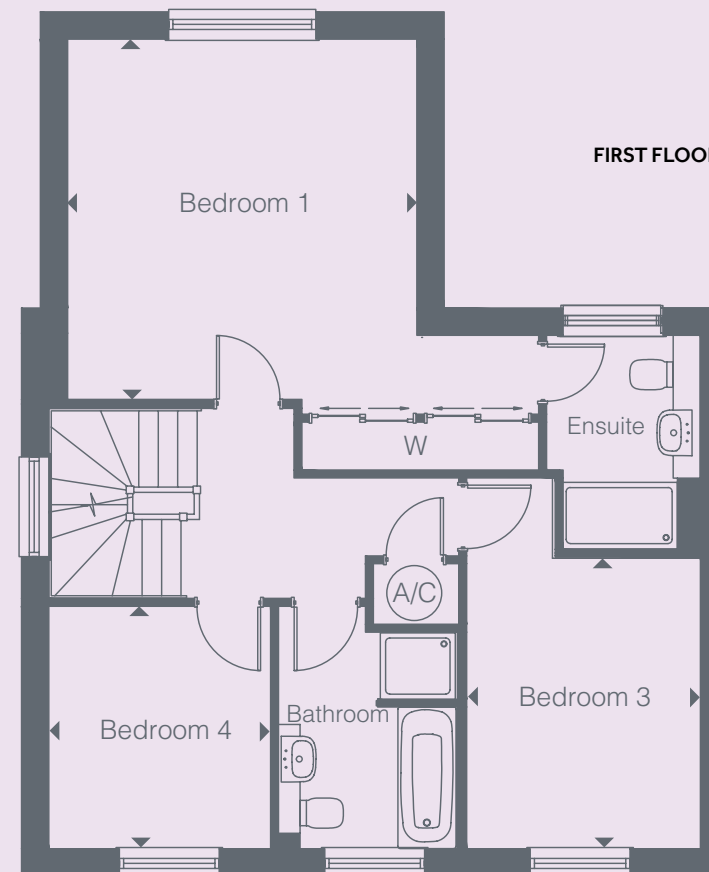
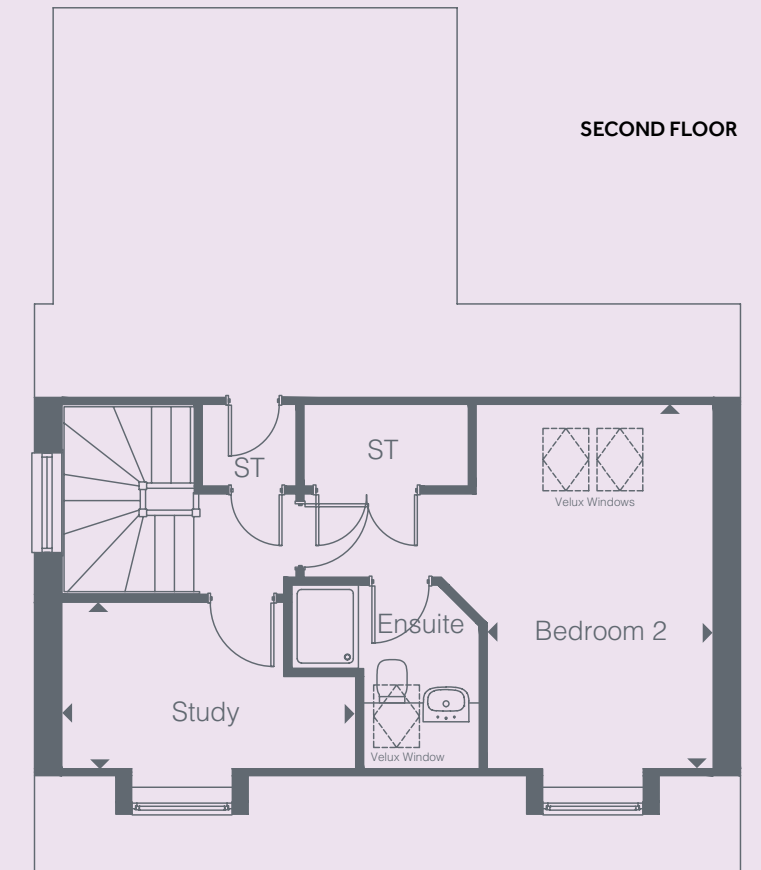
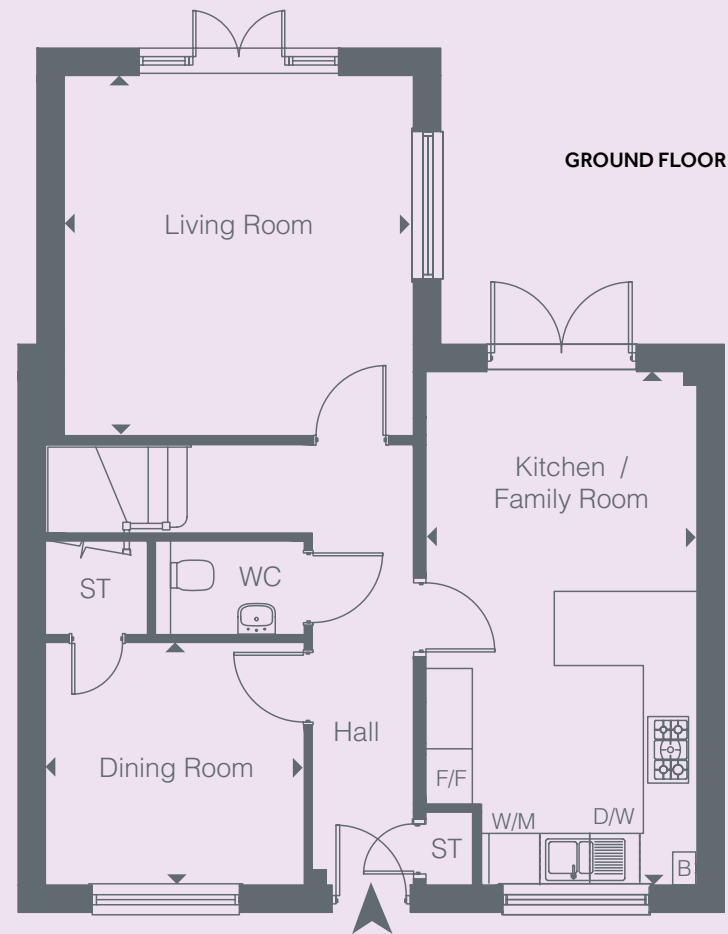
LIVING ROOM	5.73m x 3.43m	18' 9" x 11' 3"
KITCHEN / DINING ROOM	5.73m x 2.91m	18' 9" x 9' 6"
BEDROOM 1	4.05m x 2.82m	13' 3" x 9' 3"
BEDROOM 2	3.57m x 3.37m	11' 8" x 11' 0"
BEDROOM 3	3.49m x 3.10m	11' 5" x 10' 2"
BEDROOM 4	3.72m x 2.93m	12' 2" x 9' 7"
TOTAL AREA	124 sq.m.	1,339 sq.ft.

W WARDROBE **B** BOILER **F/F** FRIDGE/FREEZER **ST** STORE
D/W DISH WASHER **W/M** WASHING MACHINE
▶ DENOTES POINTS BETWEEN WHICH MEASUREMENTS ARE GIVEN

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Oatfield *Four Bedrooms*



PLOTS 16* & 20

LIVING ROOM	4.33m x 4.20m	14' 2" x 13' 9"
KITCHEN / FAMILY ROOM	6.17m x 3.26m	20' 2" x 10' 8"
DINING ROOM	3.11m x 2.92m	10' 2" x 9' 6"
BEDROOM 1	4.33m x 4.20m	14' 2" x 13' 9"
BEDROOM 2	4.38m x 2.72m	14' 4" x 8' 11"
BEDROOM 3	3.50m x 2.81m	11' 5" x 9' 2"
BEDROOM 4	2.92m x 2.67m	9' 6" x 8' 9"
STUDY	3.54m x 2.00m	11' 7" x 6' 6"
TOTAL AREA	155 sq.m.	1,663 sq.ft.

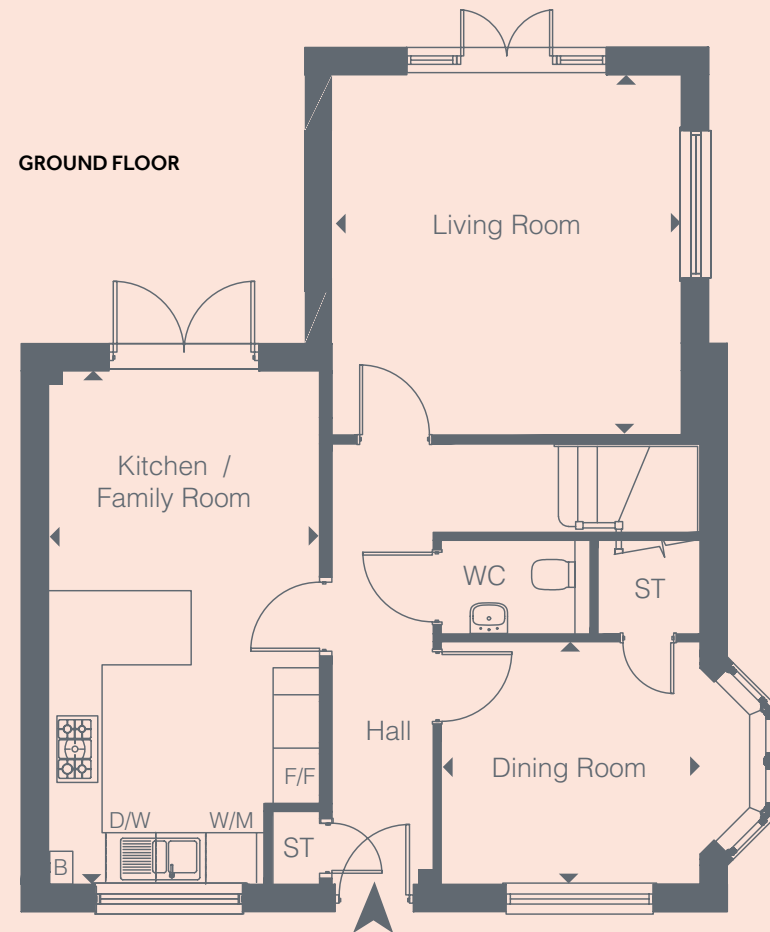
* PLOT 16 IS HANDED FROM THE PLANS DRAWN

W WARDROBE B BOILER F/F FRIDGE/FREEZER ST STORE
D/W DISH WASHER W/M WASHING MACHINE
▶ DENOTES POINTS BETWEEN WHICH MEASUREMENTS ARE GIVEN

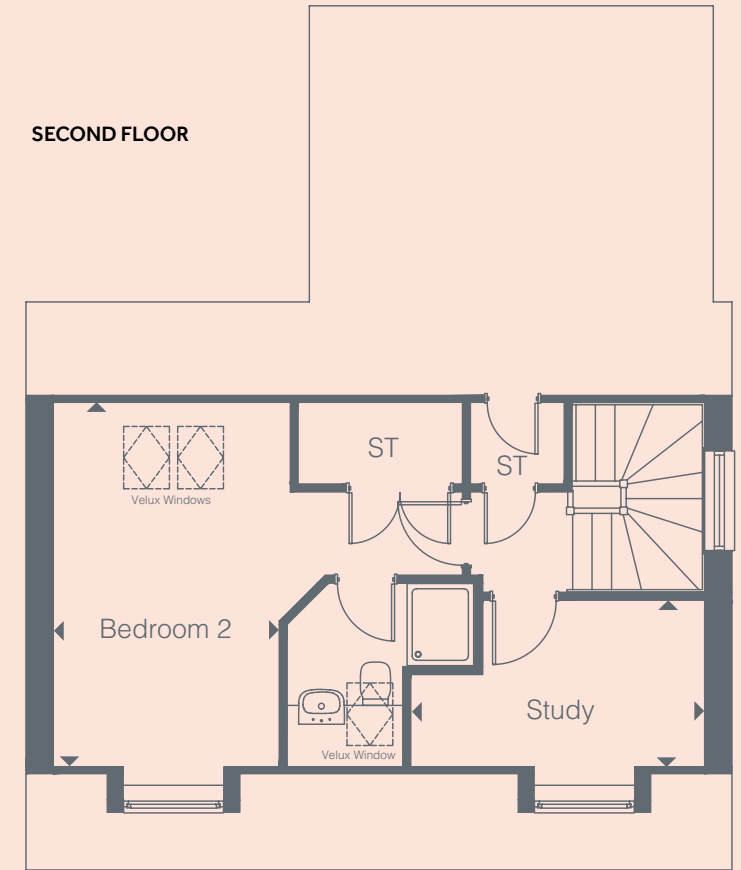
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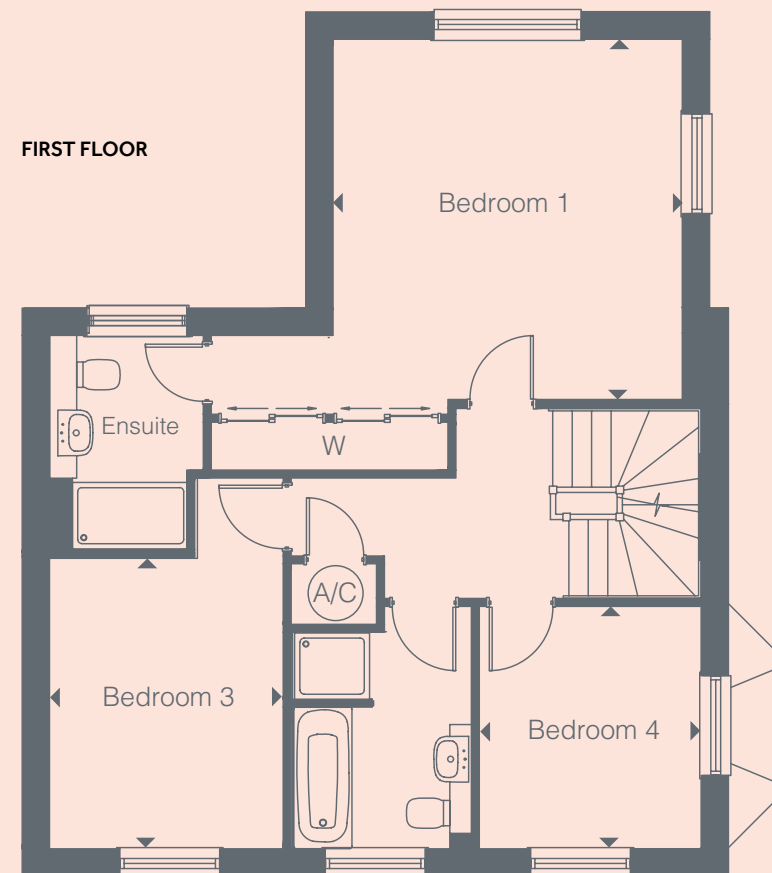
Oatvale *Four Bedrooms*



SECOND FLOOR



FIRST FLOOR

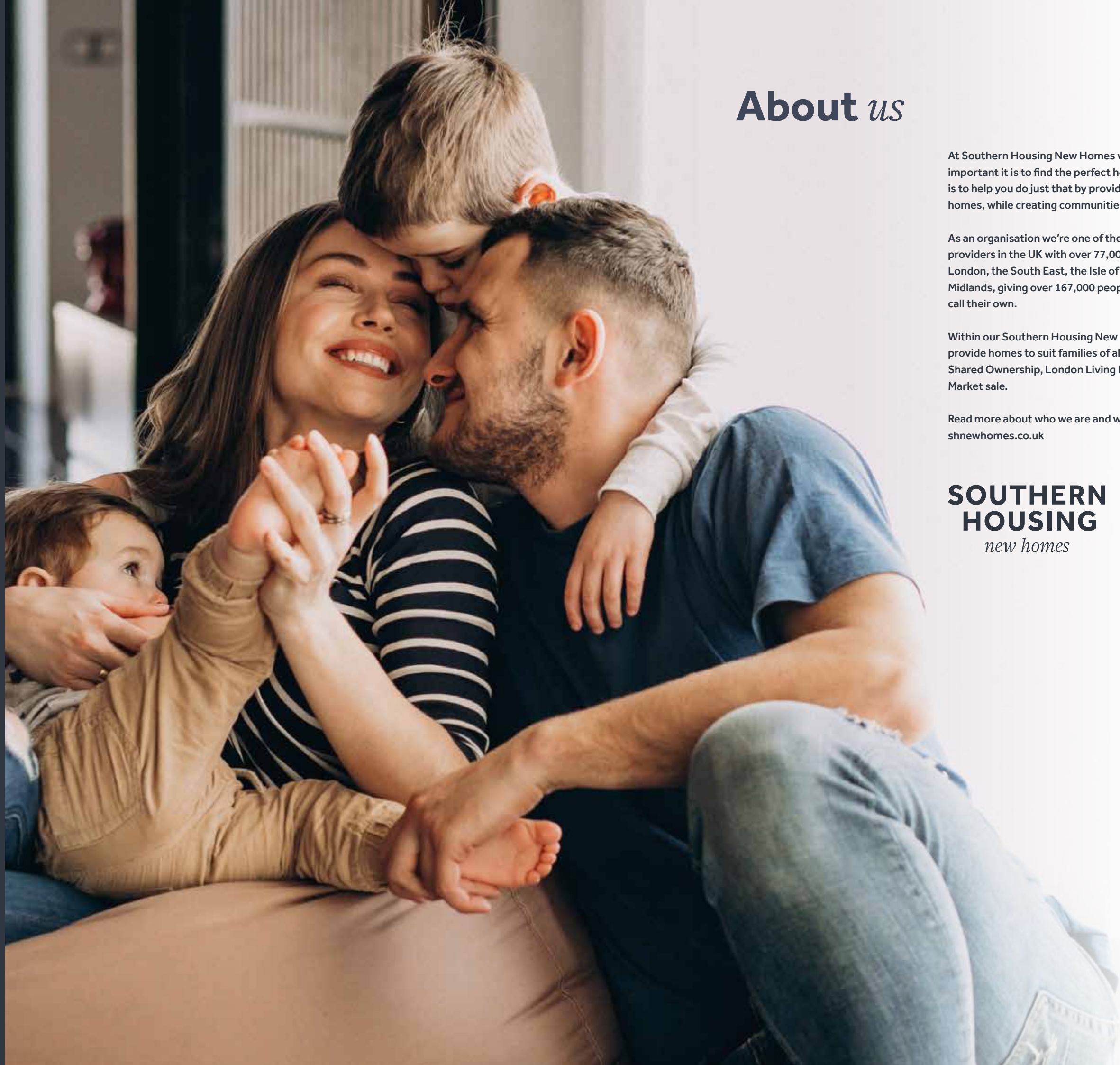


PLOTS 7 & 11

LIVING ROOM		
4.33m x 4.20m	14' 2" x 13' 9"	
KITCHEN / FAMILY ROOM		
6.17m x 3.26m	20' 2" x 10' 8"	
DINING ROOM		
3.11m x 2.92m	10' 2" x 9' 6"	
BEDROOM 1		
4.33m x 4.20m	14' 2" x 13' 9"	
BEDROOM 2		
4.38m x 2.72m	14' 4" x 8' 11"	
BEDROOM 3		
3.50m x 2.81m	11' 5" x 9' 2"	
BEDROOM 4		
2.92m x 2.67m	9' 6" x 8' 9"	
STUDY		
3.54m x 2.00m	11' 7" x 6' 6"	
TOTAL AREA		
156 sq.m.	1,674 sq.ft.	

W WARDROBE **B** BOILER **F/F** FRIDGE/FREEZER **ST** STORE
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About *us*

At Southern Housing New Homes we know how important it is to find the perfect home. Our mission is to help you do just that by providing the best quality homes, while creating communities that people love.

As an organisation we're one of the largest housing providers in the UK with over 77,000 homes across London, the South East, the Isle of Wight and the Midlands, giving over 167,000 people somewhere to call their own.

Within our Southern Housing New Homes team, we provide homes to suit families of all sizes, through Shared Ownership, London Living Rent and Open Market sale.

Read more about who we are and what we do at shnewhomes.co.uk

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