

BadgersWood**Drive**

Headley, Hampshire



BadgersWood**Drive**Location

Badgerswood Drive is a development of just four, 4 bedroom exclusive detached homes situated in a private cul-de-sac close to the centre of Headley Village, which was voted Hampshire Village of the Year in 2009.

At the heart of the Parish is All Saints Church and in the village centre a grass triangle outside the Holly Bush public house on which a chestnut tree was planted in 1891. This is the original position of the village stocks.



All Staints Church

There are three local shops including a delicatessen, newsagent and a hairdresser's. Grayshott Village (4 miles) provides a range of facilities for day-to-day needs with Tesco and Waitrose supermarkets in Haslemere and Sainsbury's in Liphook. Guildford town centre provides first class shopping facilities and is approximately 20 miles.

Schools

Holme School for infant and juniors is within walking distance of the properties and there is a range of comprehensive and private schools in the area.

Road Network

A3 at Hindhead - 4.5 miles London - 43 miles
Portsmouth - 31 miles M25 J 10 - 25 miles.
The new A3 tunnel, which should substantially reduce peak journey times, is due to open shortly.



BadgersWood Site Plan

Rail Network

Liphook – 4 miles - Waterloo 63 minutes
Haslemere – 7.6 miles – Waterloo 50 minutes

Air

Heathrow - 42 miles
Gatwick – 50 miles
Southampton – 45 miles

Headley is near to thousands of acres of open countryside and common land including, Wageners Wells, the Devil's Punch Bowl and Ludshott Common, providing extensive walking, horse riding and cycling facilities. There is sailing at Frensham Pond and golf courses at Liphook, Blackmoor and Hindhead. The Herons leisure centre at Haslemere includes a 25m pool, fitness suite and tennis and squash courts, skate park and basketball court.



Headley Village Centre

BadgersWood**Drive**Specification

The properties are constructed with concrete ground floors with traditional brick and block cavity walls. The elevations vary with stock brickwork, tile hanging, render and flint panels.

Windows and Doors

- Double glazed PVCu windows with security locks
- White panelled internal doors with chrome furniture

Joinery

- Staircase with balustrading and hardwood hand rail
- Decorative moulded skirting boards and architraves
- Built in wardrobes as per floor plans



Sheraton Kitchen illustrated

Energy Saving Features

- Solar panels to reduce energy costs
- Low emissivity enhanced external thermal glazing
- Insulated cavity, lintels and roof space

Heating and Hot Water

- Gas fired high efficiency condensing boiler to radiators
- Towel rails to bathrooms
- Drinking water to all cold taps

Electrical

- Stainless steel light switches to principal rooms.
- Recess down lighting to living room, kitchen/family area, cloakroom, dining room, master bedroom, shower and bathrooms
- Cabling for TV and satellite, to living room, dining room, family room and all bedrooms

Safety and Security

- Mains operated heat and smoke detectors.
- Window locks
- Wiring for security system
- 5 lever locks to entrance doors

Decoration finish

- Internal walls painted in emulsion
- Internal woodwork painted gloss/satin white
- Smooth finish ceilings throughout
- Cornice to principal rooms

Kitchen and Utility

- Choice of designer kitchen units*
- Integrated appliances, gas hob, electric oven, extractor hood, integrated dishwasher and fridge/freezer
- Choice of ceramic floor tiling*
- Underfloor heating to kitchen
- Plumbing for washing machine in utility room

Bathrooms and shower rooms

- White sanitary ware with chrome fittings
- Chrome taps and thermostatic mixer valve to showers
- Shower screens
- Choice of ceramic floor and wall tiling*
- Heated towel rails.

External works

- Block pavements to private road and driveways
- Footpaths and patios in stone effect paving slabs
- Front and rear gardens landscaped and turfed
- Water taps at front and rear
- External electrical socket

NHBC Build Warranty Scheme

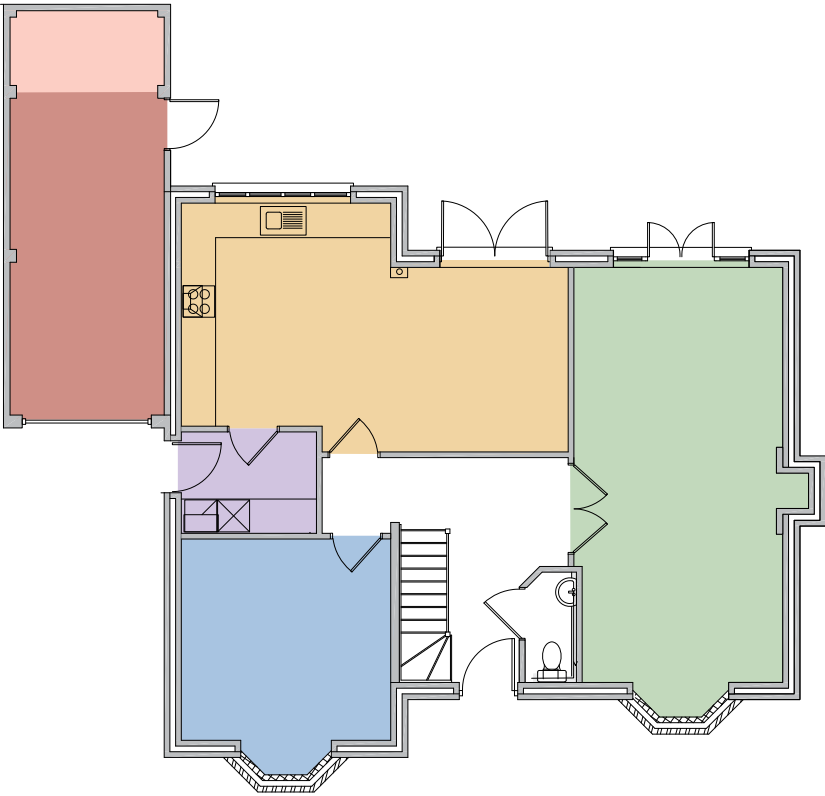
- Each property will be sold with the benefit of a ten year NHBC structural warranty. A comprehensive handbook will be given to the purchaser. Full details of the scheme are available through the sales agents

* = subject to the stage of construction and availability.

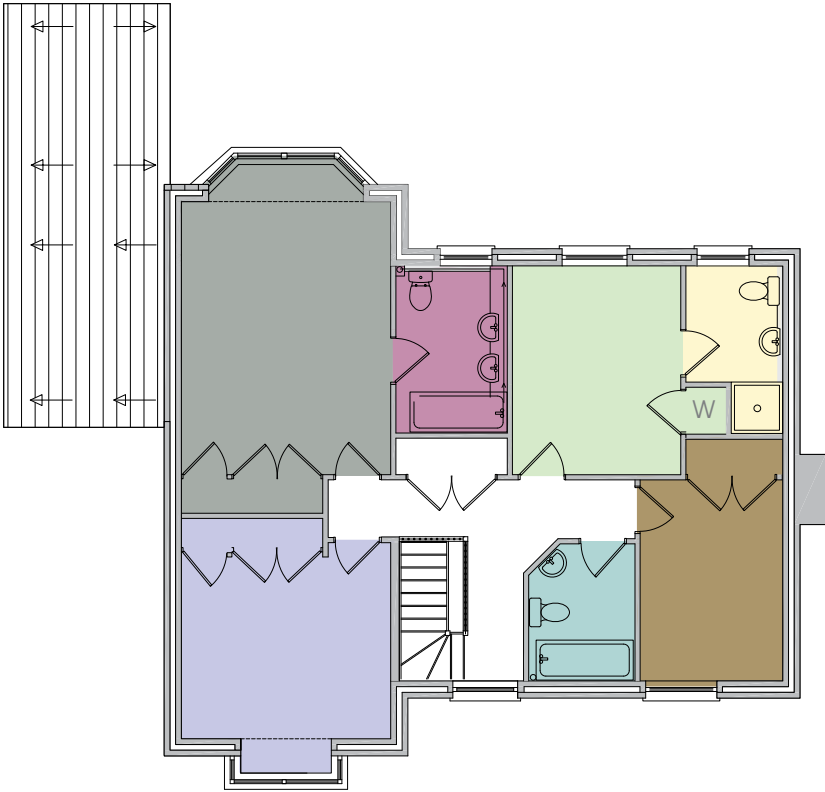


Plot 3 Illustrated

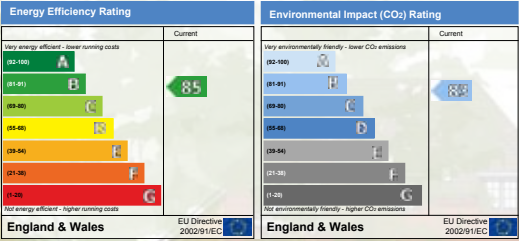
Plots 1 and 3



Living Room	23'9" x 12'0" max	(7250 x 3660 max)
Kitchen/breakfast/family	22'2" x 14'2" max	(6770 x 4325 max)
Dining Room	12'0" x 13'5" max	(3665 x 4100 max)
Utility	7'9" x 5'10"	(2365 x 1775)
Cycle Store	8'10" x 4'11"	(5635 x 2710)
Garage	18'6" x 8'10"	(5635 x 2710)



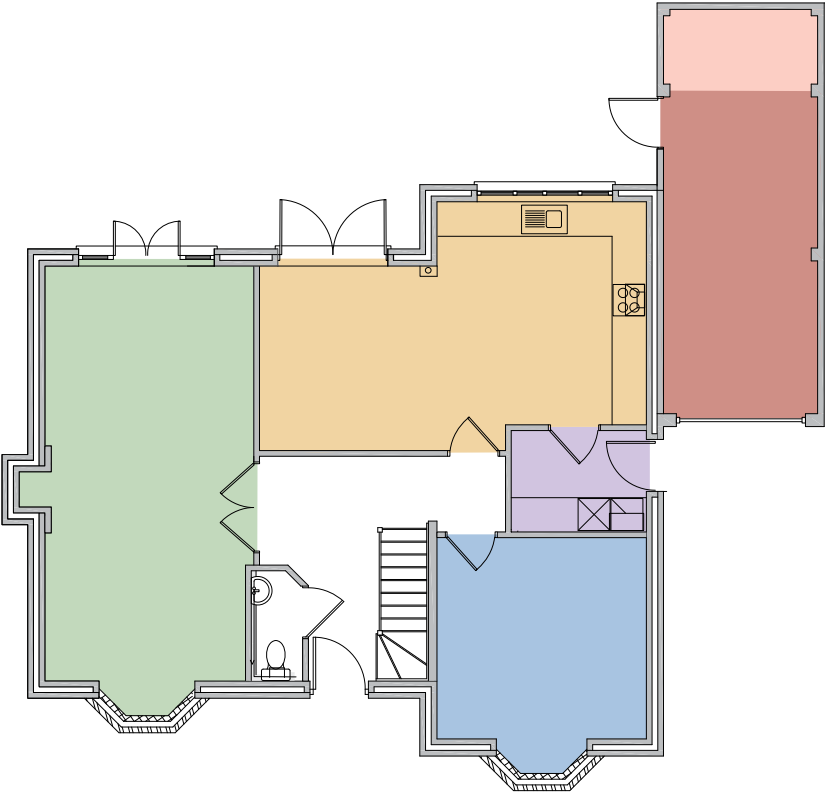
Bedroom 1	14'8" x 12'0" (4480 x 3665) + wardrobe
Bathroom en suite	
Bedroom 2	11'6" x 9'11" (3500 x 3025) wardrobe
Shower room en suite	
Bedroom 3	12'0" x 11'3" (3665 x 3420) + wardrobe
Bedroom 4	12'0" x 8'2" (3660 x 2500) + wardrobe
Family bathroom	





Plot 4 Illustrated

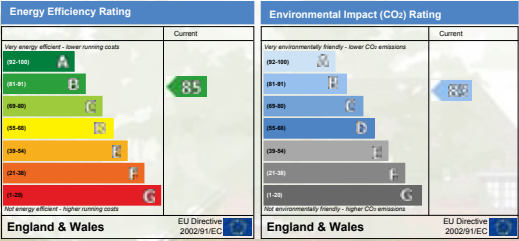
Plots 2 and 4



Living Room	23'9" x 12'0" max	(7250 x 3660 max)
Kitchen/breakfast/family	22'2" x 14'2" max	(6770 x 4325 max)
Dining Room	12'0" x 13'5" max	(3665 x 4100 max)
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BadgersWoodDriveMaps



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group

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