



## BARTRAMS CLOSE

ASH | SURREY

SATNAV: GU12 6PD



### REGISTERED OFFICE

Matlock Homes Limited  
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The details in this brochure are intended to give a general indication of the proposed development.  
All images, layouts and room sizes are subject to change during the construction process.



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### DEVELOPMENT LAYOUT

A SELECT DEVELOPMENT OF JUST NINE TRADITIONALLY  
BUILT 3 & 4 BEDROOM HOUSES & FIVE 2 BEDROOM  
APARTMENTS IN A PRIVATE CLOSE LOCATED IN THE  
VILLAGE OF ASH



# DEVELOPMENT LAYOUT

The village of Ash is surrounded by beautiful countryside with the Lakeside Nature Reserve and Willow Park within easy walking distance. For the more energetic, Ash Manor Sports Centre is within ten minutes walk.

Bartrams Close is within comfortable walking distance of Ash train station, with trains to Guildford and on to Waterloo in under an hour.

By car the location is hard to beat, Camberley and Guildford are less than 30 minutes drive, Heathrow, Gatwick, Southampton, Reading and Portsmouth are within one hour travel time.

## SPECIFICATION

### EXTERIOR

- > Main road will be tarmac with block paved driveways
- > Front gardens and external shared area to be turfed and landscaped
- > Light fitting and external lighting bollard provided to houses
- > External lighting bollards to apartments powered by solar
- > Close boarded fencing to boundaries with three rail fencing to road elevation
- > Light and Power to garage for 4 bedroom properties
- > Double glazed white PVC windows with multi point locking and white furniture
- > Solar panels to all houses to assist in hot water provision

### INTERNAL SPECIFICATION

- > Chrome switches and sockets to ground floor, white to upper floors
- > Polished chrome door furniture
- > Contemporary moulded skirting and architrave
- > Steel entrance doors

### BATHROOM AND EN-SUITES

- > White Roca bathroom suite with steel bath and chrome fittings
- > Thermostatic mixer valve to showers
- > Resin shower trays and shower screens throughout
- > Ceramic floor and wall tiles, half height to walls and full height to showers
- > Recessed LED down-lighters

### KITCHENS

- > High quality fitted kitchens by The English Kitchen Company
- > High gloss finish to apartments and traditional shaker finish to houses
- > Smeg stainless steel appliances, oven, hob, dishwasher, washer dryer & fridge freezer
- > Recessed down-lights
- > Blanco 1.5 bowl sink with polished chrome Monobloc mixer tap

### HEATING, SECURITY AND ELECTRICS

- > Fully electric Megaflo system with solar assistance for hot water
- > Provision of BT FTTP super-fast fibre
- > Thermostatically controlled radiators

### CABLING FOR FUTURE ALARM SYSTEM

- > TV points to kitchen/dining rooms, living rooms and all bedrooms
- > Wiring for bathroom cabinets in all bathrooms and en-suites

|                              |             |                                  |            |
|------------------------------|-------------|----------------------------------|------------|
| <b>PLOT 1-2: THE HARDY</b>   | 1455 sq.ft. | <b>PLOT 10-11</b>                | 720 sq.ft. |
| 4 Bedroom Detached House     |             | 2 Bedroom Ground Floor Apartment |            |
| <b>PLOT 3-6: THE PEARSON</b> | 1040 sq.ft. | <b>PLOT 12-13</b>                | 720 sq.ft. |
| 3 Bedroom Semi Detached      |             | 2 Bedroom First Floor Apartment  |            |
| <b>PLOT 7: THE THOMAS</b>    | 1040 sq.ft. | <b>PLOT 14</b>                   | 955 sq.ft. |
| 3 Bedroom End of Terrace     |             | 2 Bedroom Penthouse              |            |
| <b>PLOT 8: THE THOMAS</b>    | 1040 sq.ft. |                                  |            |
| 3 Bedroom Mid Terrace        |             |                                  |            |
| <b>PLOT 9: THE THOMAS</b>    | 1040 sq.ft. |                                  |            |
| 3 Bedroom End of Terrace     |             |                                  |            |



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