

# Specification

## Kitchen

- Professionally designed high quality kitchens featuring a modern mix of both stone and oak worktops
- Rangemaster oven and fully integrated appliances to kitchen

## Electrical

- Linked HI-Fi wiring to all reception rooms with central iPod/MP3 hub
- Smoke and heat detectors (halls and landings)
- Wiring only for alarm system

## External

- Remote controlled electric entrance gates to private drive and hardwood framed car port\*
- Landscaped garden with paved path and patio area

## Internal

- Oak finish cottage style solid internal doors with brushed chrome ironmongery
- Real hardwood flooring to kitchen and dining room
- Built in wardrobes to Master bedroom and third bedroom

## Bathroom

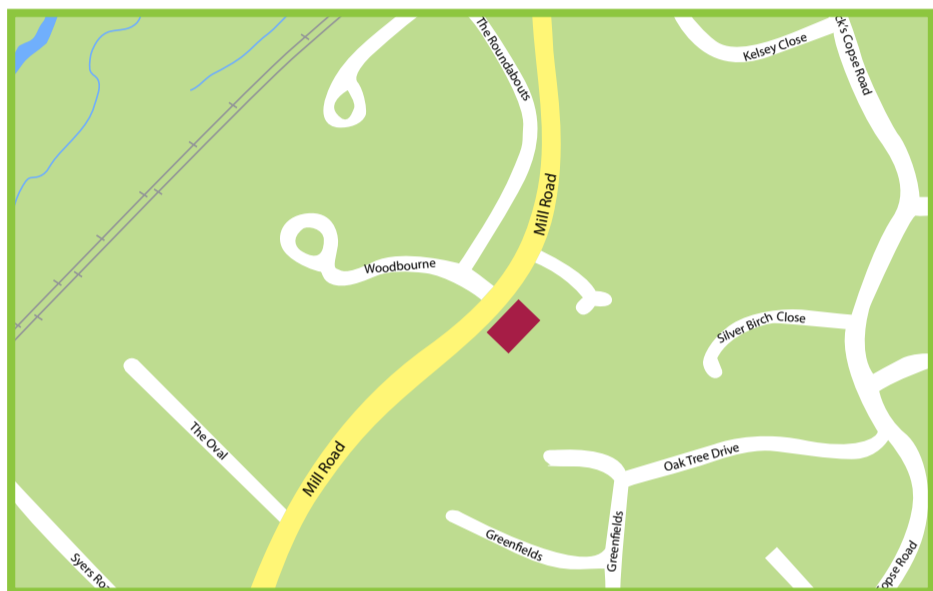
- High-spec contemporary bathrooms/ensuites including walk-in wet room shower and rain-down heads
- Contemporary sanitaryware suite in white with chrome taps

## Environmental

- Save on bills! Both houses incorporate 10% lower energy usage than required by building regulations with the use of highly efficient A-rated boilers, complete low energy lighting, high levels of insulation and argon gas-filled windows

## Directions from Cubitt and West, Petersfield Office (GU32 3JU).

Start out on High Street. Turn left onto Dragon Street - B2070. Continue forward (one-way) onto Tor Way. Take right-hand lane and bear right onto College Street (Signposted London A3, Farnham A325). Branch left onto Ramshill - B2070 (Signposted Rake, London A3, Farnham A325, Midhurst A272). At roundabout take the 1st exit onto the A272 (Signposted London, Guildford, Winchester). Continue forward, then merge onto the A3. Branch left, then merge onto unnamed road (Signposted Liss). Turn right onto Andlers Ash Road (Signposted Liss). Turn left onto Hill Brow Road - B3006. At the mini-roundabout turn right onto Station Road. Continue forward onto Mill Road.



To view or discuss in more detail  
please call Cubitt & West, 01730 262931

Agent's Note: This development consists of different property styles and the photographs and floor plans shown are for general guidance only. All the floor plans and the room sizes shown have been taken from plans prior to construction and their accuracy cannot be confirmed. This brochure and the information contained within does not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.

# KELSEY MILL

MILL ROAD • LISS • HAMPSHIRE • GU33 7AZ



## The Developer - Project 26

Project 26 are a forward thinking & highly motivated development company, who with a modern approach to construction, specialise in providing quality residential & country homes.

Local to the area, the company are pleased to be supplying Liss with two large, detached family properties, a much needed development on the site of the former Kelsey Doctors Surgery, which has recently stood empty after historically serving the village community for many years.

## The Development

Cubitt & West are presenting the opportunity to own one of two bespoke 5 bedroom\*, detached family homes, situated close to Liss village centre, which provides excellent transport links via the Portsmouth-London Waterloo main line train station and A3 motorway, as well as a selection of local stores, pubs, restaurants and schools on your doorstep.

These spacious houses will offer a fresh and innovative twist on a traditional design, while also providing everything a large or growing family requires, by taking into account the practical needs of modern day to day living.

Unique attention to detail will be provided to each room with oak finished internal reception doors throughout, high quality designed kitchens, fitted

with granite/quartz stone and solid oak work tops, integrated appliances inc Rangemaster ovens, and contemporary family bathrooms with two additional luxury en-suites, including rain down showers with tiled wet room trays, all to be fitted with recessed spot lights and heated towel rails. The ground floors offer a large living room, study and open plan kitchen/dining room allowing families and guests to benefit from a generous entertaining space.

These stunning homes will be ready for Spring 2013, but with only two available we expect demand to be high and welcome all immediate enquiries. Offering the opportunity to buy off plan and with a guide price of £575,000 per property, Project 26 are more than happy to work together with the future owners in finalising the internal design.

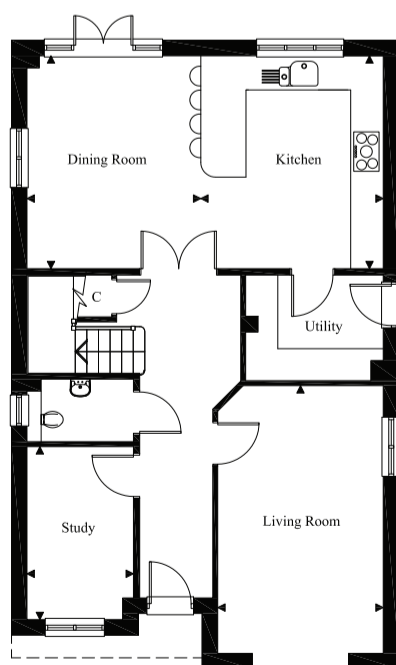
DEVELOPMENT • CONSTRUCTION • PROJECT MANAGEMENT

**cubitt & west**  
Land & New Homes

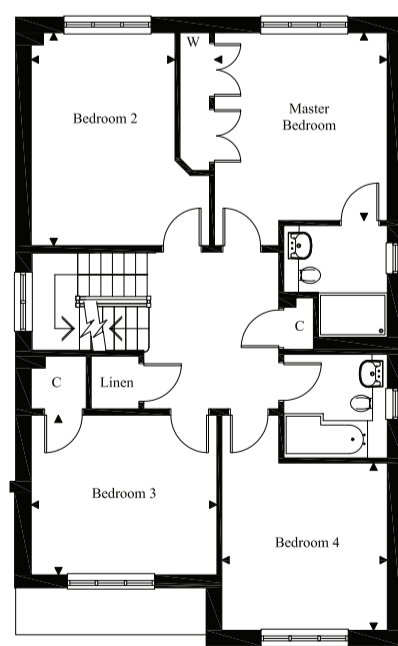
\* Subject to planning



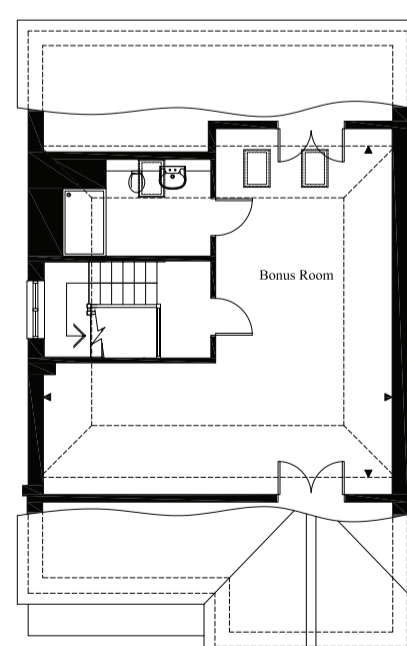
Ground Floor



First Floor



Second Floor



- Study 7'1" x 11'6" (2.16m x 3.35m)
- Living Room 20'2" x 11' (6.15m x 3.36m)
- Dining Area 14'2" x 11'7" (4.32m x 3.53m)
- Kitchen Area 14'2" x 12'2" (4.32m x 3.70)
- Utility Room
- Master Bedroom 11'6" x 12'6" (3.51m x 3.81m)
- En-suite Shower Room
- Bedroom 2 9'7" x 14'2" (2.92m x 4.32m)
- Bedroom 3 12'5" x 10'8" (3.77m x 3.24m)
- Bedroom 4 11" x 11'2" (3.36m x 3.40m)
- Family Bathroom
- Kitchen
- Bonus Room 22'7" x 23'9" (6.87m x 7.23m)