



SPRING GARDENS

HASCOMBE

26
PROJECT

HASCOMBE SURREY



HASCOMBE

A great place to live

Spring Gardens is a small development of just four houses in the heart of this most sought after Surrey village.

Hascombe is one of Surrey's prettiest villages, and comprises a large cluster of cottages and country estates, St Peter's Church, a village green, a fountain, pond, a central public house all surrounded by steep wooded hillsides. Close by is the world famous Winkworth Aboretum offering stunning open countryside and beautiful walks whilst above the village is the site of a ruined Hillfort dating back to the 1st Century.

Project26 is excited to present to the market this very private development of just four luxury homes ready for occupation Summer 2020. These charming and individual homes set back from the road, offer the perfect balance of exclusive privacy and central village convenience with stunning views over stream and open countryside to the rear. All our homes are handcrafted with meticulous attention to detail and finished in the highest quality materials.

A pleasant car journey through the rolling countryside and you can explore Guildford and Godalming where one is spoilt for choice with numerous restaurants and bistros as well as comprehensive retail facilities plus Guildford's theatres, cinema and sports complexes.



THE SITE



SPECIFICATION

Kitchen & Appliances

Modern but timeless kitchens, professionally designed to maximise functionality and style. Including:

- Natural Quartz worktops
- Fully integrated appliances
- Soft close doors and drawers
- Finished floors

Internal

- Heating provided by renewable energy in the form of a highly efficient Air Source Heat Pump
- Underfloor heating to ground floor
- Fitted wardrobes to Master bedrooms
- Oak cottage style doors to all rooms with brushed metal ironmongery
- Acoustic insulation in every internal wall and ground floor ceiling
- High performing thermal insulation to all external walls and loft spaces

Bathroom & En-suite

- High spec, low profile walk-in wet room style showers
- Contemporary square, fixed shower arms and rain drench heads
- Flush In wall shower valve by Roper Rhodes
- Minimalistic fixed glazed shower screens
- Modern Roca Nexo sanitaryware
- Coordinated wall and floor tiling
- Inset mirrors
- Chrome towel rails

Electrical

- Dimmable LED spotlights to all rooms (other than non-master bedrooms)
- Hard wired smoke/heat and CO2 Alarms
- Ambient up/down external lighting

External

- Rustic clay tiles to roofs
- Stone cill detailing
- Conservation range tile hanging with feature club tiles (plot 3 only)
- High thermal performing windows and doors in sleek grey finish
- Oak finish front doors
- Indian sandstone paved paths and patios
- Fully landscaped and turfed front and lower rear gardens
- Meandering stream at the bottom of the garden edged with aquatic plants
- Bonus 'upper garden' area backing onto countryside

New Build Warranty

- All Project26 homes come with a 10 year BLP warranty
- Plots 1 and 2 are available with Help to Buy



PLOT 4

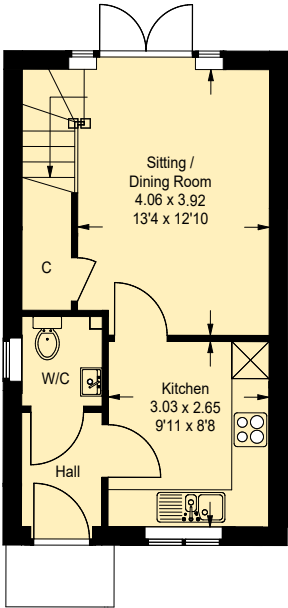


PLOT 3

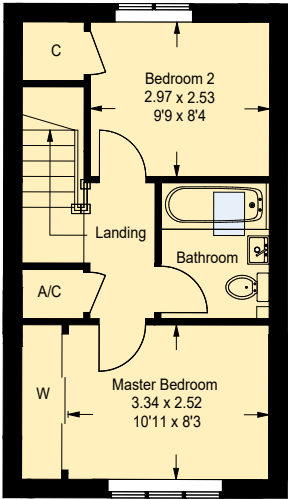
PLOTS 1 & 2 available with Help to Buy

CGI for guidance only

THE PLANS

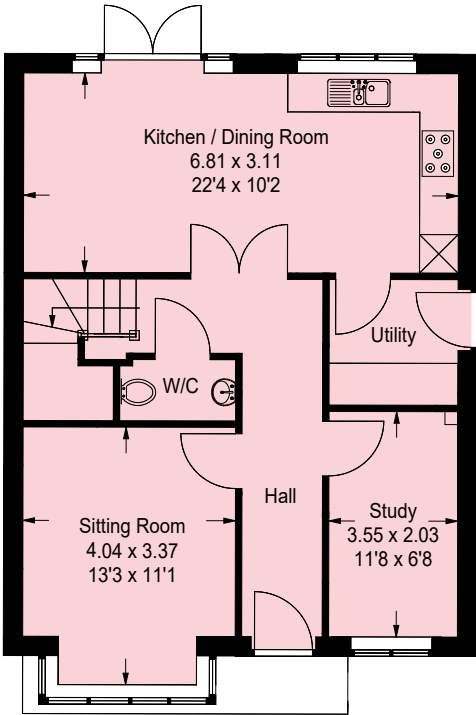


GROUND FLOOR



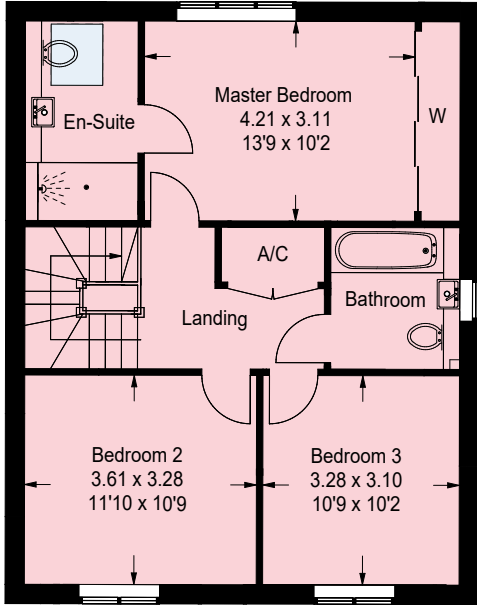
FIRST FLOOR

PLOTS 1 & PLOT 2 (646 sq. ft.)
with Help to Buy
Plot 2 is the same as plot 1 only handed



GROUND FLOOR

PLOT 3 (1302 sq.ft.)



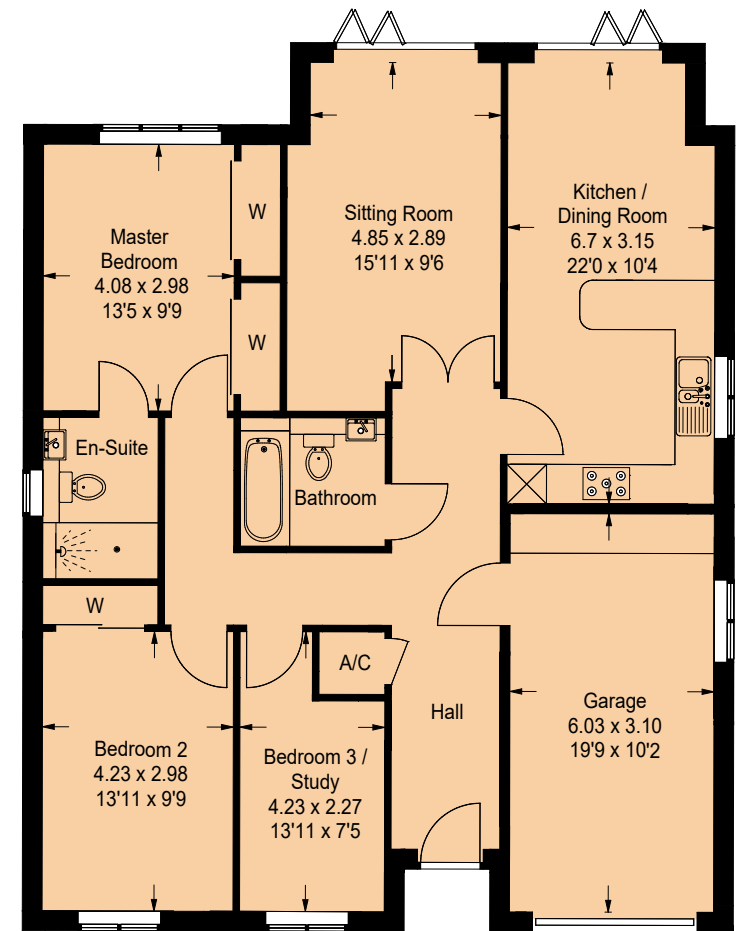
FIRST FLOOR

These plans are for layout guidance only - all measurements are approximate - please check all dimensions and shapes before making any decisions reliant upon them.

The pictures are of other Project26 developments



CGI for guidance only



PLOT 4 (1140 sq.ft.)



PROJECT²⁶

Proud creators of exceptional homes...

Following an ethos to achieve the highest quality of property development in a timeless and conscientious manner, Project26 continue to craft beautiful homes in Surrey and Hampshire.

We are highly focused on functionality and aesthetics to create luxury living that captures the imagination.

Whether a large detached family house or a modest starter terrace, all homes are uncompromised on quality and unrivalled by the competition.

ENERGY EFFICIENT

The increasing threat of climate change demands that the energy performance specification of our new homes contributes to the reduction of greenhouse gases. In addition, a strategy for reducing energy use and carbon dioxide emissions combines high insulation with advanced boiler technology, low voltage lighting ensuring lower energy costs.

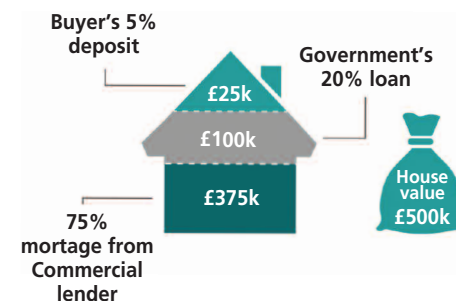


Securing your new home is easier than you think

Help to buy How it works

Typical example

Cost of your new home	£500,000
5% deposit	£25,000
20% Government loan	£100,000
75% mortgage	£375,000



Maximum Purchase Price £600,000



Backed by
HM Government



For further details contact
Masella Coupe
17 High Street, Godalming GU7 1AZ
Tel: 01483 418777
sales@masellacoupe.co.uk

Subject to Contract: All particulars in our sales literature including the illustrations of the development are for guidance only and variations may have been introduced since publication. The developers reserve the right to alter the specification at any time and it is confirmed that this brochure cannot therefore form part of any contract.