



A PRIVATE AND EXCLUSIVE DEVELOPMENT  
OF 2, 3 AND 4 BEDROOM HOMES

P R O J E C T <sup>26</sup>





**Hunterswood is a private development of just nine exclusive homes, in the heart of the popular Hampshire village of Liphook.**

Hunterswood offers, two three and four bedroom homes within a quiet and spacious cul-de-sac setting.

Minutes from the vibrant town of Haslemere and surrounded by the South Downs National Park, Hunterswood offers easy road access to Guildford and London to the North and Petersfield and the South Coast to the South. The village of Liphook is only a short walk away and offers all you would expect from local shops, including a Sainsbury's superstore, pharmacy and local pubs, with Old Thorns Hotel, Spa, Golf & Country Estate only a mile away, with its excellent facilities.

Schools in the area are very conveniently located for Hunterswood. Liphook Infant School and C of E Junior School are both a 10 minute walk. The highly reputable Bohunt School and 6th Form, with academy status, is also conveniently only just over half-a-mile from Hunterswood.

The village has its own railway station at Liphook, which is on the London Waterloo line. Regular trains travel into Waterloo with a travel time of approximately 1 hour and into Guildford in about 25 minutes.

Homes are pleased to welcome you to Hunterswood by Project 26

# P R O J E C T <sup>26</sup>

**Uncompromised on quality,  
unrivalled by competition.**

Every home we craft receives meticulous attention to detail from inception to completion. We are dedicated to using considered yet imaginative design, enhanced by only the finest materials to sympathetically blend our developments to their surroundings. With a strong focus on functionality, style and quality, our interior spaces compliment the whole lifestyle provided by a Project26 home.

P R O J E C T <sup>26</sup>

[www.hunters-wood.co.uk](http://www.hunters-wood.co.uk)



Plots 7, 8 & 9

PROJECT <sup>26</sup>

[www.hunters-wood.co.uk](http://www.hunters-wood.co.uk)



Plots 1 & 2



PROJECT <sup>26</sup>

[www.hunters-wood.co.uk](http://www.hunters-wood.co.uk)



# Plots 1 & 2



## PLOT 1

**3 Bedroom Semi Detached House 100 SQM (1080 SQFT)**

Living/Dining Room	5 x 5.5m (16.4 x 17.9 ft)
Kitchen	4.7 x 2.5m (15.7 x 8.3 ft)
Master Bedroom	3.4 x 3.6m (11.1 x 11.8 ft)
Bedroom 2	2.5 x 4.3m (9 x 14.1 ft)
Bedroom 3	2.2 x 3.3m (7.2 x 10.8 ft)



## PLOT 2

**3 Bedroom Semi Detached House 100 SQM (1080 SQFT)**

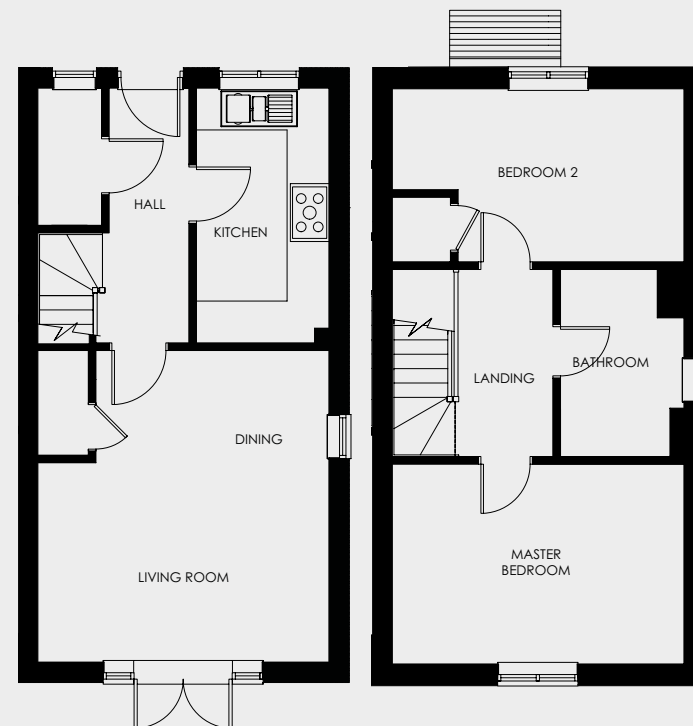
Living/Dining Room	4.5 x 5.7m (14.7 x 18.6 ft)
Kitchen	3.3 x 4.6m (11 x 15 ft)
Master Bedroom	4.4 x 4.3m (14.6 x 14.2 ft)
Bedroom 2	3.7 x 4.6m (12.1 x 15 ft)
Bedroom 3	2.7 x 2.1m (8.8 x 7.1 ft)

## Plots 3 & 4



**PLOT 3**  
**2 Bedroom Semi Detached House 77 SQM (828 SQFT)**

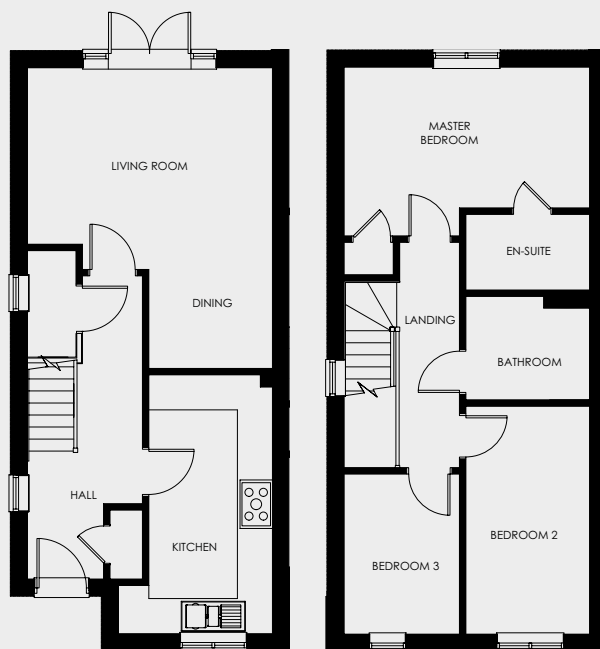
Living/Dining Room	4.6 x 4.9m (15 x 16 ft)
Kitchen	2.1 x 4m (6.9 x 13.1 ft)
Master Bedroom	4.6 x 3.1m (15 x 10.2 ft)
Bedroom 2	4.5 x 2.7m (14.8 x 8.9 ft)



**PLOT 4**  
**2 Bedroom Semi Detached House 77 SQM (828 SQFT)**

Living/Dining Room	4.5 x 4.9m (14.9 x 16 ft)
Kitchen	2.1 x 4m (6.9 x 13.1 ft)
Master Bedroom	4.5 x 3.1m (14.9 x 10.2 ft)
Bedroom 2	4.5 x 2.7m (14.8 x 8.9 ft)

# Plots 5 & 6



**PLOT 5**  
**3 Bedroom Semi Detached House 88 SQM (950 SQFT)**

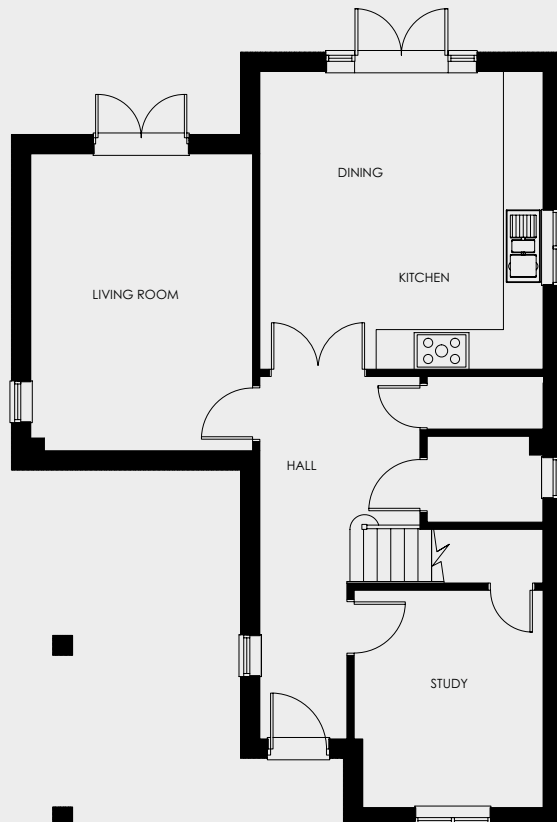
Living/Dining Room	4.5 x 5.6m (14.9 x 18.4 ft)
Kitchen	2.3 x 4.8m (7.5 x 15.8 ft)
Master Bedroom	4.5 x 2.6m (14.9 x 8.6 ft)
Bedroom 2	2.3 x 4.2m (7.6 x 13.9 ft)
Bedroom 3	2.1 x 2.9m (7.1 x 9.8 ft)



**PLOT 6**  
**3 Bedroom Semi Detached House 88 SQM (950 SQFT)**

Living/Dining Room	4.6 x 5.6m (15 x 18.4 ft)
Kitchen	2.1 x 4.8m (6.9 x 15.8 ft)
Master Bedroom	4.6 x 2.6m (14.96 x 8.6 ft)
Bedroom 2	2.3 x 4.2m (7.5 x 13.9 ft)
Bedroom 3	2.1 x 2.9m (7 x 9.8 ft)

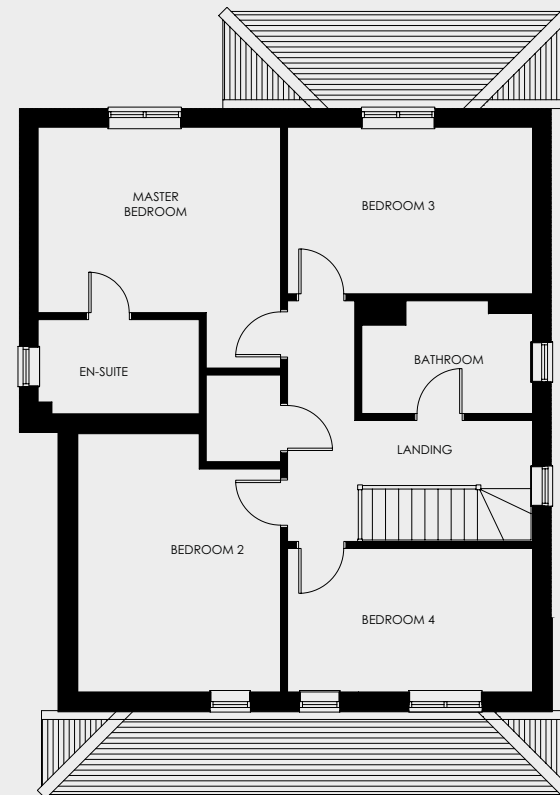
# Plot 7



**PLOT 7**  
**4 Bedroom Detached House 140 SQM (1506 SQFT)**

## GROUND FLOOR

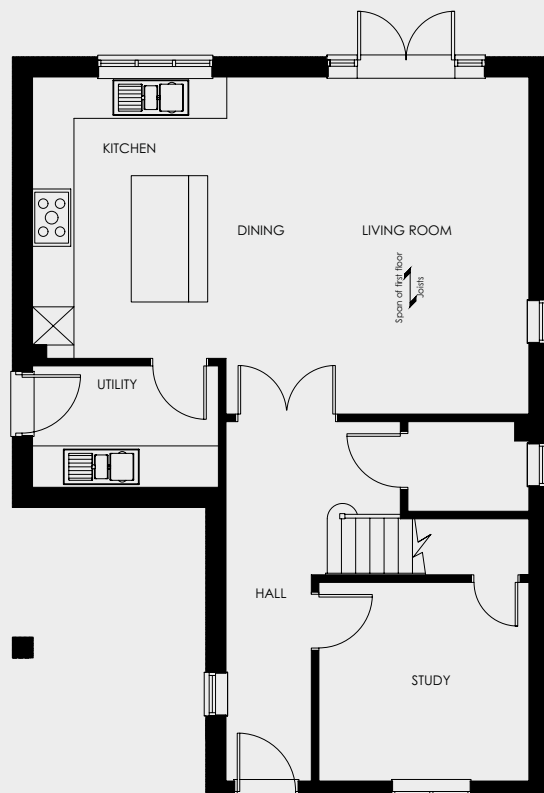
Living Room	3.4 x 4.9m (11.3 x 16.1 ft)
Kitchen/Dining Room	4.7 x 4.9m (15.3 x 16.1 ft)
Study	2.99 x 3.6m (9.8 x 11.8 ft)



## FIRST FLOOR

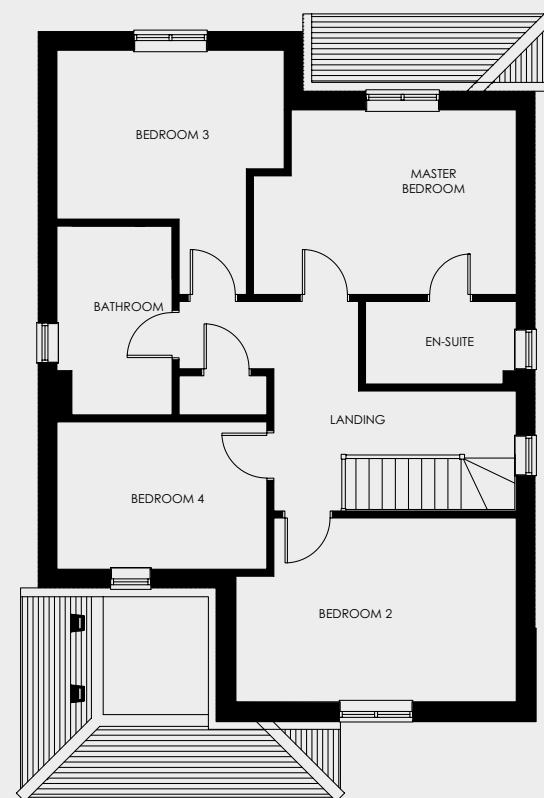
Master Bedroom	4.1 x 3.2m (13.6 x 10.4 ft)
Bedroom 2	3.5 x 4.4m (11.4 x 14.5 ft)
Bedroom 3	4.2 x 2.9m (13.8 x 9.4 ft)
Bedroom 4	4.2 x 2.5m (13.8 x 8.1 ft)

# Plot 8



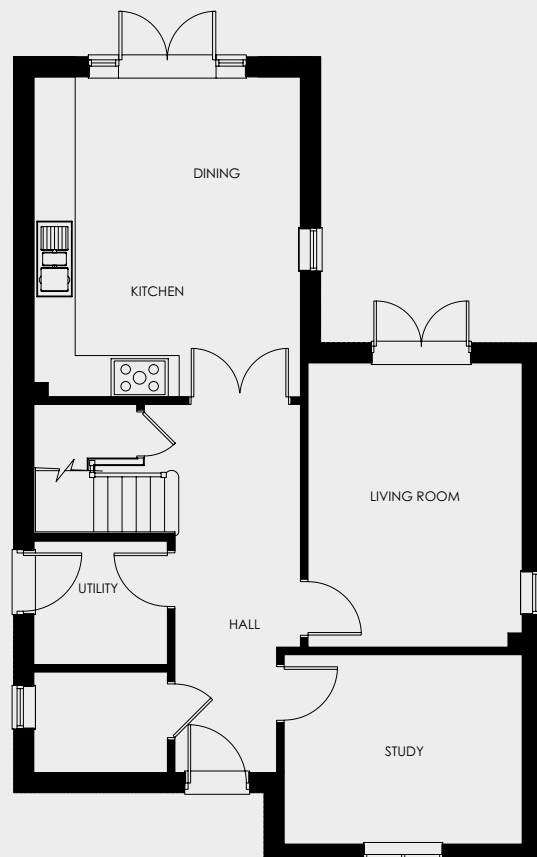
**PLOT 8**  
**4 Bedroom Detached House 138 SQM (1477 SQFT)**

GROUND FLOOR	
Kitchen/Dining/Living Room	7.8 x 5.3m (25.7 x 17.5 ft)
Utility Room	2.7 x 1.9m (8.9 x 6.4 ft)
Study	3.3 x 3.1m (11 x 10.3 ft)



GROUND FLOOR	
Master Bedroom	3.9 x 3.2m (12.9 x 10.4 ft)
Bedroom 2	4.8 x 3.1m (15.7 x 10.3 ft)
Bedroom 3	3.9 x 4.2m (12.7 x 13.7 ft)
Bedroom 4	3.6 x 2.5m (11.9 x 8.3 ft)

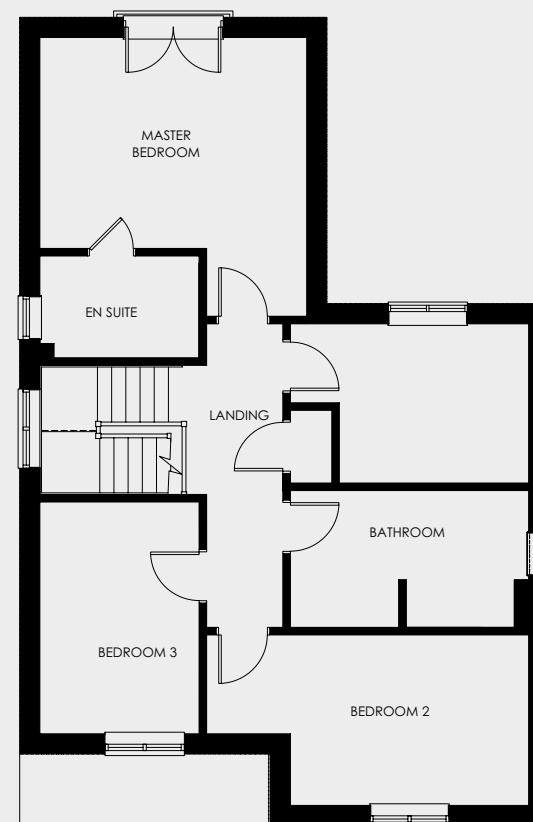
# Plot 9



**PLOT 9**  
**4 Bedroom Detached House 142 SQM (1520 SQFT)**

## GROUND FLOOR

Kitchen/Breakfast/Dining Room	4.2 x 5.1m (13.9 x 16.6 ft)
Living Room	3.6 x 4.5m (11.8 x 14.8 ft)
Utility Room	2.1 x 1.9m (7 x 6.4 ft)
Study	3.7 x 3m (12.4 x 9.9 ft)



## FIRST FLOOR

Master Bedroom	4.2 x 3.3m (13.9 x 11 ft)
Bedroom 2	5.1 x 2.7m (16.7 x 9 ft)
Bedroom 3	2.5 x 3.7m (8.3 x 12.1 ft)
Bedroom 4	3.7 x 2.5m (12.4 x 8.3 ft)

### Kitchen & Appliances

Professionally designed to maximise functionality and style.

- Timeless Shaker style with modern detailing.
- Natural Quartz worktops.
- 12 kitchen colour options\*.
- Fully integrated appliances.
- Soft close doors and drawers.
- Tiled floors.

\*personal colour selection subject to progression of purchase

### Internal

- Highly efficient gas boilers (combi boiler plots 1-6, System boiler plots 7-9).
- Underfloor heating to ground floor.
- Oak cottage style doors to all rooms with brushed metal ironmongery.
- Fitted wardrobes to Master Bedrooms of Plot 7-9 (see optional extras below)
- Acoustic insulation in every internal wall and ground floor ceiling.
- High performing thermal insulation to all external walls and loft spaces.
- Solar photovoltaic roof panel (discreetly installed) providing direct savings to your electricity bills. The system has been designed to allow the installation of further panels if desired.

### Floorings

- Tiled kitchen, bathroom, WC and en-suite. (see optional extras below)

### Bathroom & Ensuite

- High spec, low profile walk-in wet room style showers.
- Contemporary square, fixed shower arms and

rain drench heads.

- Flush In wall shower valves by Roper Rhodes.
- Minimalistic fixed glazed shower screens.
- Modern Roca Nexo sanitaryware.
- Coordinated wall and floor tiling.
- 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.
- Flint stone detailing.
- High thermal performing windows and doors in sleek anthracite grey finish.
- Oak finish front doors.
- Indian sandstone paved paths and patios.
- Fully landscaped and turfed front and rear gardens.

### Optional Extras

- Wardrobes can be installed (in addition to those in the Master Bedrooms of Plot 7-9) as optional extras and costings can be provided on request.
- Carpets and additional flooring can be installed as an optional extra and costings can be provided on request.

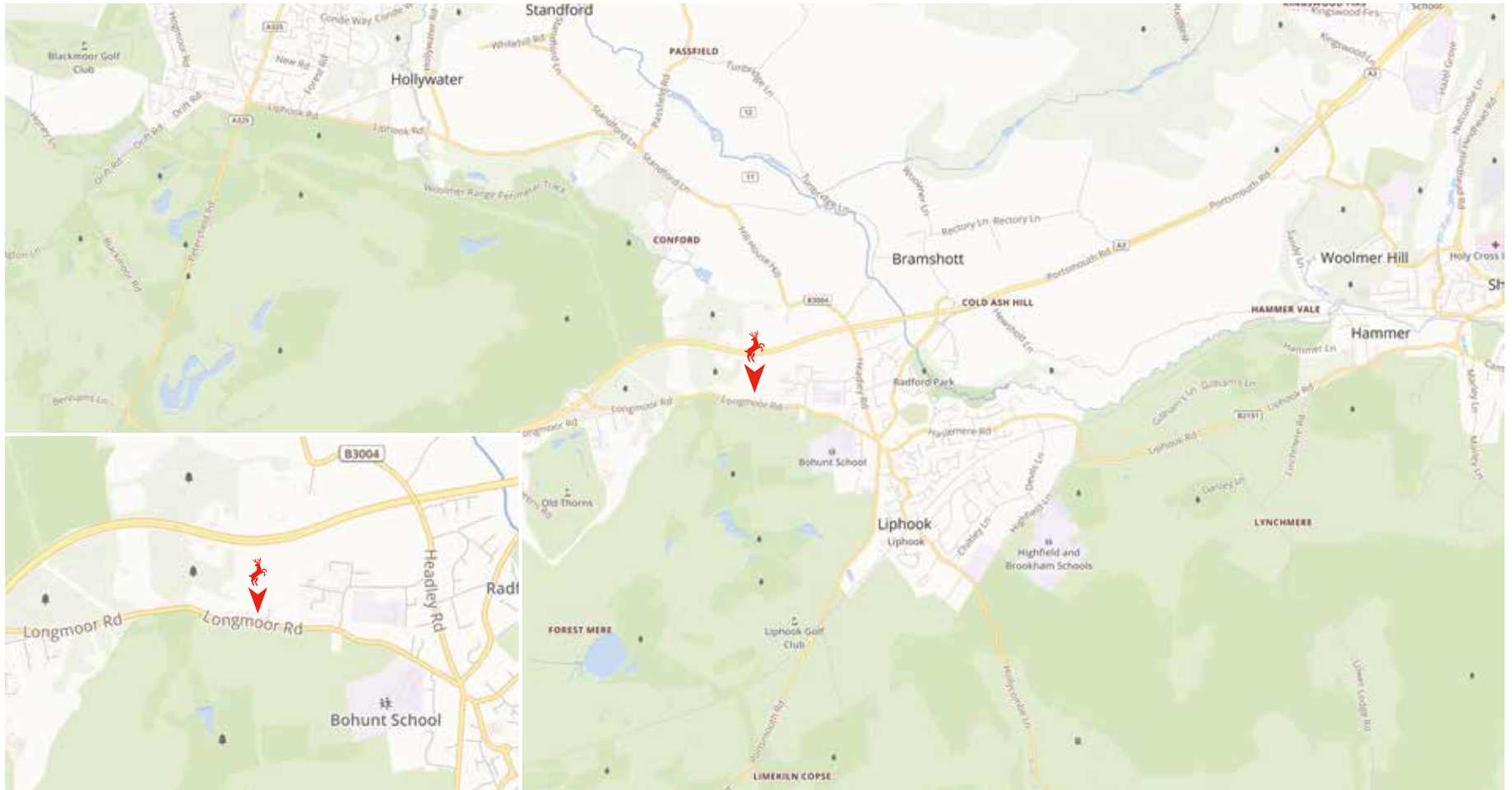
### New Build Warranty

- All Project26 homes come with a 10 year BLP warranty.

### Help to Buy

- All Hunterswood homes are available with Help to Buy.





PROJECT <sup>26</sup>



Homes Estate Agents, The Square, Liphook, Hampshire GU30 7AB  
[www.hunters-wood.co.uk](http://www.hunters-wood.co.uk)  
[hunterswood@homesea.co.uk](mailto:hunterswood@homesea.co.uk)  
 01428 728520

Sat Nav: GU30 7NZ



Backed by  
HM Government