

Marston Lodge



A new development of seven one
two and three-bedroom flats
Available from September 2017



Individual family homes with an eye for quality and style



CY Homes have been building houses within the Hampshire, Surrey and Sussex area for over 10 years. Every CY Homes development shares the same values – top quality build, skilled craftsmanship, attention to detail and superb finishing.

Our properties are designed by our architects who incorporate the latest energy saving technologies. We ensure your home is cheap and efficient to run and maintain as well as keeping CO₂ output to a minimum for the future of our environment.

We take care to select the best locations considering aspects such as accessibility to stations, road networks and local schools, as well as shopping, leisure and recreational facilities.

We have pleasure in introducing you to the latest development in our portfolio; seven beautifully designed apartments at Marston Lodge in Haslemere, Surrey.

Sales and reservations

We are currently taking reservations off-plan. To reserve your flat, or to find out more, please email or call our sales director.

Email: reservations@cyhomes.com

Telephone: 07932 065433



Haslemere, Surrey

This picturesque market town is well located for commuting to London Waterloo (approximately 50 minutes) and a short distance from the A3, providing access by car to Portsmouth, Guildford and London. The airports at Southampton, Gatwick and Heathrow are all within one hour's drive.

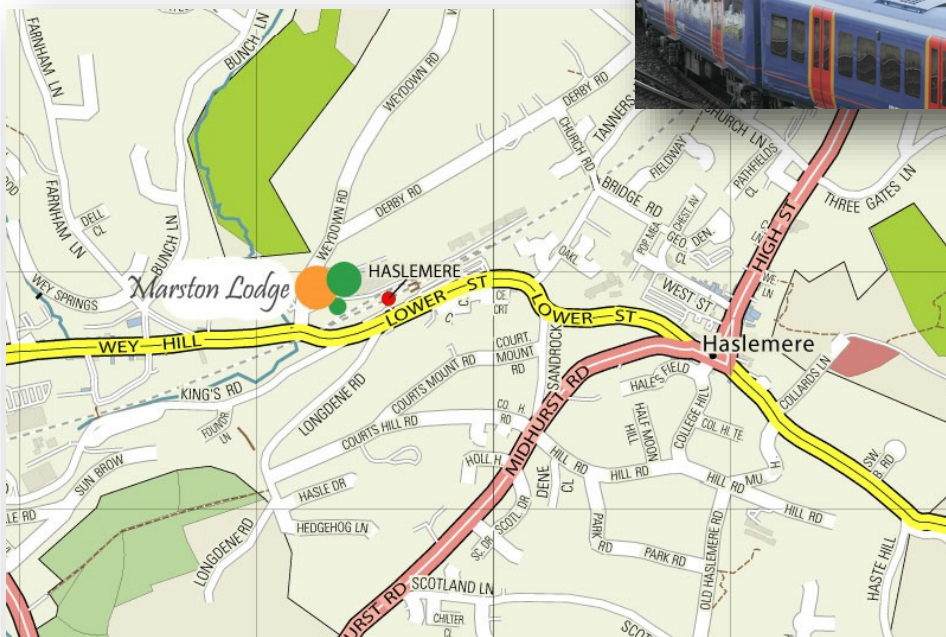
As well as being surrounded by beautiful green spaces, many of them owned by The National Trust (like Blackdown and the Devil's Punchbowl at Hindhead), Haslemere is on the doorstep of the South Downs National Park and only a short drive from sandy south coast beaches.

Local amenities

- Haslemere Railway Station (350m)
- A superb range of independent shops and boutiques with Tesco, M&S and Waitrose supermarkets
- Numerous cafés, pubs, bars and restaurants
- Barclays, HSBC, Lloyds, NatWest and Santander banks
- Arts: music, theatre and cinema at Haslemere Hall, plus the annual Haslemere Fringe Festival
- Sports facilities at Haslemere Leisure Centre, The Edge and Haslemere Recreation Ground, with popular golf clubs at Chiddingfold, Midhurst and Liphook
- Lythe Hill, Champneys Forest Mere and Grayshott Hall health spas all nearby
- A range of top private and state secondary, primary and pre-schools



Location

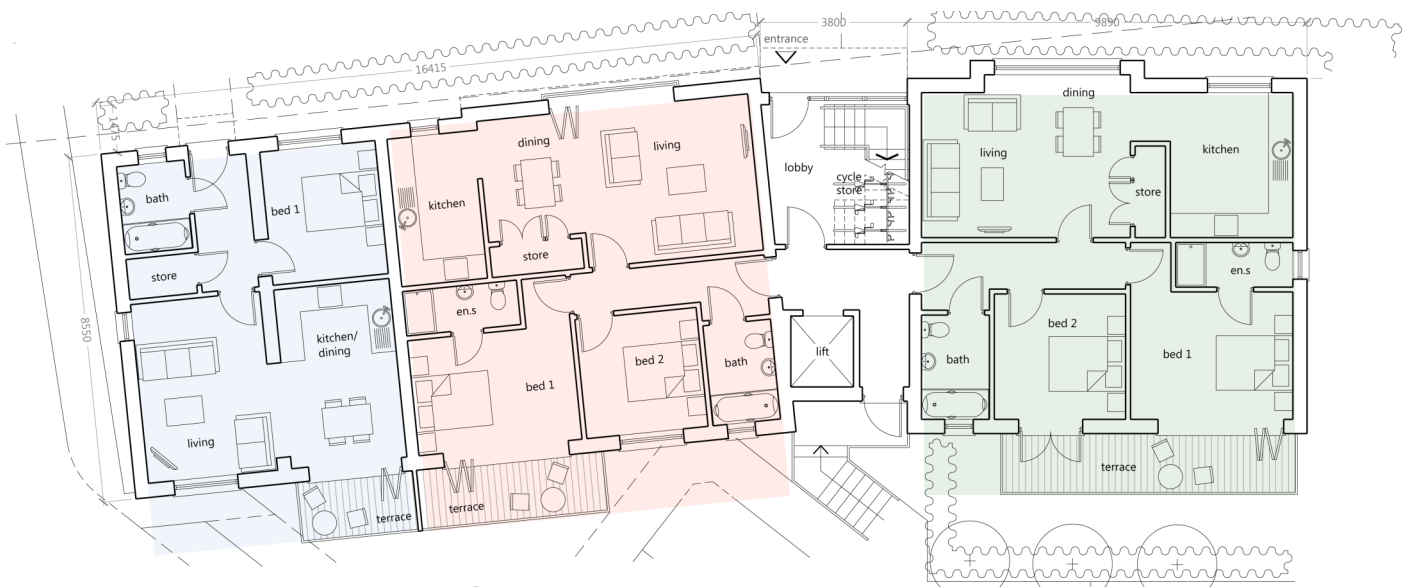


Marston Lodge,
Weydown Road,
Haslemere,
Surrey GU27 1BT

Ground floor

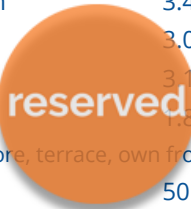
Flat 2 £360,000

Living room	3.9 x 6.7m
Kitchen	2.2 x 3.2m
Bedroom 1	3.0 x 4.2m
Ensuite	1.8 x 2.8m
Bedroom 2	2.8 x 3.0m
Bathroom	1.9 x 2.6m
(Plus hall, terrace, communal entrance)	
Total Area	72m²
2 parking spaces	



Flat 1 £240,000

Living room	3.4 x 4.5m
Kitchen	3.0 x 4.5m
Bedroom	3.1 x 3.4m
Bathroom	1.8 x 2.2m
(Plus hall, store, terrace, own front entrance)	
Total Area	50m²
1 parking space	



Flat 3 £375,000

Living room	3.7 x 5.4m
Kitchen	2.9 x 2.9m
Bedroom 1	3.0 x 4.1m
Ensuite	2.0 x 2.8m
Bedroom 2	3.1 x 3.0m
Bathroom	1.9 x 2.6m
(Plus hall, terrace, communal entrance)	
Total Area	75m²
2 parking spaces	



First floor

Flat 5	£275,000
Living room	3.6 x 4.0m
Kitchen	3.0 x 5.2m
Bedroom	2.8 x 4.5m
Bathroom	1.7 x 2.2m
(Plus hall, store, roof terrace and communal entrance)	
Total Area	54m²
1 parking space	



Flat 4	£500,000
Living room	4.3 x 5.0m
Kitchen	3.5 x 5.0m
Bedroom 1	3.7 x 3.9m
Ensuite	1.7 x 3.0m
Dressing room	1.4 x 2.2m
Bedroom 2	2.8 x 3.5m
Bathroom	1.8 x 2.6m
Bedroom 3	2.3 x 3.5m
(Plus hall, store, roof terrace and communal entrance)	
Total Area	98m²
2 parking spaces	

Second floor

Flat 7

£250,000

Kitchen and Living area 5.2 x 5.7m
(plus store)

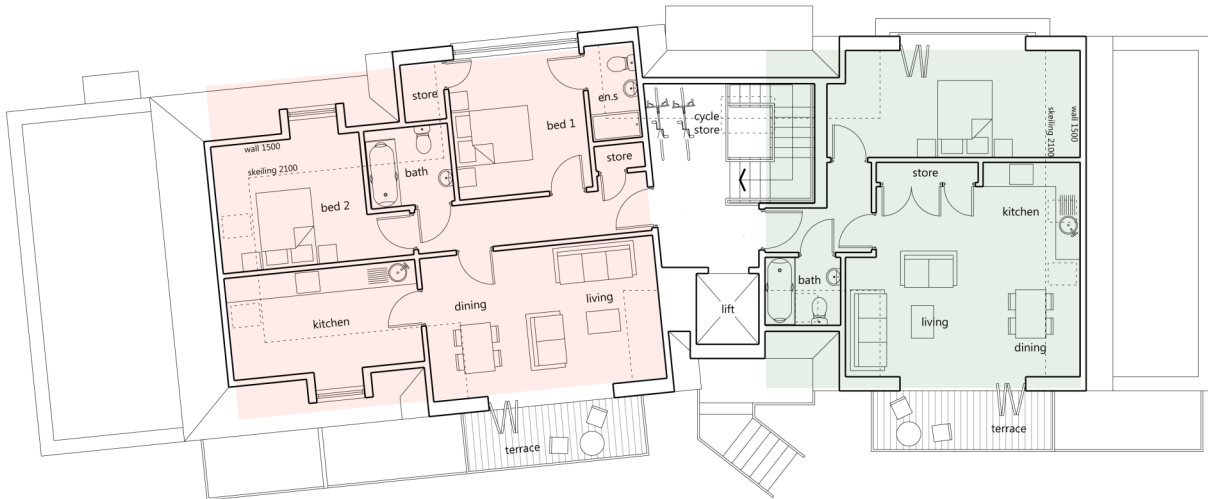
Bedroom 2.7 x 6.1m

Bathroom 1.7 x 2.2m

(Plus hall, store, roof terrace and communal entrance)

Total Area 54m²

1 parking space



Flat 6

£375,000

Living room 3.6 x 6.3m

Kitchen 2.5 x 4.6m

Bedroom 1 3.3 x 3.5m
(with ensuite shower and storage room)

Bedroom 2 3.1 x 3.6m

Bathroom 1.9 x 2.1m

(Plus hall, store, roof terrace and communal entrance)

Total Area 75m²

2 parking spaces

Site plan and parking



Living area

The living areas in flats by CY Homes are light and welcoming, with enough space for comfortable sitting and dining.

Windows and doors

We fit long-lasting, tried and tested, energy-efficient and secure windows from the VELFAC Energy 200 range.

Internal doors are solid, 'Iseo' doors finished in white oak, with Frelan Lydia handles.

Kitchen specification

All of our kitchens are fully fitted and include high quality white goods from either Siemens or the Hotpoint Luce range:

- Oven and induction hob
- Oven hood
- Microwave oven
- Dishwasher
- Washer/dryer
- Fridge/freezer

Units are in Oyster gloss from the Crown Imperial RIALTO range with white Corian worktops. Even the kitchen sink speaks quality, with a Gessi 1 spa tap or Schock Triton, or similar.

Bathrooms

Bathrooms and shower rooms are all finished with high quality fixtures and fittings:

- Burdur beige marble wall tiles from Turkey
- Roper Rhodes cabinets and vanity units in dark elm
- Cezanne LED mirror
- Orient bath from RAK Ceramics
- Roper Rhodes taps, bath fillers and shower heads and controls, or similar.

The specification of separate showers and showers over baths varies for different flats—please check the plans for clarification.

Whilst we will make every effort to keep exactly to this specification, sometimes we have to replace an item due to availability from our suppliers. In the event that we make a change it will be for a similar item in terms of features, functionality and quality.

Flooring

The open plan kitchen and living area and the hallway have oak wood floors which are oiled to bring out the richness of the grain.

Bathrooms are all tiled in silver travertine from Natural Stone and Timber.

Bedrooms are carpeted in stain safe Imperial Ivory by Balta with oak door profiles.

Storage

All bedrooms have fitted wardrobes, except bedroom 3 in Flat 3.

There are generous enclosed storage areas in the hallways.

Interior lighting

LED recessed spots throughout.

Communal areas

Outside, there are cycle stores, a communal bin area and parking spaces for Flats 3, 4, 5 and 6.

The front door is controlled by entry phone with mail boxes on the outside.

Neighbour-friendly external lighting is provided for safety and security.

The parking area is attractively block paved and secured by electronically operated gates.

Location

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Weydown Road
Haslemere
Surrey GU27 1FG