

LANERCOST



COMPTON WAY, FARNHAM, SURREY GU10 1QZ

OCTAGON

SET WITHIN AN ELEVATED AND SECLUDED PLOT IN MATURE LANDSCAPED GROUNDS OF ABOUT 1.1 ACRES, LANERCOST IS A MAGNIFICENT NEW GATED COUNTRY HOUSE OFFERING EXCEPTIONALLY SPACIOUS ACCOMMODATION COMPRISING 5 BEDROOMS, 4 BATHROOMS AND A DETACHED TRIPLE GARAGE.

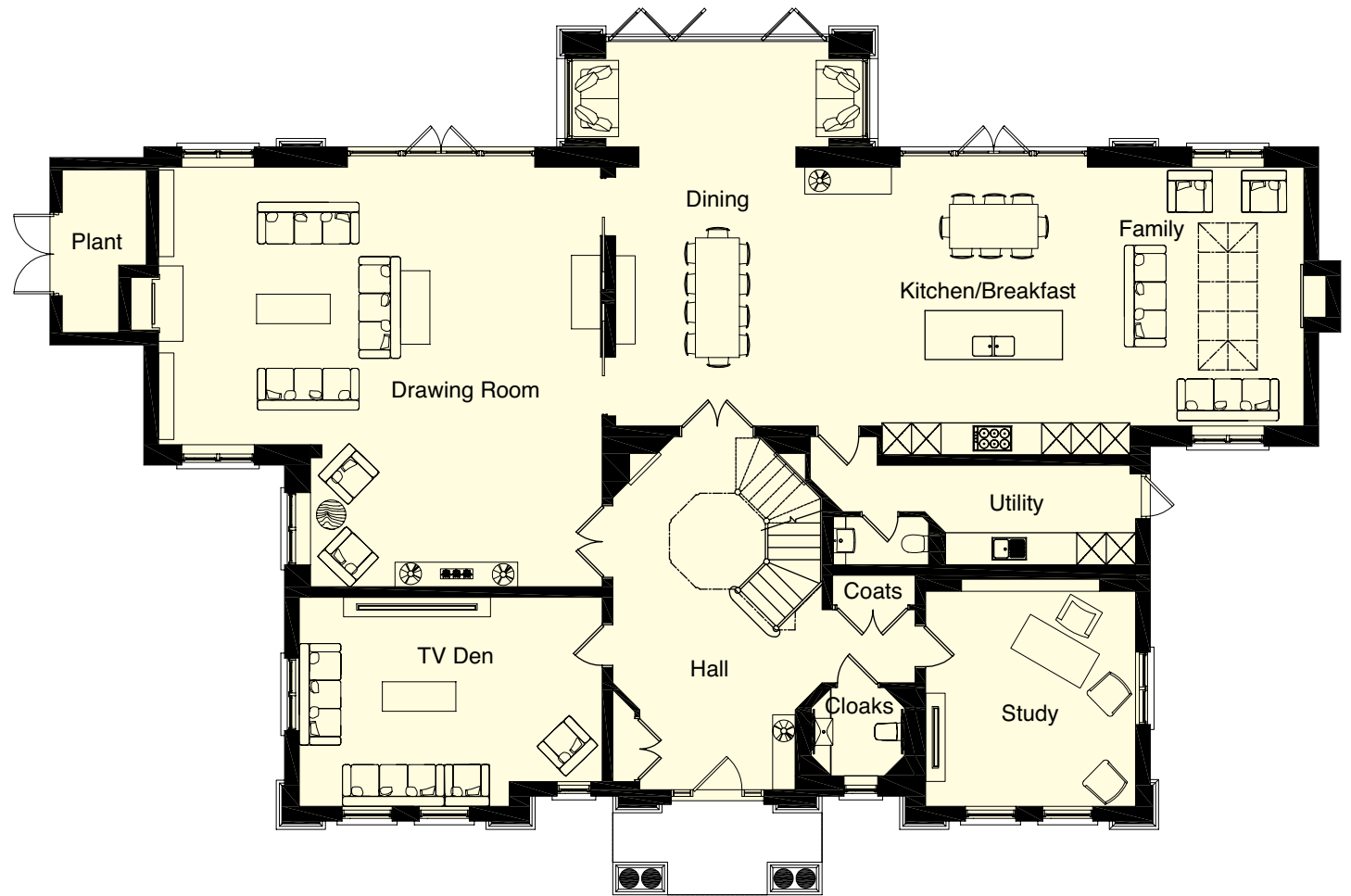




FLOOR PLANS

GROUND FLOOR

Drawing Room	8.99m x 8.53m	29'6" x 28'0"
Dining Area	7.50m x 5.41m	24'6" x 17'9"
Family Area	5.26m x 3.53m	17'3" x 11'7"
Kitchen/Breakfast Area	5.84m x 5.07m	19'2" x 16'8"
Study	4.37m x 4.27m	14'4" x 14'0"
TV Den	6.14m x 4.27m	20'2" x 14'0"

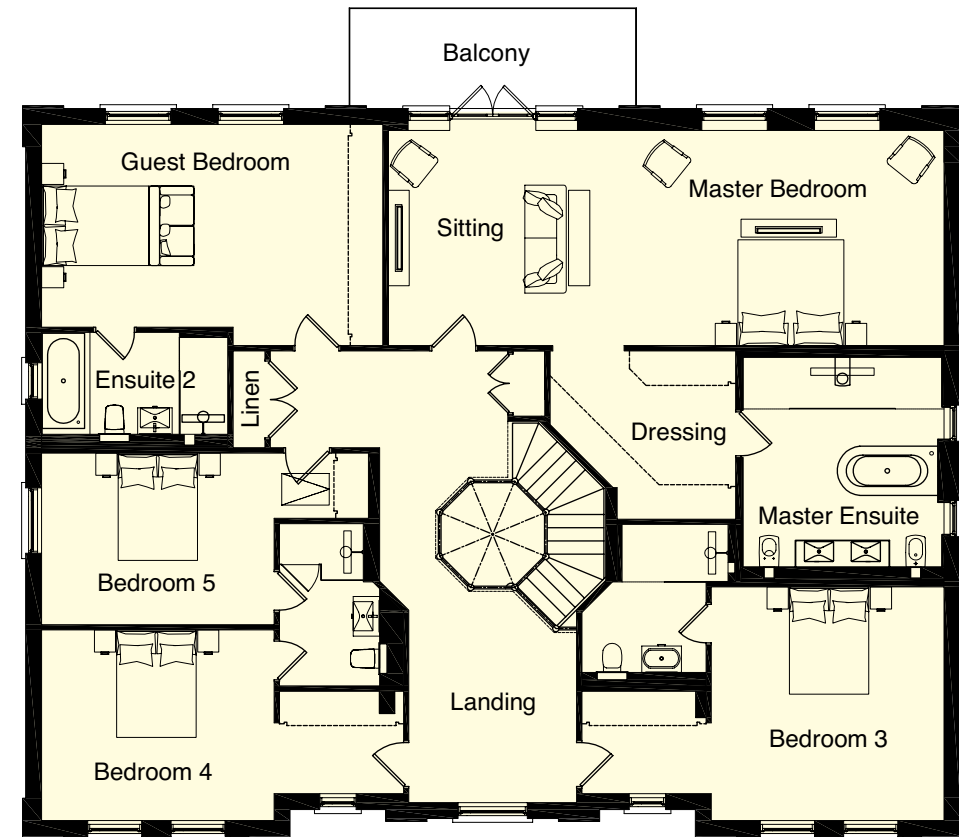


Note please: All measurements are approximate and based on the overall size of each room.

FLOOR PLANS

FIRST FLOOR

Master Bedroom/Sitting	10.49m x 4.04m	34'5" x 13'3"
Master Dressing Room	4.19m x 3.15m	13'9" x 10'4"
Guest Bedroom	6.43m x 4.16m	21'1" x 13'8"
Bedroom 3	6.81m x 4.39m	22'4" x 14'5"
Bedroom 4	6.81m x 3.58m	22'4" x 11'9"
Bedroom 5	4.37m x 3.22m	14'4" x 10'7"



Note please: All measurements are approximate and based on the overall size of each room.

OCTAGON HAVE ESTABLISHED AN ENVIABLE REPUTATION FOR CREATING ELEGANT, AWARD WINNING, LUXURY NEW HOMES, BUILT TO EXACTING STANDARDS OF QUALITY AND FINISH, EQUIPPED WITH THE FINEST BESPOKE FIXTURES AND FITTINGS, RESOURCED FROM EUROPE'S LEADING MANUFACTURERS.



EXTERIOR:

- Secure electronically controlled security gates with video link to the property.
- Triple garage with electronically controlled up and over doors.
- Large entrance forecourt area with ample space for visitors parking.
- Fine architectural detailing including extensive areas of feature brickwork and stone detailing to front and rear elevations.
- Elegant portico with classic stone pillars.
- Bespoke external joinery including traditional, sash hung window frames.
- Full width rear terrace, ideal for alfresco dining and entertaining in the summer months.
- Professionally designed landscaping scheme to front and rear gardens.
- Adjoining utility room with a separate washing machine and tumble dryer.
- Two pairs of glazed casement doors and separate folding/sliding doors which open directly onto the garden terrace.
- A spacious family TV Den and study completes the downstairs accommodation.
- The impressive master suite consists of a large bedroom with seating area and access on to an outside terrace. Adjoining the bedroom is a separate dressing room and beautifully appointed bathroom.
- The master bathroom is finished with marble flooring and features a central free standing bath, spacious walk-in wet room, twin basin vanity unit with chrome fittings and a separate WC and bidet.
- The remaining 4 bedrooms also have en-suite facilities and all include a comprehensive range of fitted wardrobes.
- All internal doors, skirting, architrave and coving is manufactured to Octagon's own specific design.
- Professionally co-ordinated decoration scheme.
- Economical gas fired under floor central heating coupled to external air source heat pump.
- High level of insulation ensuring low heat loss.
- Cat 5e comms for advanced media systems.
- NACOSS approved security alarm system.

INTERIOR:

- Attractive, hardwood entrance door with chrome furniture and glazed sidelights.
- Octagonal shaped entrance hall with polished, porcelain tiled flooring and stunning walnut and glass staircase.
- Guest cloakroom and coat cupboard.
- Impressive sized drawing room with contemporary styled, limestone fireplace.
- Spacious, open plan kitchen, breakfast, dining and family area with feature fireplace.
- Handcrafted Linear style kitchen units with contrasting stone worktops, fitted with an extensive range of built in Miele cooking appliances and refrigeration equipment.



AN UNRIVALLED LOCATION

Approximately 40 miles from London's West End, is the delightful market town of Farnham, with its distinctive original narrow streets of Georgian houses and quaint village style shops.

Boasting a 12th century castle and parish church, the town also has its own cultural centre, Farnham Maltings, where live opera, folk music and theatre take place. There is a good choice of restaurants, pubs and cafes, and for everyday needs, a wide selection of retail outlets, from the all essential Waitrose to Elphicks, the town department store established in 1881.

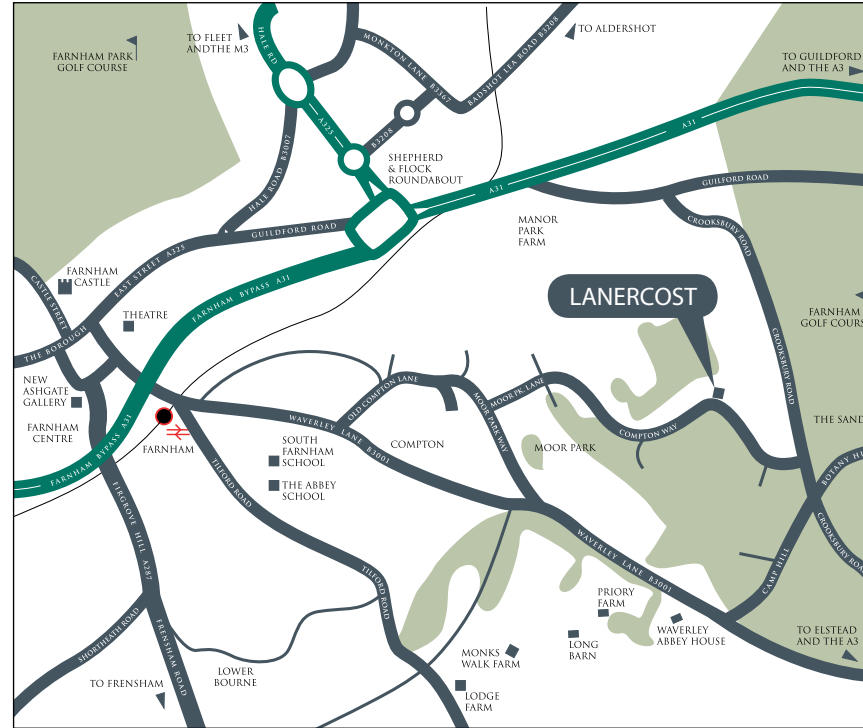
Sports and leisure facilities are well catered for within the local area. These include a choice of two leisure centres, three golf courses, the nearest being Farnham Golf Club located within a mile of the development, local Cricket Club, which was established in 1782, and a tennis and bowls club.

The town and nearby surrounds has a broad mix of independent and state schools, along with the renowned Farnham College, a Sixth Form educational establishment.

A frequent South West train service runs from Farnham Station to London Waterloo (approximately 54 minutes) and by road, there is fast access to both the M3 and A3, which run directly into London and to the South coast ferry terminals of Portsmouth and Southampton.

London Heathrow Airport is around 45 minutes whilst Gatwick Airport can be reached in around an hour. Farnborough Airport is around 10 miles away, offering private air services, ideally suited to business people.





THE PERFECT SETTING

Situated within the admired Moor Park area of South Farnham, Lanercost is located within a secure and set back plot within Compton Way, one of Farnham's finest private tree-lined roads, surrounded by some of Surrey's finest countryside.

Disclaimer

These particulars are for general information only and do not constitute any part of an offer or a contract. All statements contained herein are made without responsibility on the part of the agents or the seller and are not to be relied upon as a statement or representation of fact.

Intending purchases or lessees must satisfy themselves, by inspection, measurement or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars.

SELLING AGENT



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RESERVATION

To reserve the property we require a reservation fee of £10,000 made payable to Octagon Developments Limited, together with the name and address of your solicitor. Upon exchange of contracts, 10% of the purchase price is payable, less the reservation fee. Balance of the purchase money is payable on legal completion.

NHBC

The properties are independently surveyed during construction by the NHBC who will issue their ten year warranty certificate upon satisfactory completion of the dwelling.

MAINTENANCE

Octagon have their own maintenance department and inspect the property approximately six months after the purchase and attend to any remedial work that is deemed necessary.

SUBJECT TO CONTRACT

All particulars in this brochure, including the illustrations of the houses and their gardens, are for guidance only as it may have been necessary to introduce some alterations to these or their specification since publication. This brochure therefore cannot form any part of the contract or be taken as an indication of warranty or guarantee on the properties.

PREDICTED EPC

