

SAMPFORD  
FARNHAM

PRELIMINARY DETAILS



# SAMPFORD

FARNHAM

Sampford - one of just three 5-bedroom, distinctive & luxuriously appointed homes, occupies an enviable rural setting, surrounded by ancient woodland. The exquisite Surrey architecture presents detailed half-tiled elevations of warm red brick, complimented by steep roof-lines and fluted chimneys with influence from Lutyens. Enhanced by the large split-level terraces, comprehensive landscaping and extensive gardens of almost 1 acre surround the property to afford outstanding privacy and seclusion.

This new home will appeal to those looking for the perfect Surrey countryside retreat, which is still within easy reach of local towns and excellent road/rail links to reach further afield, including London and the South Coast.

Carefully-designed for modern lifestyles, the home is built to Runnymede's customary high standard and features an outstanding specification.





# SAMPFORD

FARNHAM

## FAR ENOUGH AWAY TO RELAX IN THE COUNTRYSIDE, CLOSE ENOUGH FOR THE CONVENIENCE OF TOWN.

Sampford is yet another prime example of Runnymede's unerring ability to create exceptional homes in outstanding locations. Set back beyond the heavily tree-lined Gardener's Hill Road and accessed via a timber gated entrance, the home benefits from a particularly private location, neighbouring just two other homes created by Runnymede.

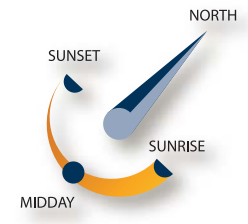
The large paved driveway provides plenty of parking and features an attached double garage, which includes a large en suite and dressing area to the master bedroom above. Bounded by ancient woodland, the home sits centrally in private and secluded grounds of nearly 1 acre, with spacious, split-level terraces.

The open-plan, principal living space provides a key feature of this beautifully crafted home and is overlooked by a galleried landing above, both areas enjoying the same fantastic outlook, through the expansive ground and first floor glass wall.

Less than 3 miles from the centre of Farnham town and within very close proximity to the stunning Frensham Ponds and Alice Holt Nature Reserve, Springwood enjoys town and country in equal measures. Local schooling is second to none with a choice of Ofsted Excellent rated primary, secondary, state and private schools within a very short drive.

The A31 is easily accessed for a direct route to the South Coast, whilst Guildford, Surrey's county town, is just 13 miles away. For the commuter, Farnham Station provides direct services to London's Waterloo within an hour.

# OVER & ABOVE

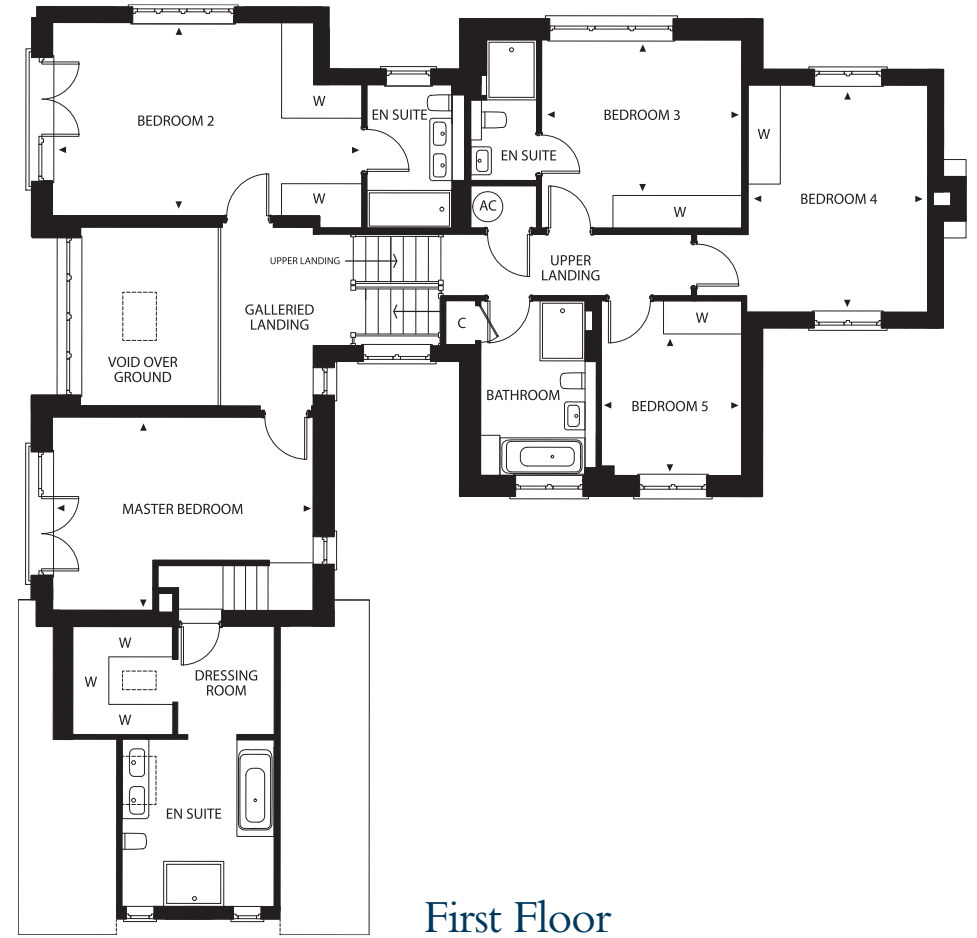


Perfectly positioned behind a gated entrance, Sampford is one of just three luxurious homes created by Runnymede, in a wonderful wooded setting.

Drawings are not to scale. Landscaping and hard surfaces are indicative only.



Ground Floor



First Floor

# SAMPFORD

Five-bedroom luxury home with an extensive garden, attached double garage and driveway.  
 Approx. ¾ acre setting.

Kitchen / Dining Area	7.6m x 5.2m	Master Bedroom	5.2m x 3.7m
Family Room	5.2m x 4.1m	Bedroom 2	6.1m x 3.8m
Drawing Room	7.1m x 4.5m	Bedroom 3	4.0m x 3.8m
Study	3.1m x 2.7m	Bedroom 4	4.5m x 3.6m
		Bedroom 5	3.5m x 2.8m



# THE DIFFERENCE IS IN THE DETAIL

## KITCHEN & UTILITY ROOM

- Bespoke design by Wooden Heart of Weybridge, complete with granite/composite stone worksurfaces, Miele advanced technology appliances and a boiling water tap
- Utility Room fitted to complement the kitchen with space for appliances and a separate walk-in Pantry

## BATHROOMS & EN-SUITES

- Individually designed bathrooms throughout, finished in Italian porcelain tiles
- White sanitaryware from Villeroy & Boch
- Hansgrohe polished chrome taps and fittings
- Hansgrohe thermostatically controlled shower with glass doors and screen

## HEATING & COMFORT

- Gas-fired 'A' rated condensing boiler for wet system under-floor heating throughout
- Individual thermostatic controls to each room
- Heated polished chrome ladder towel rails
- Limestone fireplace with remote controlled gas fire
- Trickle vents to windows for secure ventilation
- High standard insulation for optimum energy efficiency

## MEDIA & COMMUNICATIONS

- Cat 6 network-enabled for control and distribution of audio, video and data via patch panel
- Telephone and television points to all principle rooms with full digital compatibility
- Cabling for ceiling speakers installed to principal rooms
- Intelligent mood lighting to principal receptions

## FLOORING & INTERNAL FINISH

- Solid Oak staircase
- Polished chrome ironmongery, switches and sockets
- Low energy LED down-lights throughout
- Porcelain tiled flooring to hall, cloakroom and kitchen/family room
- Choice of engineered Oak flooring, porcelain and high quality carpets through the rest of the house
- Generous ceiling heights and impressive 44mm Oak doors to all the main rooms
- Stylish fitted wardrobes by Lawrence Walsh

## SECURITY & PEACE OF MIND

- NACOSS approved hard wired security alarm system with key pad entry
- Sensor operated external flood lights
- Mains-operated smoke and heat detectors with battery back-up
- Multipoint locking to principle external doors

## OUTSIDE OF THE HOME

- Traditional brick & block construction under a tiled roof
- Concrete ground and first floors
- Double-glazed timber casement window frames
- Electronically controlled garage doors
- EV car charging provision
- Beautifully landscaped gardens providing privacy and year-round interest
- Extensive Indian sandstone paved terraces
- Block paving for drives and access way

## PREMIER NEW HOME WARRANTY

10-year New Home Warranty provided by Premier Guarantee

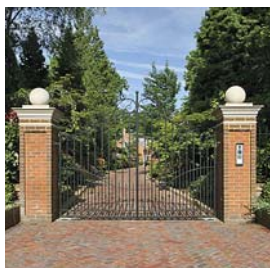




Images are from previously completed Runnymede properties, indicative only.







## FINE QUALITY HOMES

Established since 1975, Runnymede has been proudly creating new and individually distinctive homes for 45 years. A simple yet effective philosophy has been implemented from the outset - a meticulous attention to detail and determination not to accept 'second best'.

This has resulted in an enviable reputation and today, the Runnymede brand is widely

recognised as a hallmark of the highest standard in housebuilding.

Overseen by a passionate and dedicated management team, applying creative excellence, specifying the finest of materials, brought together by highly skilled teams of master builders, interior and landscape specialists, Runnymede ensures their reputation is secured now and into the future.

The Runnymede brand of new homes encompasses elegantly designed apartments and houses in attractive gated courtyard settings, through to individually designed family houses and imposing mansions.

A Runnymede home can only be found in some of the finest locations of Surrey and neighbouring counties.

  
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[www.runnymedehomes.co.uk](http://www.runnymedehomes.co.uk)

# FOORD

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