

OLD JULIUS YARD

WRECCLESHAM

PRELIMINARY DETAILS

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Old Julius Yard presents an attractive collection of 2 & 3 bedroom houses in a peaceful cul-de-sac setting.

Traditionally styled to complement the village location, these carefully planned, highly attractive new homes lie just beyond The Street in Wrecclesham, within the Conservation Area.

Each home will be built to Runnymede's customary high standard to include a high level of specification, private garden, garaging or allocated parking.





Computer generated artist's impression presenting a street scene at the development - from left to right, no's 8, 7, 6, 3 & 2. Image is indicative only.

OLD JULIUS YARD

WRECCLESHAM

CONVENIENT LIVING WITH THE VILLAGE CENTRE ON YOUR DOORSTEP

This small collection of well-designed new homes is built for modern living, each home is networked for an array of media connectivity, including high quality appliances and contemporary designer sanitary-ware.

The layout of the development has been carefully considered to optimise privacy and amenity. Each house has a private garden accessed from the open-plan living space via a wall of folding glass in most homes.

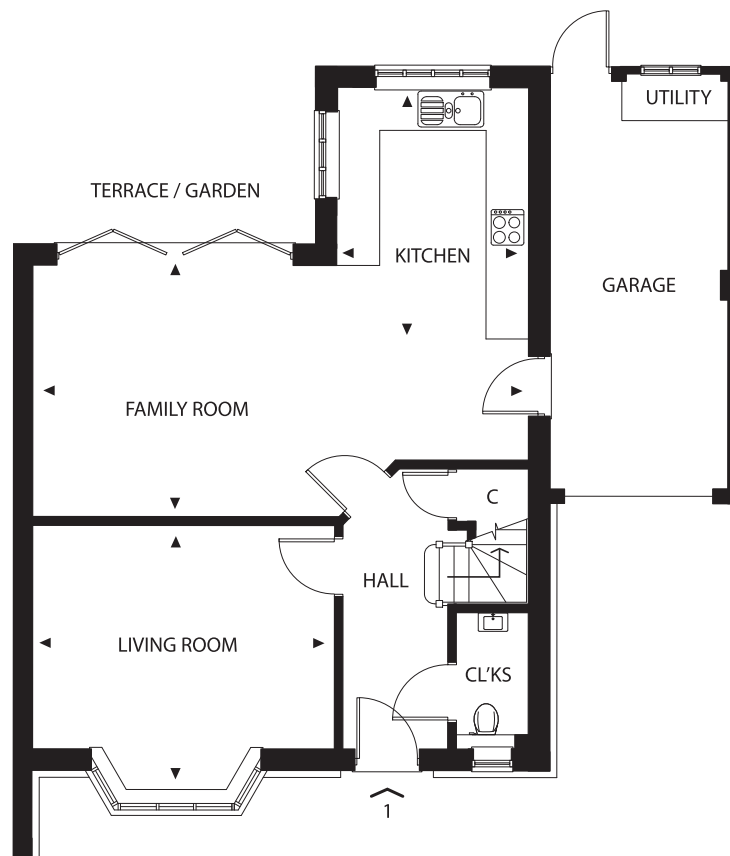
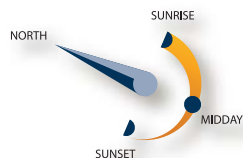
Old Julius Yard will appeal to those looking for an easy to manage lifestyle. The central location in Wrecclesham village provides the convenience of

local shops, schools and recreational amenities on the doorstep. There are restaurants and pubs close by and all that Farnham town has to offer is accessed just a 5 minute drive away.

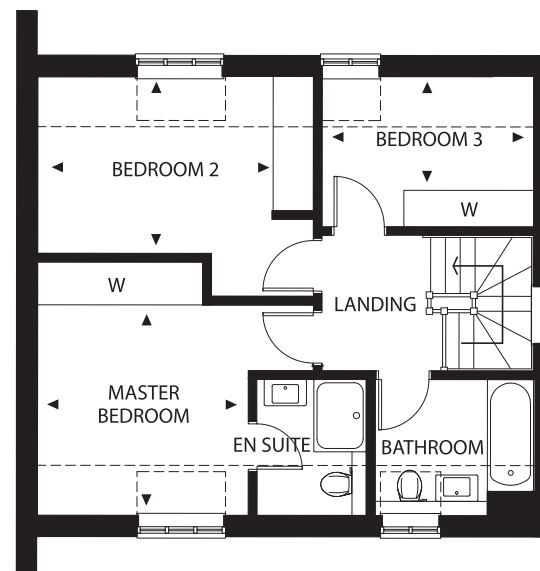
Wrecclesham is approximately 1½ miles from Farnham train station, which provides journey times to London of less than an hour. For the car, with the A31 just moments away, access to the M3 is good, linking the motorway network, airports and beyond.

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



Ground Floor



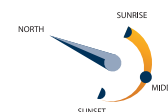
First Floor

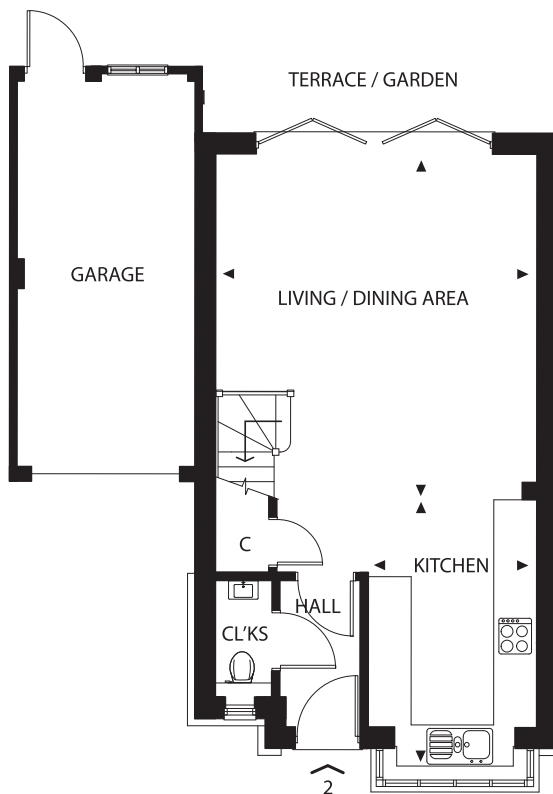
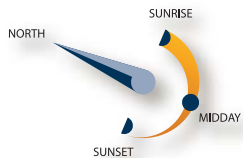
Number One

Three-bedroom house with garden, driveway parking and integral garage / utility area.

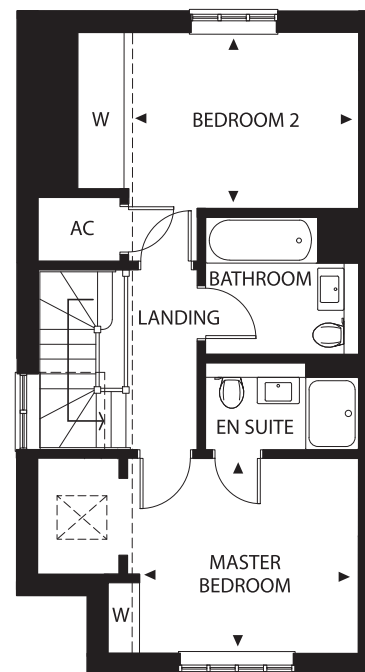
Approx. net area 116 Sq m / 1,248 Sq ft

Kitchen	3.80m x 2.90m
Family Room	7.55m x 3.30m
Living Room	4.60m x 4.00m
Master Bedroom	3.20m x 3.10m
Bedroom 2	2.70m x 3.60m
Bedroom 3	3.20m x 1.70m





Ground Floor



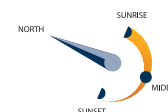
First Floor

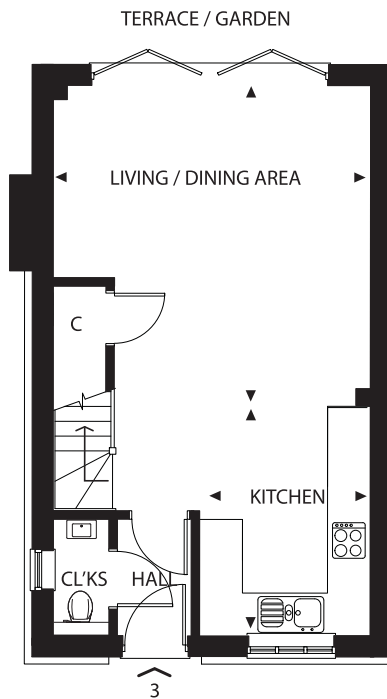
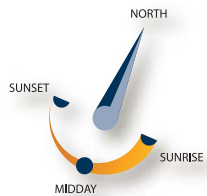
Number Two

Two-bedroom house with garden, driveway parking and attached garage.

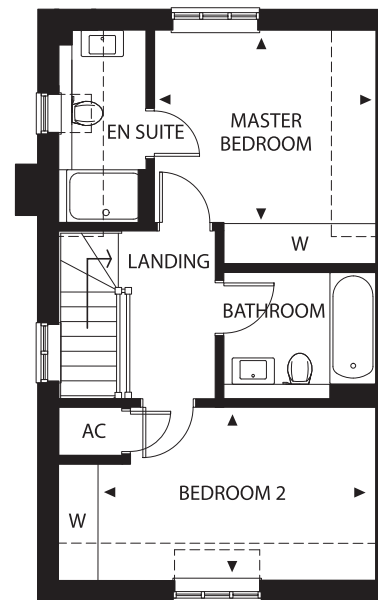
Approx. net area 86.66 Sq m / 944 Sq ft

Kitchen	4.00m x 2.55m
Living/Dining Area	5.20m x 4.85m
Master Bedroom	3.20m x 2.95m
Bedroom 2	3.50m x 2.70m





Ground Floor



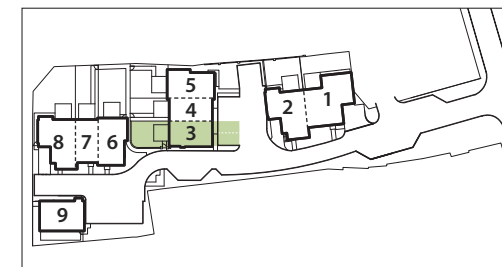
First Floor

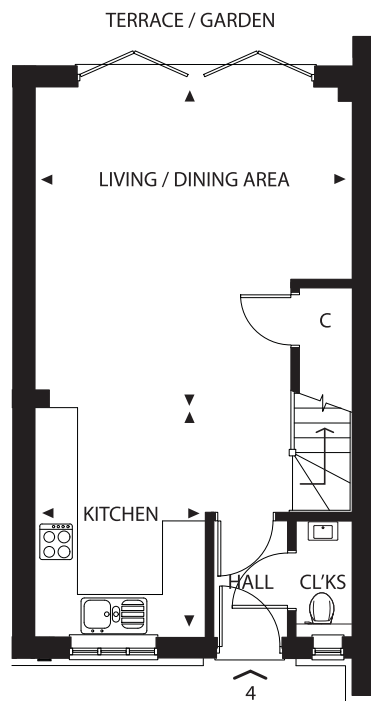
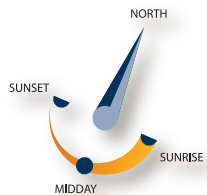
Number Three

Two-bedroom house with garden and two allocated parking spaces.

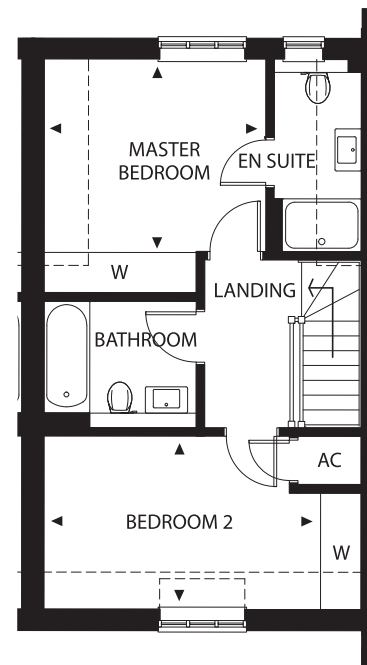
Approx. net area 80.54 Sq m / 866 Sq ft

Kitchen	2.60m x 3.50m
Living/Dining Area	4.85m x 4.80m
Master Bedroom	3.35m x 2.95m
Bedroom 2	4.20m x 2.65m





Ground Floor



First Floor

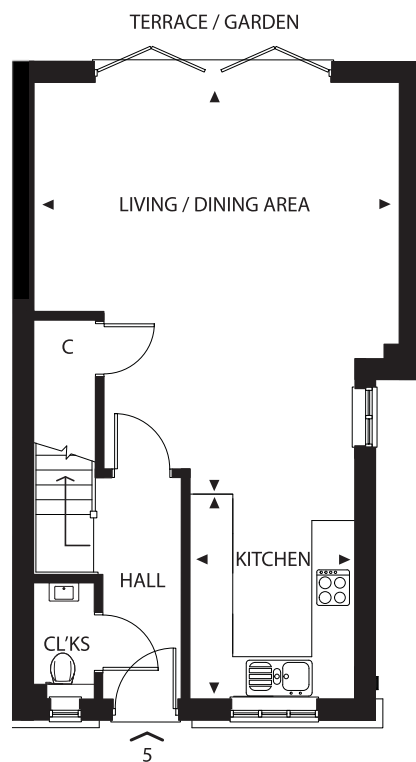
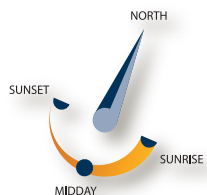
Number Four

Two-bedroom house with garden and two allocated parking spaces.

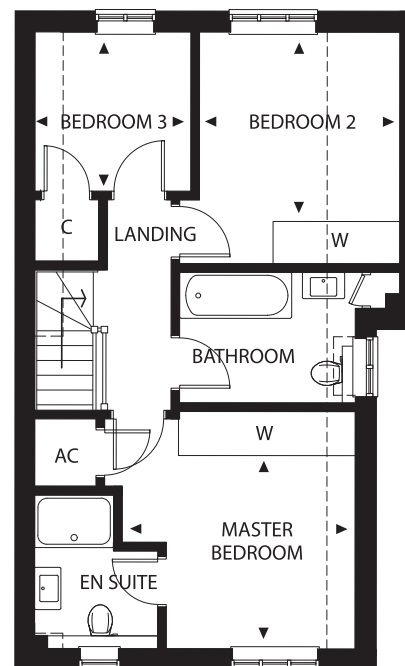
Approx. net area 80.54 Sq m / 866 Sq ft

Kitchen	2.60m x 3.50m
Living/Dining Area	4.85m x 4.80m
Master Bedroom	3.35m x 2.95m
Bedroom 2	4.20m x 2.65m





Ground Floor



First Floor

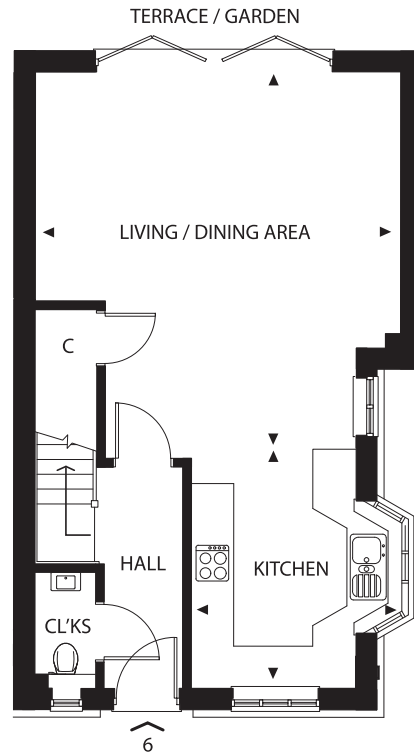
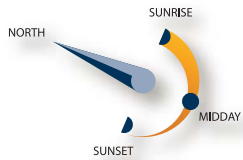
Number Five

Three-bedroom house with garden and two allocated parking spaces.

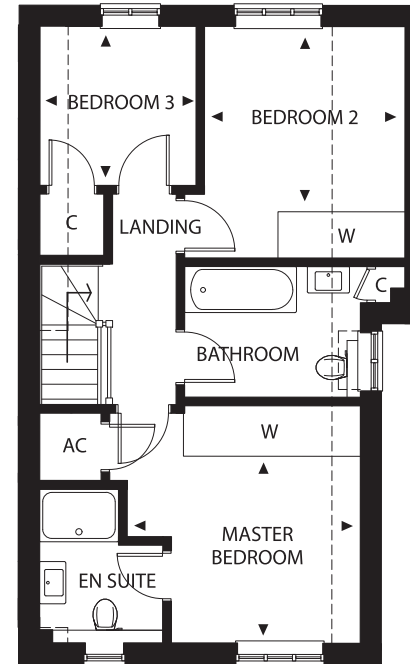
Approx. net area 96.88 Sq m / 1,042 Sq ft

Kitchen	3.10m x 2.50m
Living/Dining Area	6.20m x 5.55m
Master Bedroom	3.55m x 3.00m
Bedroom 2	3.05m x 2.90m
Bedroom 3	2.40m x 2.40m





Ground Floor



First Floor

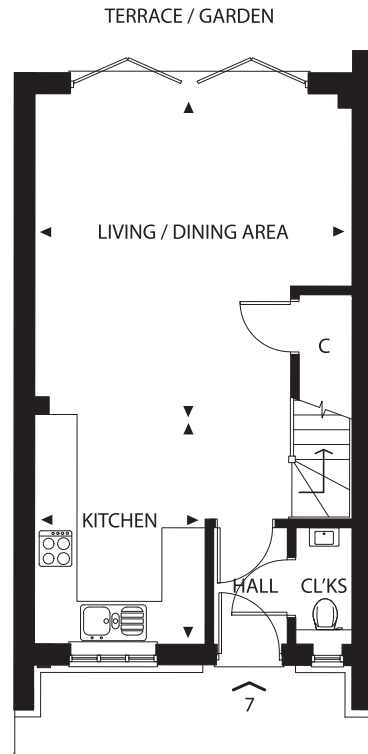
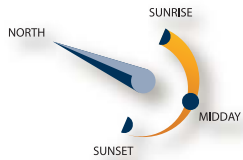
Number Six

Three-bedroom house with garden and two allocated parking spaces.

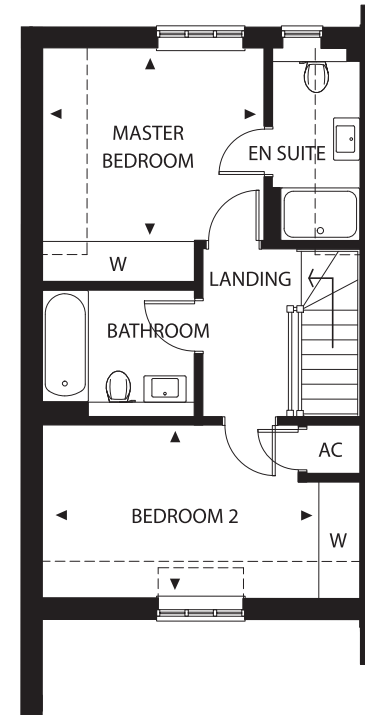
Approx. net area 97.62 Sq m / 1,050 Sq ft

Kitchen	3.60m x 3.00m
Living/Dining Area	5.70m x 5.55m
Master Bedroom	3.55m x 3.00m
Bedroom 2	3.05m x 3.00m
Bedroom 3	2.40m x 2.40m





Ground Floor



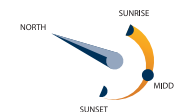
First Floor

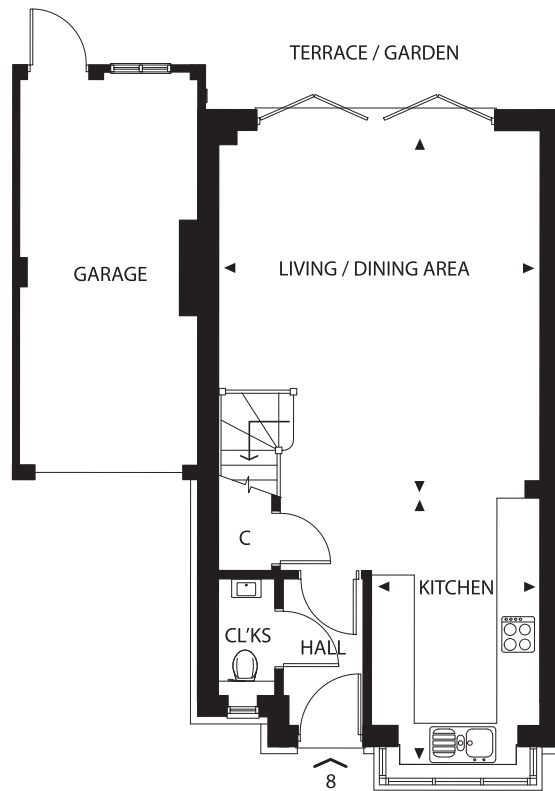
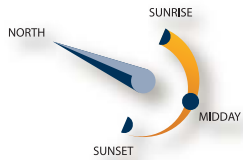
Number Seven

Two-bedroom house with garden and two allocated parking spaces.

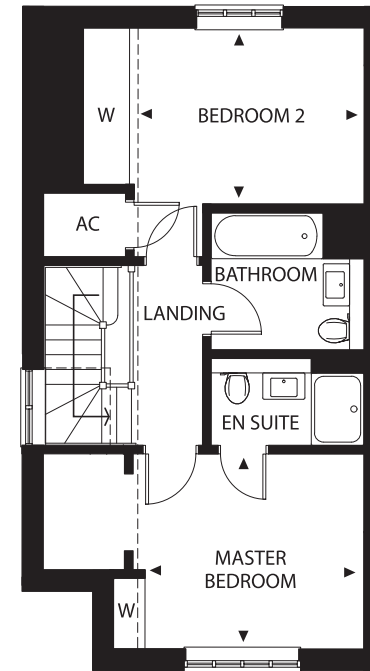
Approx. net area 80.54 Sq m / 866 Sq ft

Kitchen	3.50m x 2.60m
Living/Dining Area	4.85m x 4.80m
Master Bedroom	3.35m x 2.90m
Bedroom 2	4.20m x 2.60m





Ground Floor



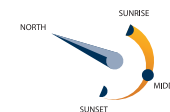
First Floor

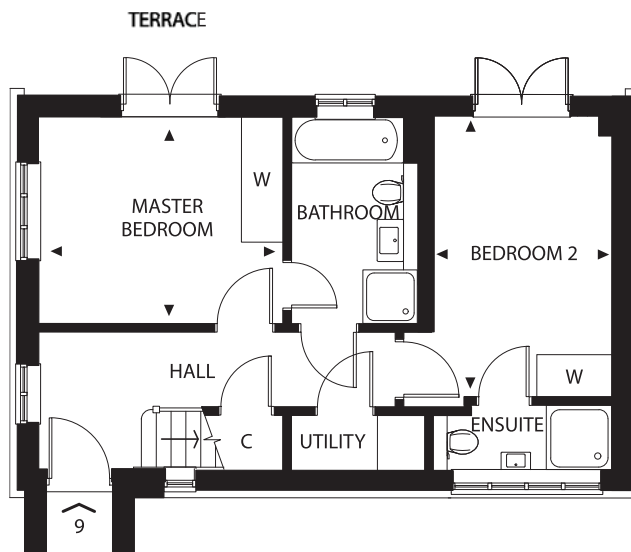
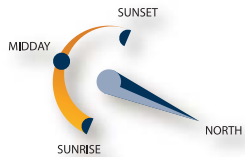
Number Eight

Two-bedroom house with garden, driveway parking and attached garage.

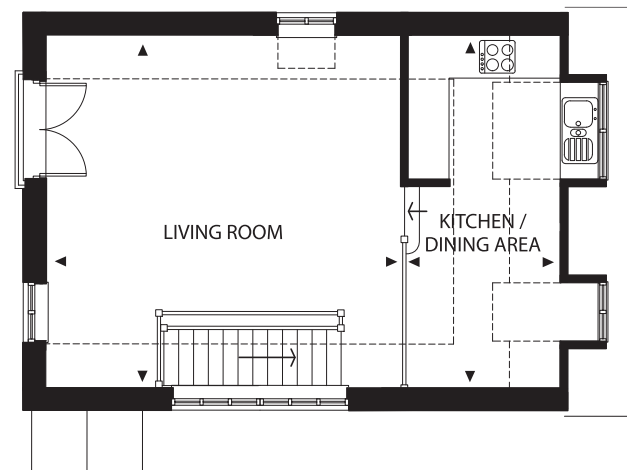
Approx. net area 90.95 Sq m / 979 Sq ft

Kitchen	4.00m x 2.55m
Living/Dining Area	5.20m x 4.85m
Master Bedroom	3.20m x 2.95m
Bedroom 2	3.50m x 2.70m





Ground Floor



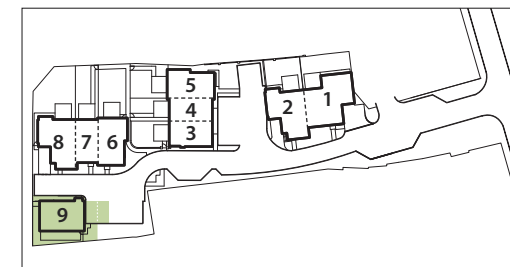
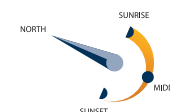
First Floor

Number Nine

Two-bedroom detached house with terrace area and two allocated parking spaces.

Approx. net area 89.40 Sq m / 962 Sq ft

Kitchen / Dining Area	5.30m x 2.30m
Living Room	5.40m x 5.35m
Master Bedroom	3.10m x 3.10m
Bedroom 2	3.60m x 2.80m



Runnymede interiors featured are from other developments and are indicative of design and specification.



THE DIFFERENCE IS IN THE DETAIL



THE SPECIFICATION

EXTERNAL

- Traditional brick & block construction under a tiled roof with hand crafted vertical tiling
- High performance timber windows
- Good size paved garden terrace
- Block pavior driveway/parking area
- Outside tap and power point

KITCHEN

- By Wooden Heart of Weybridge with a contemporary shaker design providing generous and practical working space and composite stone worksurfaces
- Range of Siemens advanced technology appliances including ceramic hob, oven, fridge/freezer and dishwasher

BATHROOMS & EN-SUITES

- Individually designed bathrooms finished in stylish Minoli Italian tiles
- White sanitaryware complemented with polished chrome taps and fittings from designer brands including Hansgrohe and Vado
- Vanity units by Villeroy & Boch, Bauhaus and Utopia

HEATING & COMFORT

- Wet system under-floor heating to ground floor with radiators to upstairs
- Individual thermostatic controls to each floor
- Pressurised hot water system coupled with 'A' rated condensing boiler
- Heated polished chrome ladder towel rails
- High standard insulation for optimum energy efficiency

MEDIA & COMMUNICATIONS

- Cat 6 network-enabled for control and distribution of audio, video and data
- Telephone and television points with full digital compatibility

INTERNAL FINISH

- Polished chrome ironmongery, switches and sockets
- Oak cottage style fire-rated doors
- Amtico Featured Oak floor to the hall and kitchen/living room
- High quality carpets elsewhere
- Fitted wardrobes

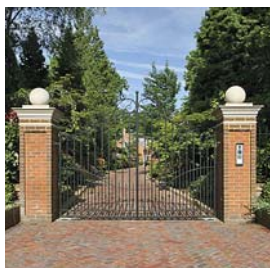
SECURITY & PEACE OF MIND

- 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

WARRANTY

- 10-year New Home Warranty provided by Premier Guarantee





FINE QUALITY HOMES

Established since 1975, Runnymede has been proudly creating new and individually distinctive homes for over 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.


RUNNYMEDE
www.runnymedehomes.co.uk

The particulars within this brochure are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. Plans are not drawn to scale, the descriptions, distances and all other information are believed to be correct, but their accuracy is in no way guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. April 2021

YARD

OLD JULIUS YARD, THE STREET, WRECCLESHAM, FARNHAM GU10 4PR
PRELIMINARY DETAILS - PLEASE CONTACT THE SELLING AGENT FOR FURTHER DETAILS.

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RUNNYMEDE

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