



FOXHOLLOW

FARNHAM

This distinctive and luxurious home with sweeping tree-lined grounds will appeal to those looking for the perfect Surrey countryside retreat. Within easy reach of local towns and excellent road & rail links, this new home is carefully-designed for modern lifestyles and is built to Runnymede's customary high standard.



FOXHOLLOW

FARNHAM

Foxhollow - 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.

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


RUNNYMEDE



AN ABUNDANCE OF KERB APPEAL...

...A distinctive 5-bedroom home, perfectly placed within an extensive tree-lined setting.

Foxhollow is yet another prime example of Runnymede's unerring ability to create exceptional homes in outstanding locations.

Beyond its own gated entrance, the large paved driveway provides plenty of parking and features a detached double garage.

Bounded by ancient woodland, the home sits centrally in private and secluded grounds of over an acre - this affords outstanding privacy and seclusion for the spacious, split-level terraces.



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

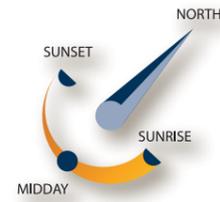
Less than 3 miles from the centre of Farnham town and within very close proximity to the stunning Frensham Ponds and Alice Holt Nature Reserve, Foxhollow enjoys town and country in equal measures. Local schooling is second to none with a choice of Ofsted Excellent rated primary, secondary, state and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

National Trust Frensham Little Pond, just two miles from Foxhollow.



OVER & ABOVE



Perfectly positioned behind a gated entrance, Foxhollow 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

See site plan for location of double garage within the property's setting.

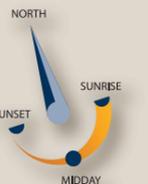


First Floor

FOXHOLLOW

Five-bedroom luxury home with an extensive garden, separate double garage and driveway.
Approx. 1.2 acre setting.

Kitchen / Dining Area	7.7m x 4.6m	Master Bedroom	6.0m x 3.7m
Family Room	5.2m x 3.8m	Bedroom 2	3.7m x 3.8m
Drawing Room	6.9m x 4.5m	Bedroom 3	3.9m x 3.1m
Study	3.1m x 2.7m	Bedroom 4	4.4m x 3.5m
		Bedroom 5	3.3m x 2.7m

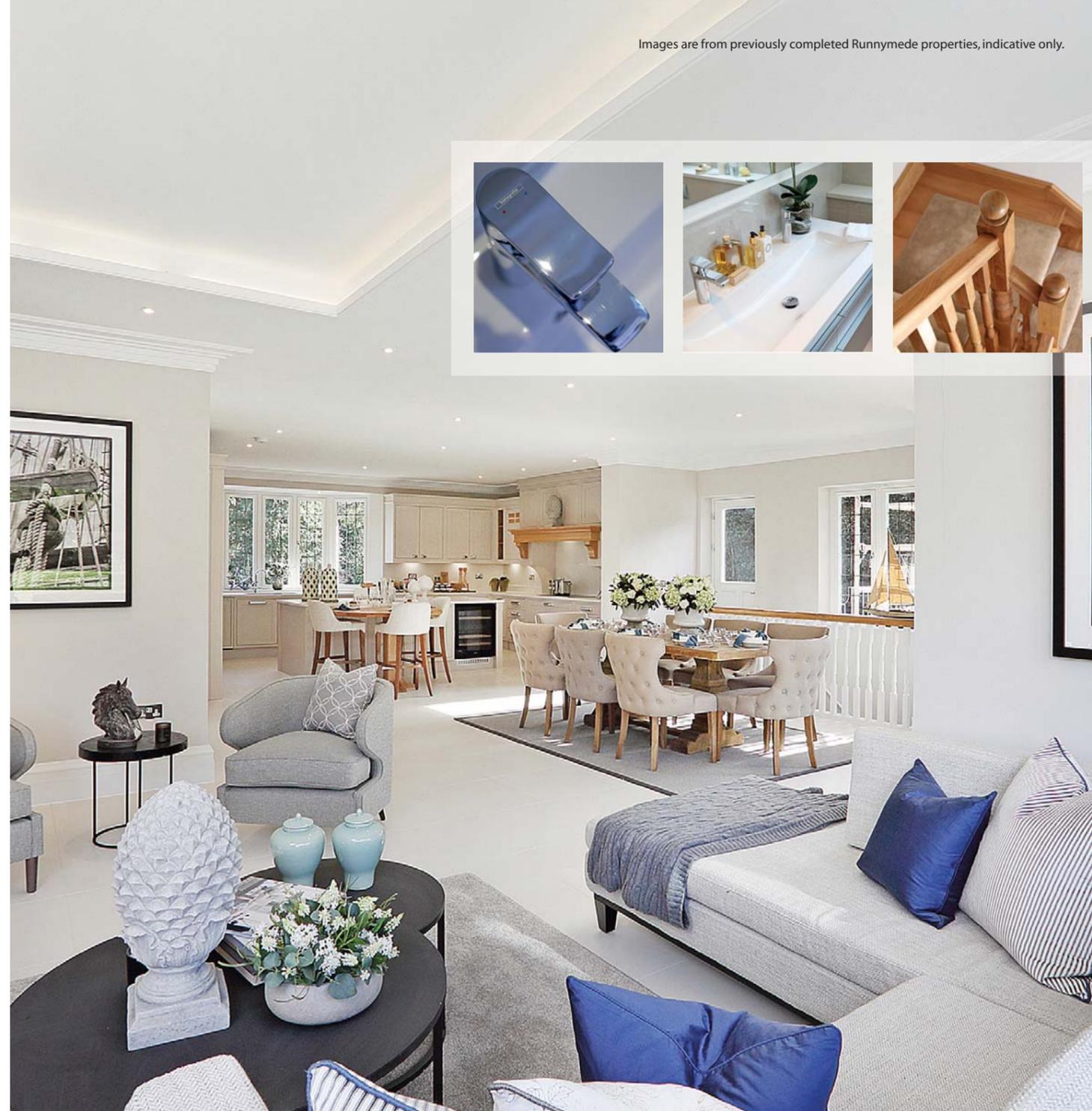


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Drawings are not to scale. Dimensions are approximate and follow the arrows within the plans.



Images are from previously completed Runnymede properties, indicative only.



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
- Built-in larder (pantry)

BATHROOMS & EN-SUITES

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

HEATING & COMFORT

- Wet system under-floor heating throughout
- Individual thermostatic controls to each room
- Pressurised hot water system coupled with 'A' rated condensing boiler
- 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
- 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
- Option to add a variety of media sources for 'whole house' entertainment to meet buyers needs

FLOORING & INTERNAL FINISH

- Solid Oak staircase to first floor glazed gallery landing
- Polished chrome ironmongery, switches and sockets
- Low energy LED down-lights throughout
- Porcelain tiled flooring to hall, cloakroom and kitchen/family room
- High-quality carpets through the rest of the house
- Two-panel, 44mm Oak Kensington 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
- Electronically controlled garage doors
- EV car charging provision
- Beautifully landscaped gardens providing privacy and year-round interest
- Extensive Indian sandstone paved terraces
- Permeable block paving for drives and accessway

NHBC BUILDMARK WARRANTY

- 10-year Premier New Homes Guarantee





RUNNYMEDE 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.

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.


www.runnymedehomes.co.uk

FOXHOLLOW, 2 WISLEY PLACE, GARDENER'S HILL ROAD, FARNHAM, SURREY GU10 4RL
PLEASE CONTACT THE SELLING AGENT FOR FURTHER DETAILS.



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