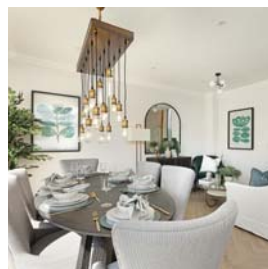
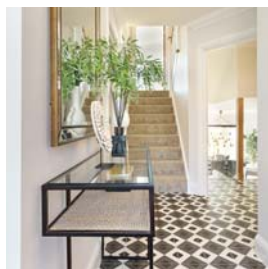




ELEANOR PLACE

FARNHAM



ELEANOR PLACE

FARNHAM

Welcome to Eleanor Place, an exceptional new development on the fringes of the picturesque Georgian market town of Farnham. Within the attractive courtyard setting, you can choose from a carefully-designed collection of two, three or four/five bedroom homes.

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


RUNNYMEDE



THE GEORGIAN TOWN OF FARNHAM - THE PERFECT BACKDROP TO YOUR BRAND NEW LIFESTYLE.

Perfectly placed, the homes are located in a desirable residential area, half a mile from the centre of the pretty, Georgian market town of Farnham. Here, you'll discover delightful shops, quirky boutiques, a mouth-watering collection of eateries and a vibrant local arts scene at Farnham Maltings.

For the best of both worlds, stunning green escapes include Alice Holt Forest, Bourne Wood and both Great and Little Frensham Ponds - none are more than five miles away. Local schooling is second to none with a choice of Ofsted Excellent rated primary, secondary, state and private schools within a short drive.

Commuter convenient, the homes are just half a mile from Farnham train station, which provides a regular direct service to London Waterloo in less than an hour. For the major road network there is easy access to the A31, which leads to the A3, Guildford and M25 beyond, whilst Winchester, the M3 and the coast are easy to reach travelling south.



Development entrance from Firgrove Hill is a CGI and indicative only.



4 - ELEANOR PLACE



AN ABUNDANCE OF KERB APPEAL...

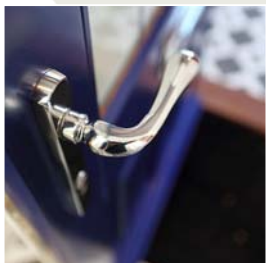
Set behind entrance piers, the fourteen new homes occupy a courtyard inspired setting and offer a range of 2 to 4/5-bedroom accommodation, ensuring every lifestyle need is considered.

Externally, the homes present as a combination of detached houses, including streetscenes of terrace and link-detached property. Treatments and finishes include cream render, red brick and grey weather boarding to further enhance the kerb appeal.

Each carefully crafted new home enjoys a private garden, most include garages with driveways or allocated parking. Additional parking is provided for visitors around the development.

5 - ELEANOR PLACE

Images are indicative only.



...MATCHED WITH BEAUTIFULLY PLANNED INTERIOR SPACE

Internally the layouts are both practical and innovative. Built for modern living, each home is fully networked for an array of media connectivity and includes high quality appliances and contemporary designer sanitaryware for ease and pleasure in use.

The new homes enjoy an appealing balance of open-plan and traditionally designed accommodation. On the ground floor, the principal living spaces include bi-folding 'glass walls', French windows, or a mixture of both, which open onto the private gardens.





Images are indicative only.

7 - ELEANOR PLACE

Image is indicative only.



8 - ELEANOR PLACE

OVER & ABOVE

EXISTING PROPERTY

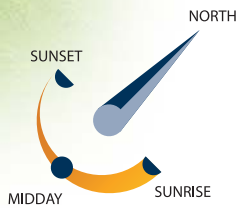
EXISTING PROPERTY

EXISTING PROPERTY

FIRGROVE HILL



EXISTING PROPERTY



9 - ELEANOR PLACE

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



1

2



PROPERTY PRESENTATION FOR

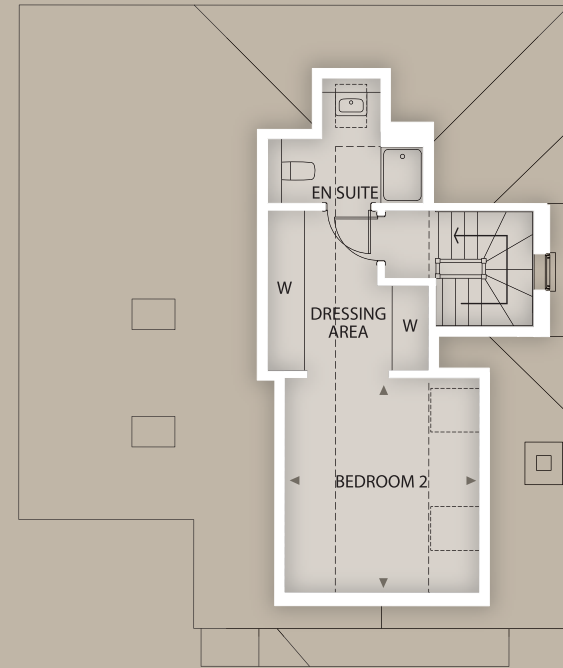
No.1 & No.2



Ground Floor



First Floor



Second Floor

No.1

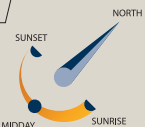
Four-bedroom detached house with garden, separate garage and driveway parking.

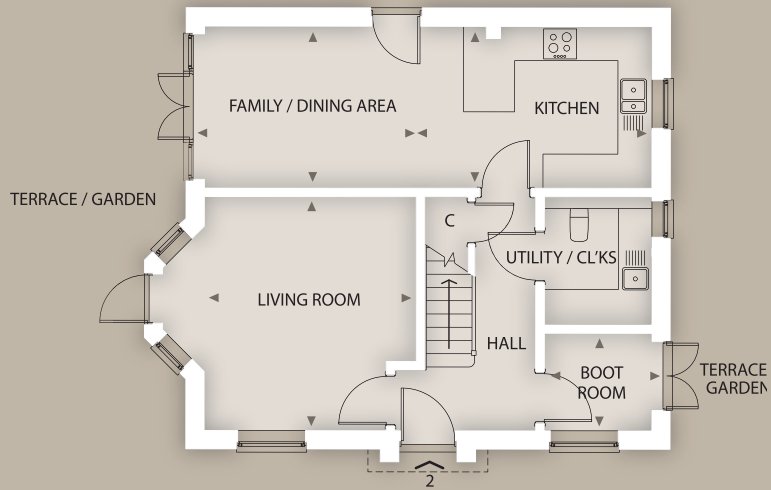
| | |
|-------------------------|-------------|
| Kitchen | 4.0m x 2.9m |
| Family / Breakfast Area | 4.5m x 3.9m |
| Dining Room | 3.8m x 2.9m |
| Living Room | 4.6m x 3.8m |
| Master Bedroom | 3.8m x 3.6m |
| Bedroom 2 | 3.9m x 3.5m |
| Bedroom 3 | 3.8m x 3.3m |
| Bedroom 4 | 3.5m x 2.9m |

12 - ELEANOR PLACE

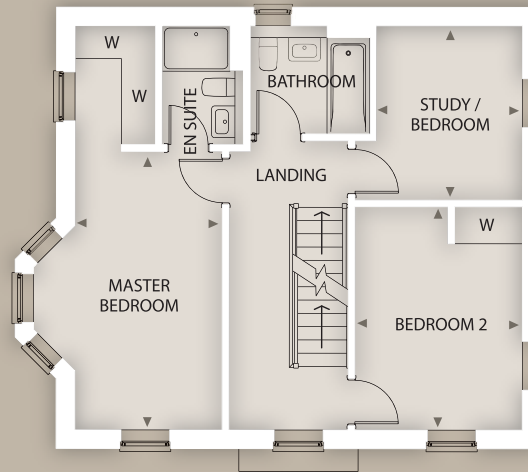
Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.

*Garage side door access to the garden.

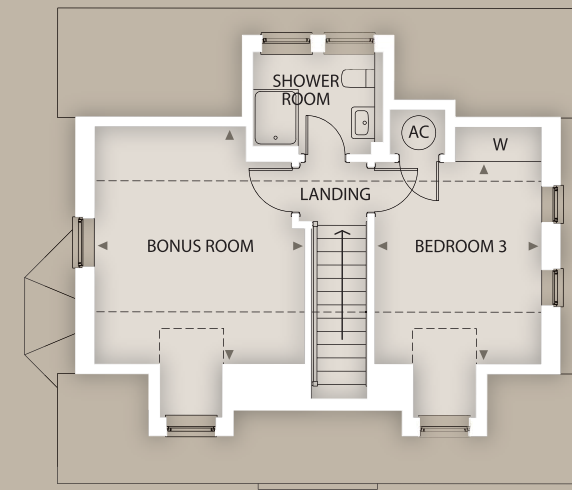




Ground Floor



First Floor



Second Floor

No.2

Three/four-bedroom detached house with garden, separate garage and driveway parking.

| | |
|----------------------|-------------|
| Kitchen | 4.4m x 2.9m |
| Family / Dining Area | 4.2m x 2.9m |
| Living Room | 4.2m x 3.8m |
| Boot Room | 1.9m x 1.8m |
| Master Bedroom | 4.9m x 2.6m |
| Bedroom 2 | 4.0m x 3.0m |
| Bedroom 3 | 3.6m x 3.0m |
| Study / Bedroom | 3.1m x 2.6m |
| Bonus Room | 4.3m x 3.8m |



13 - ELEANOR PLACE

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

CGI is indicative only.

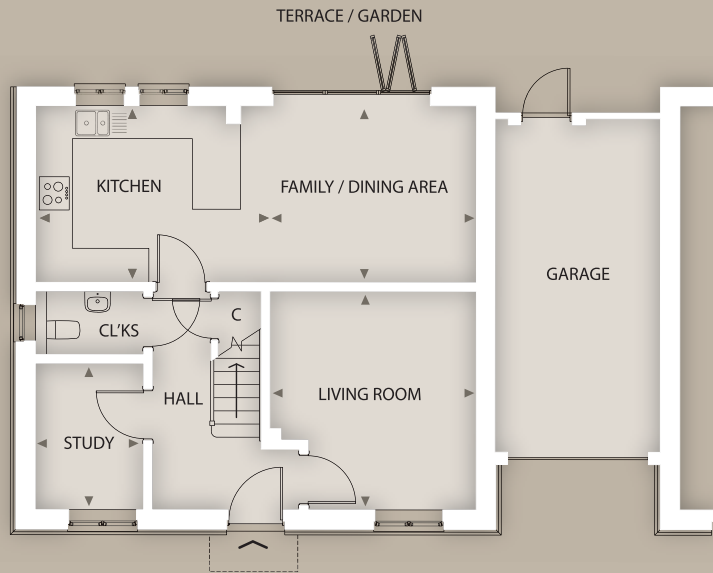




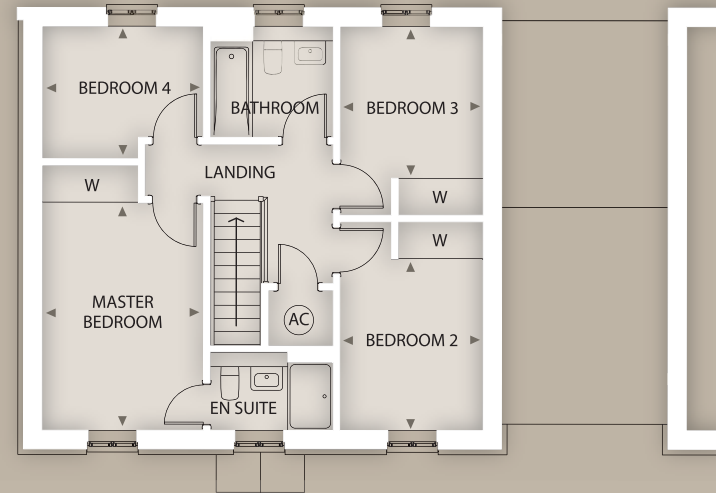
PROPERTY PRESENTATION FOR

No.3 TO No.6

15 - ELEANOR PLACE



Ground Floor



First Floor

Plans represent the living space to No.3. No.4 has a mirrored layout and the garage is separate.

No.3 & 4

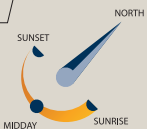
Four-bedroom link-detached houses with garden, garage and driveway parking.

| | |
|----------------------|-------------|
| Kitchen | 4.2m x 3.2m |
| Family / Dining Area | 3.6m x 3.2m |
| Living Room | 3.9m x 3.7m |
| Study | 2.6m x 2.0m |
| Master Bedroom | 4.0m x 2.9m |
| Bedroom 2 | 3.0m x 2.6m |
| Bedroom 3 | 2.7m x 2.6m |
| Bedroom 4 | 2.9m x 2.4m |

16 - ELEANOR PLACE

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

*Garage side door access to the garden.





Ground Floor



First Floor

No.5

Four-bedroom link-detached house with garden, attached garage and driveway parking.

| | |
|--------------------------------|-------------|
| Kitchen / Family / Dining Area | 5.8m x 3.2m |
| Living Room | 6.6m x 3.5m |
| Study | 3.2m x 2.9m |
| Master Bedroom | 3.3m x 2.8m |
| Bedroom 2 | 3.3m x 3.0m |
| Bedroom 3 | 3.2m x 2.5m |
| Bedroom 4 | 2.4m x 2.1m |



17 - ELEANOR PLACE



6

7

8

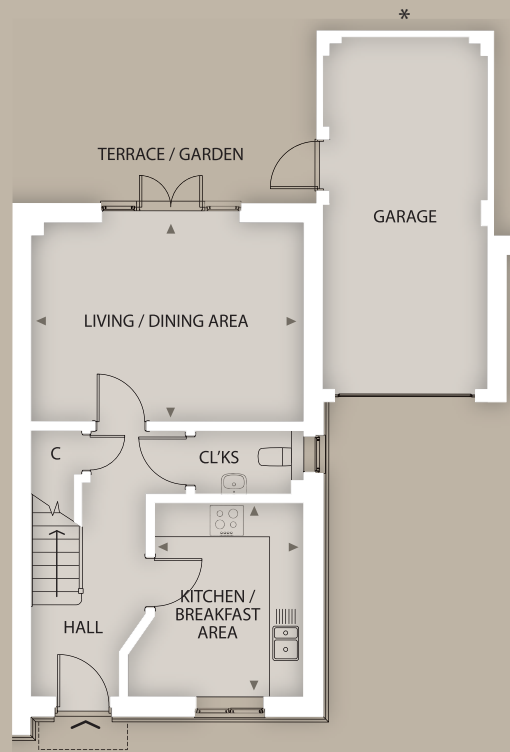
9



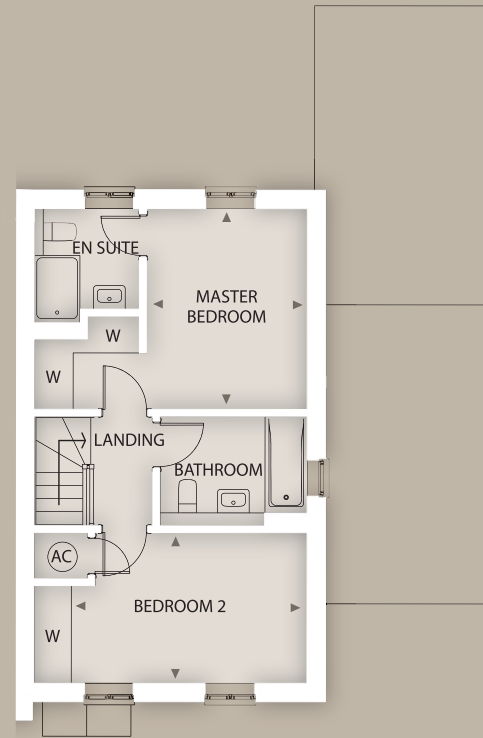
PROPERTY PRESENTATION FOR

No.6 TO No.10

19 - ELEANOR PLACE



Ground Floor



First Floor

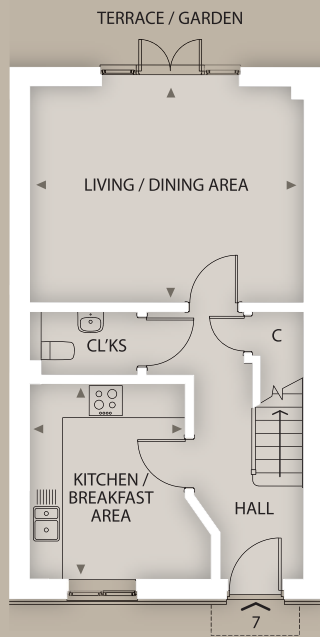
Plans represent No.8. The layout to No.6 is mirrored to the above plans. *Garage garden door position for No.6.

No.6 & 8

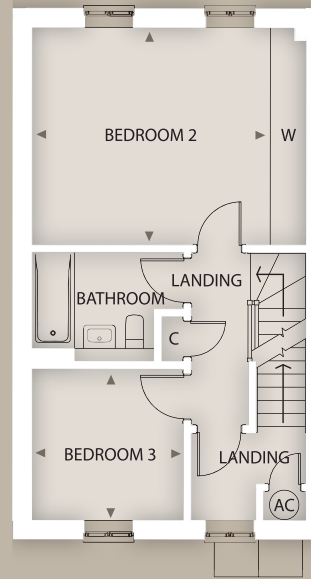
Two-bedroom end-of-terrace houses with garden, attached garage and driveway parking.

| | |
|--------------------------|-------------|
| Kitchen / Breakfast Area | 3.5m x 2.7m |
| Living / Dining Area | 4.9m x 3.6m |
| Master Bedroom | 3.6m x 2.9m |
| Bedroom 2 | 4.3m x 2.7m |

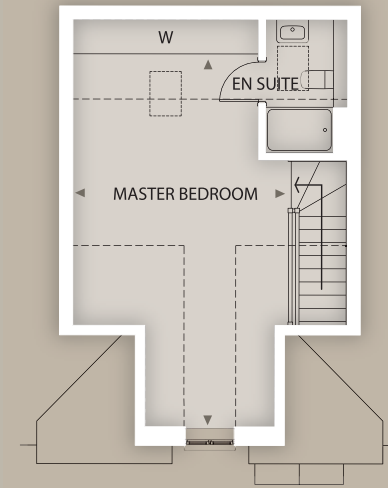




Ground Floor



First Floor



Second Floor

No.7

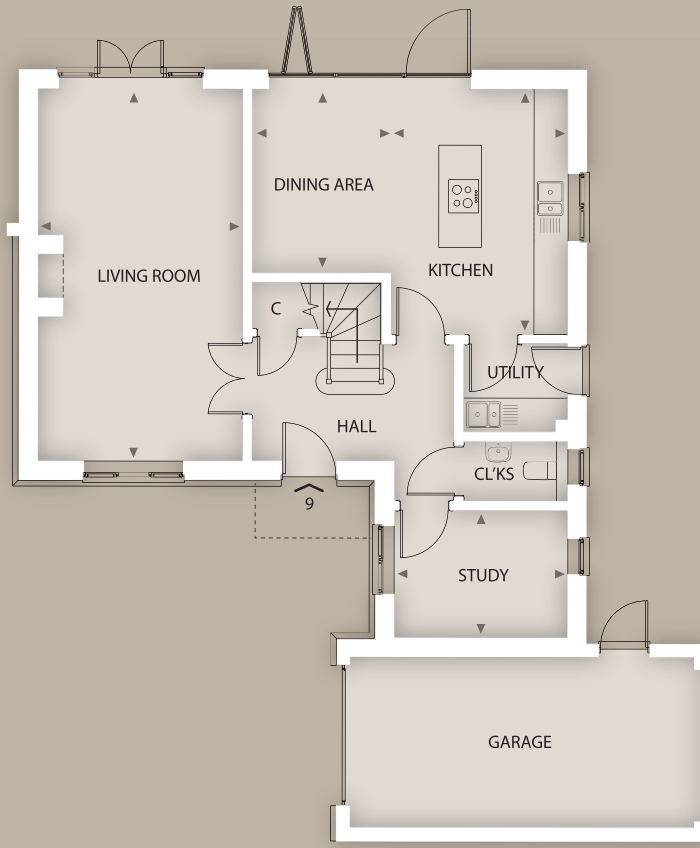
Three-bedroom mid-terrace house with garden, separate garage and driveway parking.

| | |
|--------------------------|-------------|
| Kitchen / Breakfast Area | 3.5m x 2.8m |
| Living / Dining Area | 4.9m x 3.9m |
| Master Bedroom | 7.3m x 3.8m |
| Bedroom 2 | 4.9m x 4.3m |
| Bedroom 3 | 2.7m x 2.7m |

*Garage rear doorway access to the garden via pathway.



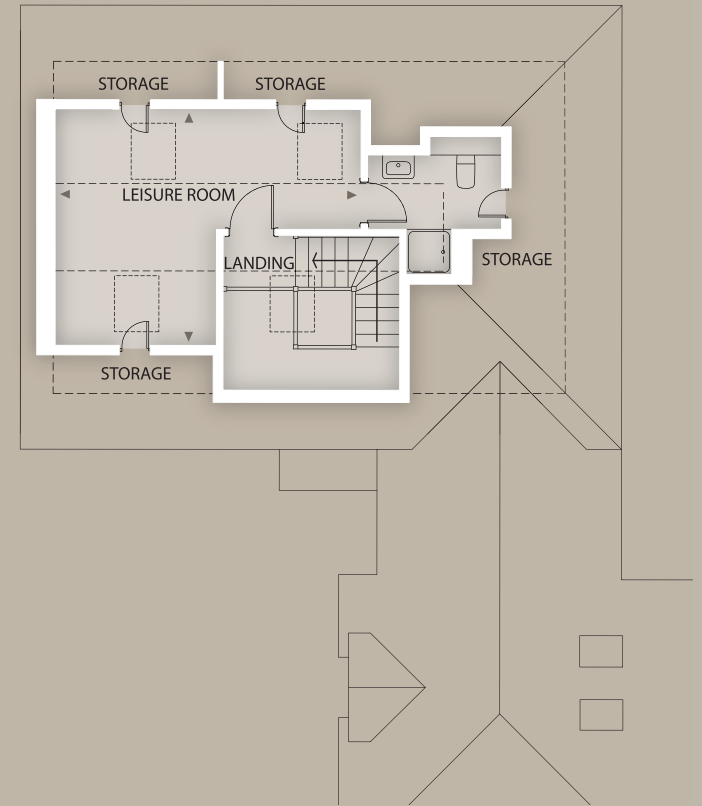
TERRACE / GARDEN



Ground Floor



First Floor



Second Floor

No.9

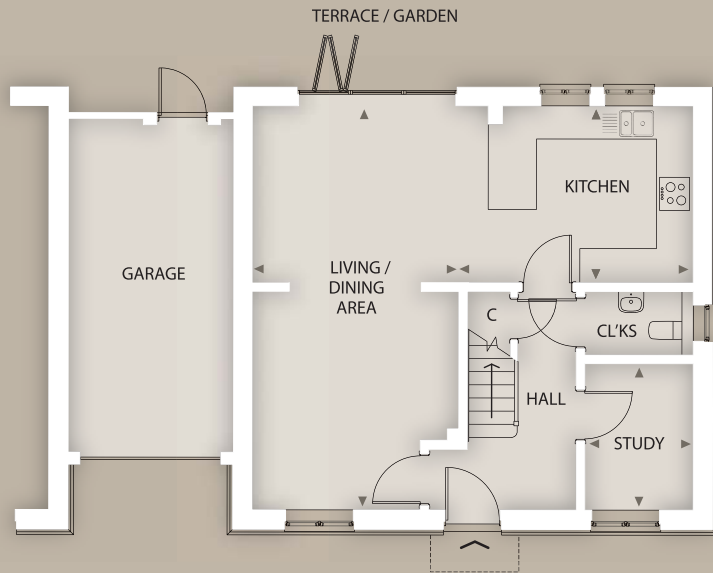
Four/five-bedroom link-detached house with garden, attached garage and driveway parking.

| | |
|----------------|-------------|
| Kitchen | 4.4m x 3.2m |
| Dining Area | 3.3m x 2.5m |
| Living Room | 6.6m x 3.7m |
| Study | 3.1m x 2.3m |
| Master Bedroom | 4.6m x 4.5m |
| Bedroom 2 | 3.4m x 3.1m |
| Bedroom 3 | 3.2m x 2.7m |
| Bedroom 4 | 3.0m x 2.2m |
| Leisure Room | 5.4m x 4.3m |

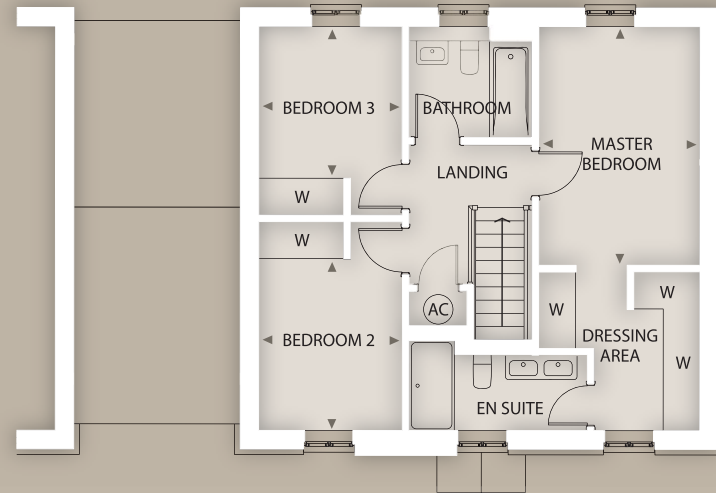
22 - ELEANOR PLACE

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





Ground Floor



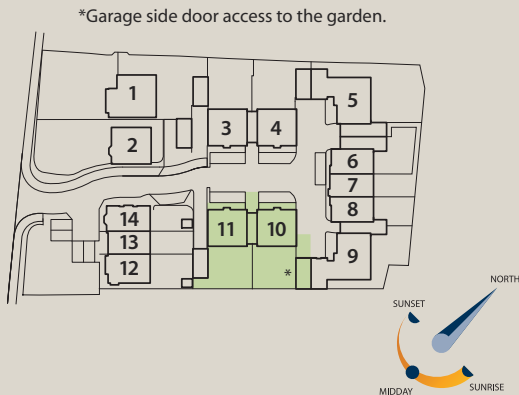
First Floor

Plans represent the living space to No.11. No.10 has a mirrored layout and the garage is separate.

No.10 & 11

Three-bedroom link-detached houses with garden, garage and driveway parking.

| | |
|----------------------|-------------|
| Kitchen | 4.2m x 3.2m |
| Living / Dining Area | 6.9m x 4.7m |
| Study | 2.6m x 2.0m |
| Master Bedroom | 4.2m x 2.9m |
| Bedroom 2 | 3.0m x 2.6m |
| Bedroom 3 | 2.7m x 2.6m |



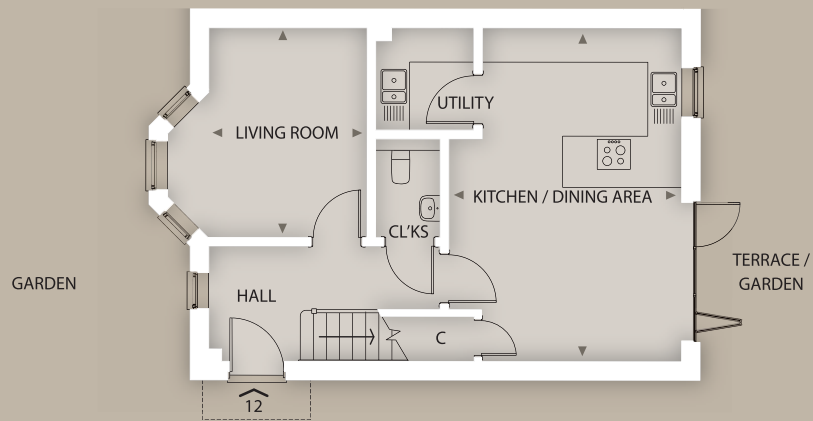




PROPERTY PRESENTATION FOR

No.12 TO No.14

25 - ELEANOR PLACE



Ground Floor



First Floor

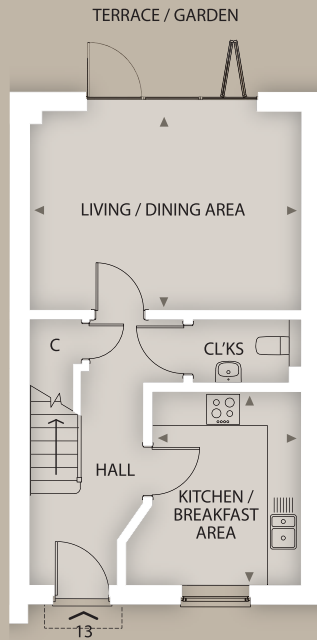
No.12

Two-bedroom end-of-terrace house with front & rear garden and two allocated parking spaces.

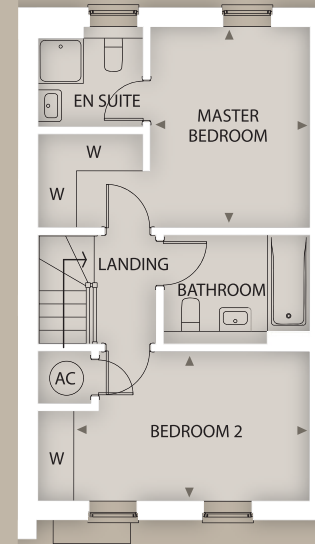
| | |
|-----------------------|-------------|
| Kitchen / Dining Area | 5.9m x 3.6m |
| Living Room | 3.7m x 2.8m |
| Master Bedroom | 3.8m x 2.7m |
| Bedroom 2 | 3.5m x 3.0m |
| Bedroom 3 | 3.0m x 2.3m |

*Includes garden shed and bike store.





Ground Floor

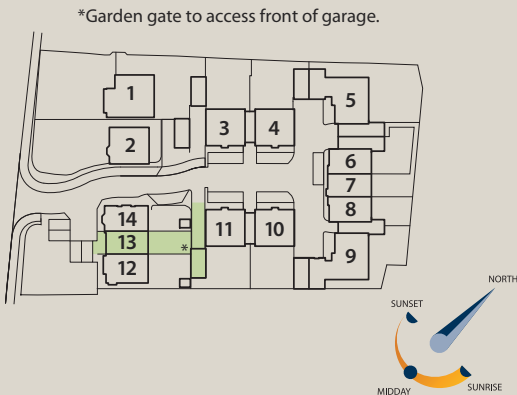


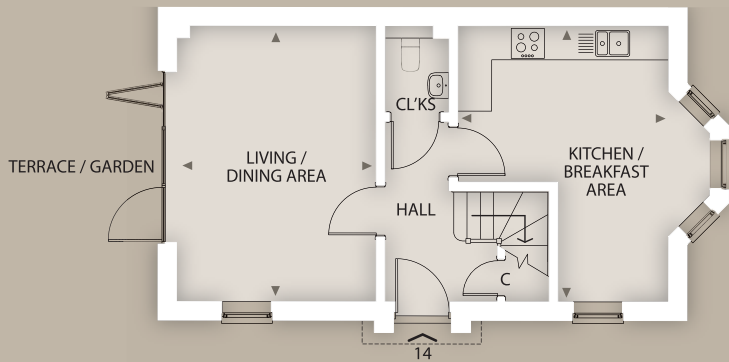
First Floor

No.13

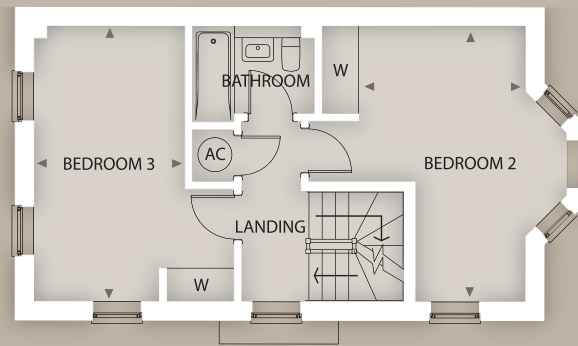
Two-bedroom mid-terrace house with garden, separate garage and driveway parking.

| | |
|--------------------------|-------------|
| Kitchen / Breakfast Area | 3.5m x 2.7m |
| Living / Dining Area | 4.9m x 3.6m |
| Master Bedroom | 3.6m x 2.9m |
| Bedroom 2 | 3.8m x 2.7m |

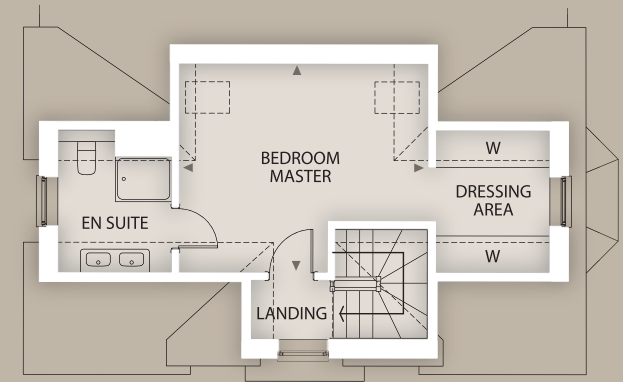




Ground Floor



First Floor



Second Floor

No.14

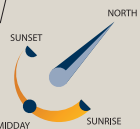
Three-bedroom end-of-terrace house with garden and two allocated parking spaces.

| | |
|--------------------------|-------------|
| Kitchen / Breakfast Area | 4.9m x 3.8m |
| Living / Dining Area | 4.9m x 3.6m |
| Master Bedroom | 4.5m x 3.8m |
| Bedroom 2 | 4.9m x 3.0m |
| Bedroom 3 | 4.9m x 2.7m |

28 - ELEANOR PLACE

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

*Includes garden shed and bike store.





ELEANOR PLACE. A SPECIFICATION WITH HIGHER STANDARDS.

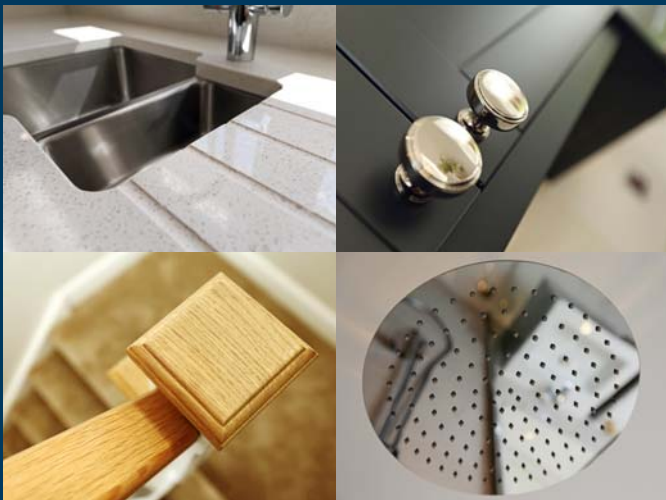


At Eleanor Place, Runnymede Homes aims to incorporate practical, yet stylish design elements.

Traditionally-built, these homes enjoy the closest attention to detail with meticulous finishing throughout. In addition, the homes feature superb standards of insulation to provide high levels of energy efficiency.

Siemens advanced technology kitchen appliances and luxury bathroom brands such as Hansgrohe & Villeroy & Boch complement the desirable living space.

As the specification suggests, the homes are designed to stand the test of time and provide a lifetime of enjoyment.



GENERAL

- Traditional brick and block construction under slate roofs
- Double-glazed UPVC framed windows
- Private turfed gardens with paved terrace
- EV car charger installed
- Garages and allocated off street parking
- Allocated parking only – No's 12, 13 & 14
- Outside tap and power-socket
- Block-paving for drives and accessway

KITCHEN

- Custom built kitchens by Wooden Heart of Weybridge, carefully planned to provide modern and practical working space with storage
- Composite stone worksurfaces with a range of Siemens advanced technology appliances are included
- Shaker Style units in contemporary colours

BATHROOM & EN-SUITES

- Individually designed throughout
- Heated towel rails
- White sanitary ware
- Polished chrome taps and fittings from designer brands including Hansgrohe and Vado
- Vanity units by Crosswater, Dansani and Villeroy & Boch
- LED soft night lighting, operated by PIR
- PIR operated lights to WC's

HEATING & COMFORT

- 'A' rated Combination Gas Boiler
- Wet underfloor heating throughout No's 1, 2, 5 and 9
- Wet underfloor heating to ground floor and radiators to other floors, remaining houses
- Thermostatically controlled zones
- Stone Fireplace with gas fires to No's 1, 2, 5 & 9
- Trickle vents to windows for secure ventilation
- High levels of insulation for optimum energy efficiency

ELEANOR PLACE. THE DIFFERENCE IS IN THE DETAIL.

MEDIA & COMMUNICATIONS

- Fully networked for an array of media connectivity
- Telephone and television points to all principle rooms with full digital compatibility
- Fibre optic broadband

INTERNAL FINISH

- Painted smooth plastered walls
- Polished chrome ironmongery, switches and sockets
- Low energy LED downlighters throughout
- Tiled floor to hall, kitchen and bathrooms
- Carpets to lounge, stairs, landing and bedrooms
- 44mm Oak doors
- Fitted wardrobes by Lawrence Walsh
- Bi-fold and/ or French doors to the garden in all houses

SECURITY & PEACE OF MIND

- NACOSS approved hard wired security alarm system with keypad entry
- External wall lights – with dusk to dawn sensor and override
- Mains operated smoke and heat detectors with battery backup
- Multi-point locking to principal external doors

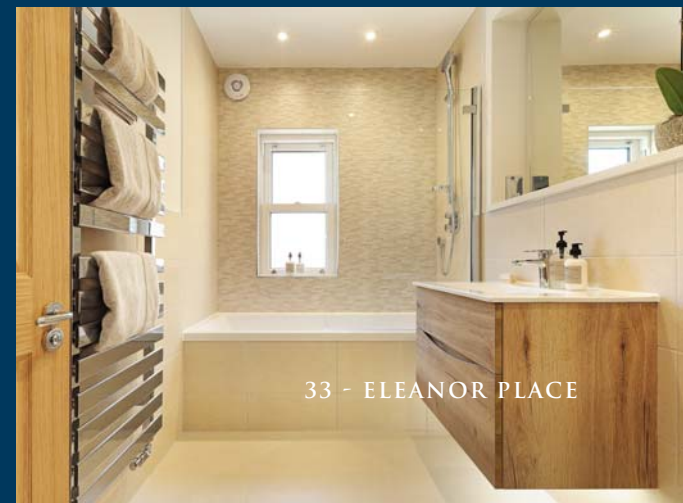
NEW HOMES WARRANTY

- NHBC 10 years Buildmark Warranty





Images are indicative only.



33 - ELEANOR PLACE



PERFECTLY POSITIONED.

Restaurants

- 1 Borelli's Wine Bar & Grill
- 2 Bill's, Farnham
- 3 Giggling Squid, Farnham
- 4 Côte, Farnham
- 5 The Botanist Bar & Restaurant
- 6 The Mulberry

Shopping

- 1 Sainsbury's
- 2 Waitrose
- 3 Lion and Lamb Yard
- 4 West / East / South St.
- 5 Lidl

Sport & Recreation

- 1 Farnham Leisure Centre
- 2 Farnham Park Golf Club
- 3 Bishops Meadow
- 4 Alice Holt Forest
- 5 Bourne Wood
- 6 Frensham Ponds
- 7 Hankley Common Golf Club

Places of Interest

- 1 Farnham Castle
- 2 Museum of Farnham
- 3 Waverley Abbey
- 4 The Maltings
- 5 Birdworld

Education

- 1 Farnham College
- 2 Ridgeway School
- 3 South Farnham School
- 4 The Abbey School
- 5 Highfield South Farnham School
- 6 St Polycarp's Catholic School
- 7 Farnham University for the Arts

THE ART IS DEVELOPING.



Established since 1975, Runnymede has been proudly creating new and individually distinctive homes for nearly 50 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 and brought together by highly skilled teams of master builders, interior and landscape specialists, Runnymede ensures its 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.



ELEANOR PLACE, OFF FIRGROVE HILL, FARNHAM, SURREY (SAT NAV CODE: GU9 8LH)
PLEASE CONTACT OUR SELLING AGENT, BURNS & WEBBER FOR FURTHER DETAILS.

Burns &
Webber

01252 713868

farnham@burnsandwebber.com

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. September 2022.



RUNNYMEDE

Telephone: 01932 858 991 Email: info@runnymedehomes.co.uk Web: www.runnymedehomes.co.uk