

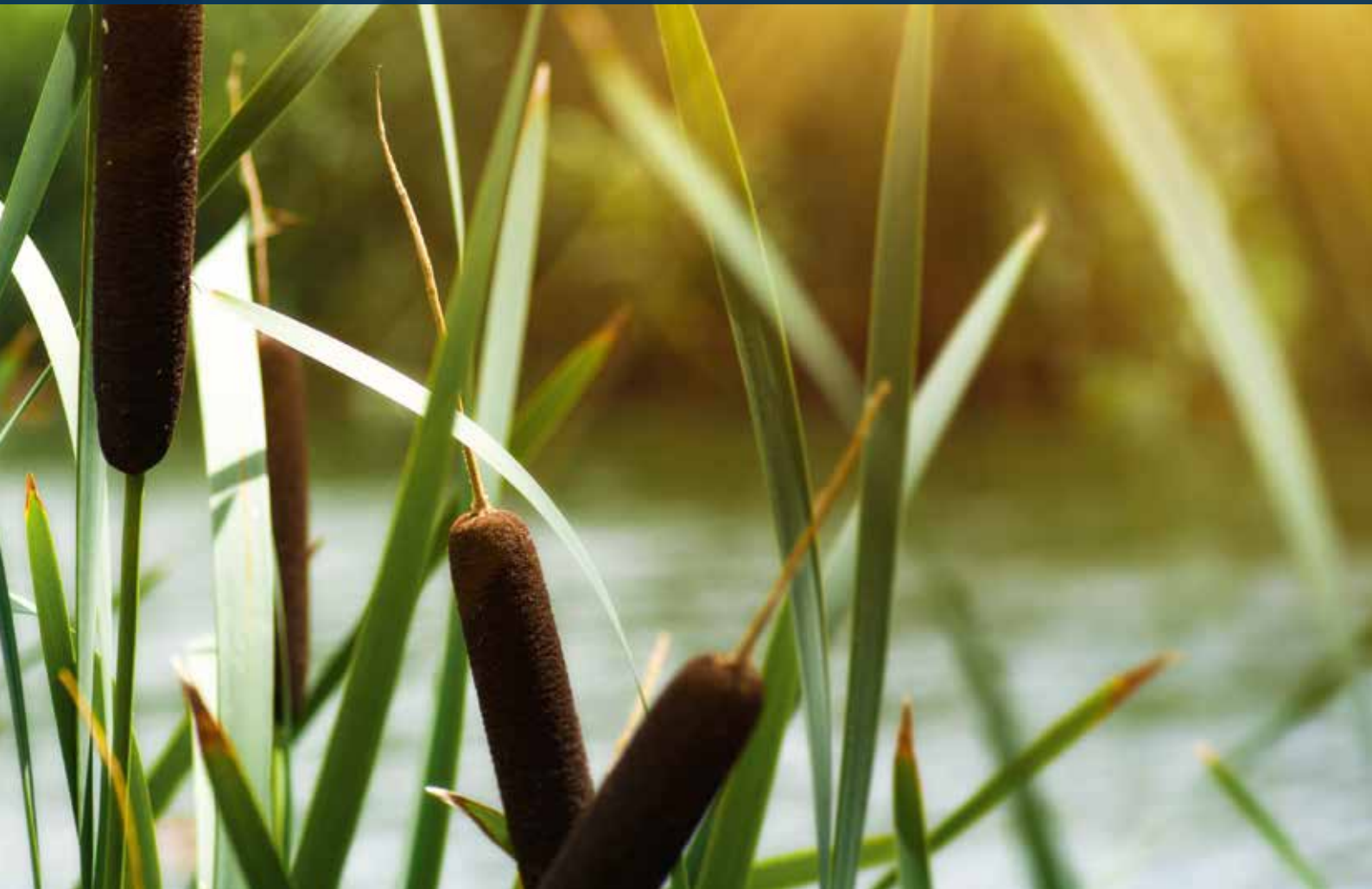


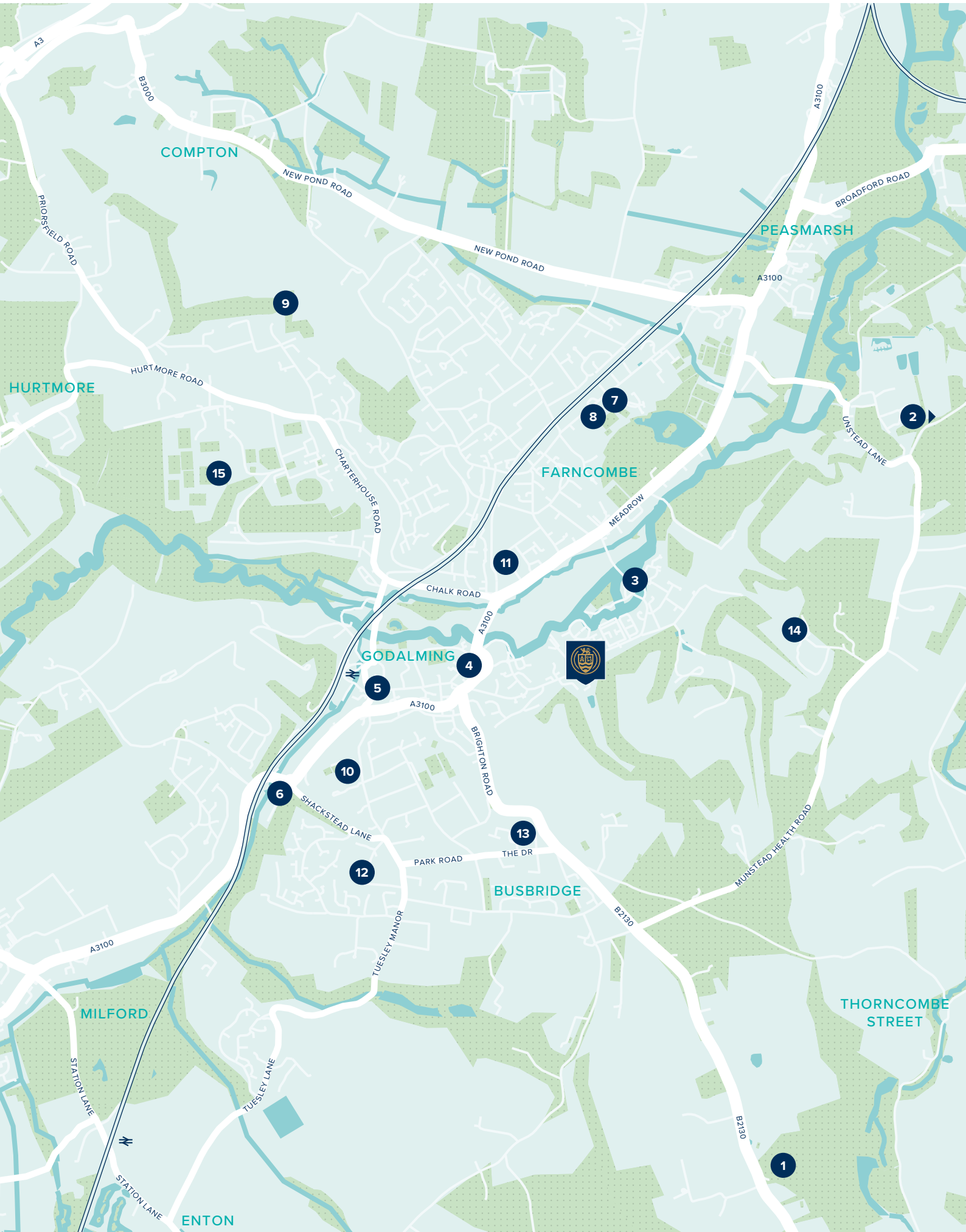
CATTESHALL COURT

GODALMING • SURREY

Surrounded by countryside and situated on the River Wey, your new home at Catteshall Court is based in the historic market town of Godalming and provides easy access to places to work, relax and have fun.

1, 2, 3 & 4 BEDROOM HOMES





WELCOME TO LIFE IN GODALMING

With so much to enjoy on your doorstep and in the surrounding area, everything you need is in easy reach at Catteshall Court.

On your doorstep

From its arboretum and access to the River Wey, to its independent shops, cafés, pubs and well-known supermarkets, this historic market town combines countryside with convenience.

- 1 Winkworth Arboretum
- 2 Bramley Golf Club
- 3 The Mill Medical Practice
- 4 Waitrose
- 5 The Red Lion
- 6 The Inn on the Lake
- 7 Godalming Leisure Centre
- 8 Broadwater Park
- 9 Farncombe Wood






Education

Your new home at Catteshall Close is well positioned to take advantage of a range of education opportunities, from pre-school through to college.

- 10 St Hilary's School
- 11 Godalming Junior School
- 12 Godalming College
- 13 St Edmunds Catholic Primary School
- 14 Unsted Park School and Sixth Form
- 15 Charterhouse School

Travel

With easy access to the A3 and A31, and with Guildford close by, there's lots to explore in the surrounding area, and if you're commuting, London is under an hour away.

-  Godalming Station – 6 minutes
-  Guildford – 7 minutes
From Godalming Station
-  London Waterloo – 46 minutes
From Godalming Station
-  Gatwick Airport – 54 minutes drive
-  Heathrow Airport – 50 minutes drive





CATTESHALL COURT

Catteshall Lane, Godalming,
Surrey, GU7 1LG

For all enquiries please call

01483 938 221

crestnicholson.com/catteshallcourt

COUNTRYSIDE, COMMUNITY AND CONVENIENCE COME TOGETHER

Catteshall Court is a collection of 1, 2, 3 & 4 bedroom homes set beside the River Wey in Godalming – a market town full of character.

Catteshall Court is well positioned to take advantage of countryside living and history, with all the benefits of modern convenience, and a short walk from your doorstep brings to you to the many things that Godalming has to offer. A historic market and coaching town, Godalming is situated on the River Wey, where you are likely to see many canal boats on the water and cattle grazing in the meadows alongside. With Winkworth Arboretum and Farncombe Wood within easy reach, there are lots of opportunities to get away from the hustle and bustle and enjoy time outside.

This is extended in the villages which surround Godalming, including Hindhead which features the Devil's Punchbowl and Gibbet Hill – the highest point in Surrey, which delivers

panoramic views. Nearby Frensham boasts round a thousand acres of countryside and large ponds with sandy beaches.

If you enjoy keeping fit with an activity involved, Bramley Golf Club and Godalming Leisure Centre are also close by, offering a range of opportunities to exercise and try something new.

While also being home to many modern-day conveniences such as supermarkets and coffee shops, Godalming features many independent and unique shops and eateries, as well as National Trust properties and cultural places of interest. The architecture of the high street and surrounding areas is very varied, and can make you feel you have been transported to another time.

Many events take place each year, including the Godalming Performing Arts Festival, giving you the opportunity to get involved with different things. Nearby Chiddingfold is well known for its annual Guy Fawke's celebrations, which attracts around 10,000 visitors each year.

With easy access to the A3 and A31, your new home at Catteshall Close is well connected for the M25 and M3, giving you easy access to other parts of the country. If you're commuting, Godalming station provides a link to Guildford station, from which you can reach London in under an hour. And if you're setting your sights further afield, both Gatwick and Heathrow airport are just under an hour's drive from your door.





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CATTESHALL COURT

DEVELOPMENT PLAN

A collection of 1, 2, 3 & 4 bedroom homes set beside the River Wey in the market town of Godalming.

1, 2, 3 & 4 BEDROOM HOMES





V Visitor Parking
SS Substation



THE CHESHAM

The Chesham is a generously sized three bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The three bedrooms include a large master bedroom with an en suite bathroom. There is ample storage and quality fixtures and fittings throughout.

3 BEDROOM HOME



THE CHESHAM

3 Bedroom Home

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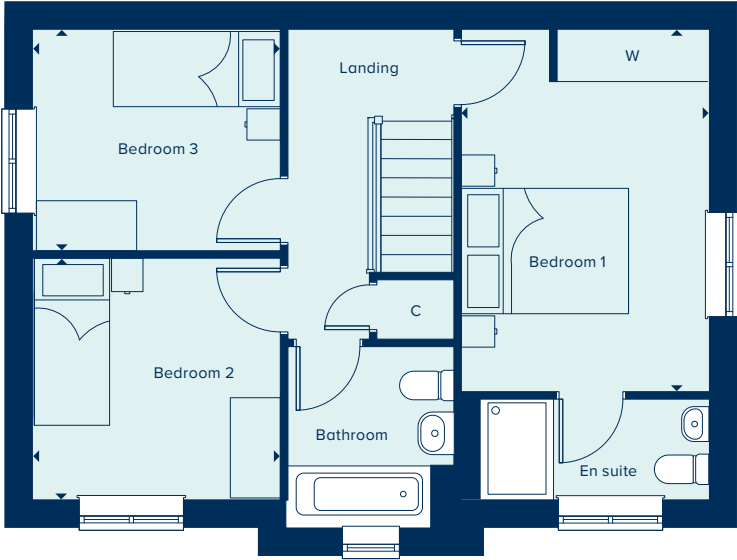
GROUND FLOOR

DINING AREA	
2.94m x 2.77m	9'8" x 9'1"
KITCHEN	
2.94m x 2.80m	9'8" x 9'2"
LIVING ROOM	
5.58m x 2.88m	18'4" x 9'5"



FIRST FLOOR

BEDROOM 1	
4.31m x 2.94m	14'1" x 9'8"
BEDROOM 2	
2.94m x 2.87m	9'8" x 9'5"
BEDROOM 3	
2.94m x 2.62m	9'8" x 8'7"



C Cupboard W Wardrobe

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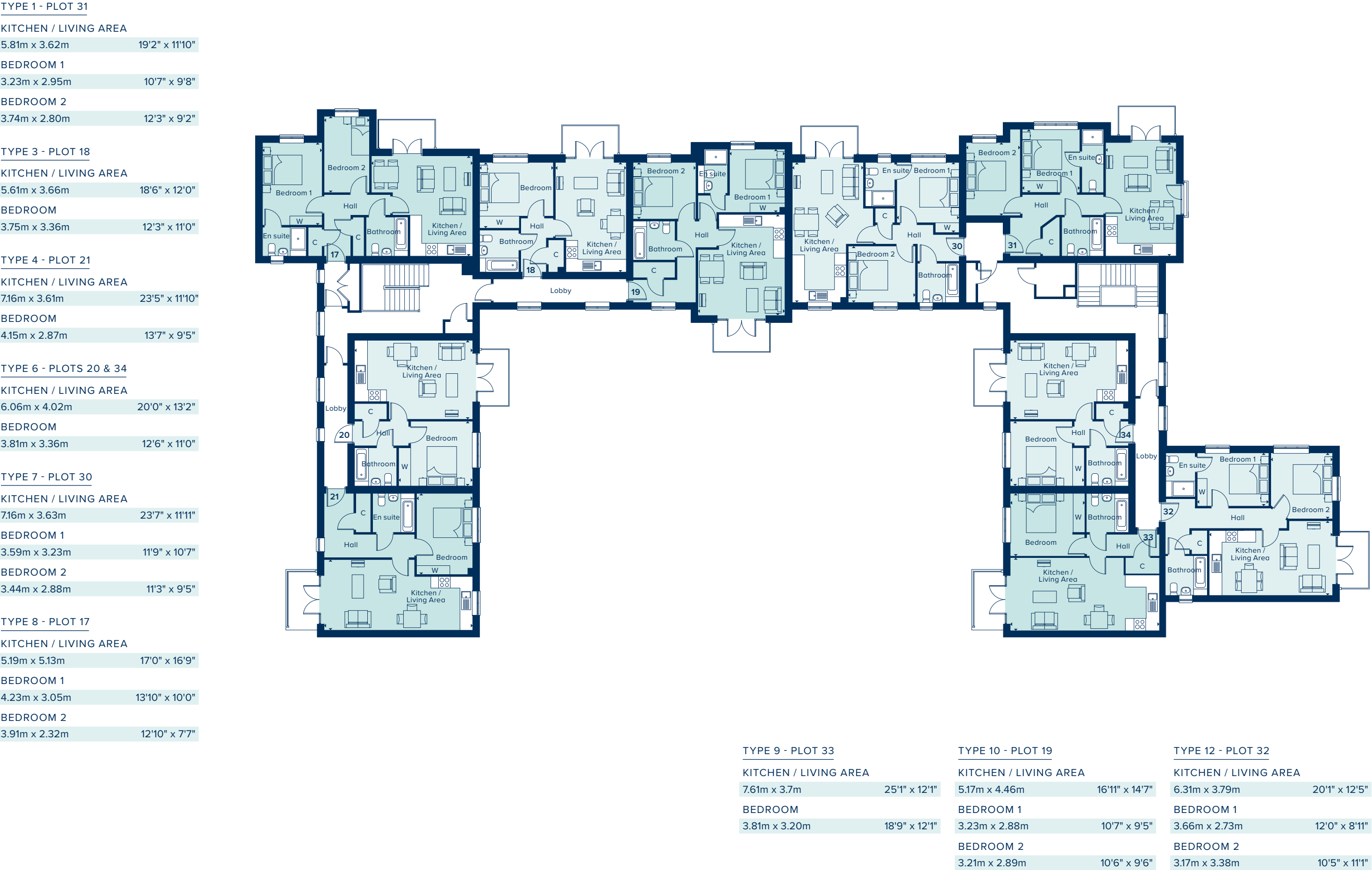
CATTESHALL COURT

ERNEST HOUSE & IRVING HOUSE

Ernest House & Irving House offer a range of one and two bedroom properties. Each bedroom has its own bathroom, making these properties ideal for friends sharing as well as for couples. A versatile open plan kitchen, dining and living area with access on to a private balcony via French doors, is a great space in which to entertain. Ample storage space is provided both in the form of built in wardrobes and large cupboards located off the hallway.

1 & 2 BEDROOM APARTMENTS







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1 & 2 BEDROOM APARTMENTS



TYPE 1 - PLOT 29		
KITCHEN / LIVING AREA		
5.81m x 3.62m	19'2" x 11'10"	
BEDROOM 1		
3.23m x 2.95m	10'7" x 9'8"	
BEDROOM 2		
3.74m x 2.80m	12'3" x 9'2"	
TYPE 2 - PLOT 15		
KITCHEN / LIVING AREA		
5.46m x 5.04m	17'10" x 16'6"	
BEDROOM		
3.71m x 3.05m	12'2" x 10'0"	
TYPE 5 - PLOT 16		
KITCHEN / LIVING AREA		
7.16m x 3.63m	22'9" x 11'11"	
BEDROOM		
3.78m x 3.36m	12'4" x 11'0"	
TYPE 7 - PLOT 28		
KITCHEN / LIVING AREA		
7.16m x 3.63m	23'7" x 11'11"	
BEDROOM 1		
3.59m x 3.23m	11'9" x 10'7"	
BEDROOM 2		
3.44m x 2.88m	11'3" x 9'5"	
TYPE 13 - PLOT 27		
KITCHEN / LIVING AREA		
5.89m x 3.14m	19'2" x 10'3"	
BEDROOM		
4.03m x 2.66m	13'2" x 8'9"	





TYPE 1 - PLOT 36

KITCHEN / LIVING AREA	
5.81m x 3.62m	19'2" x 11'10"
BEDROOM 1	
3.23m x 2.95m	10'7" x 9'8"
BEDROOM 2	
3.74m x 2.80m	12'3" x 9'2"

TYPE 3 - PLOT 23

KITCHEN / LIVING AREA	
5.61m x 3.66m	18'6" x 12'0"
BEDROOM	
3.75m x 3.36m	12'3" x 11'0"

TYPE 4 - PLOT 26

KITCHEN / LIVING AREA	
7.16m x 3.61m	23'5" x 11'10"
BEDROOM	
4.15m x 2.87m	13'7" x 9'5"

TYPE 6 - PLOTS 25

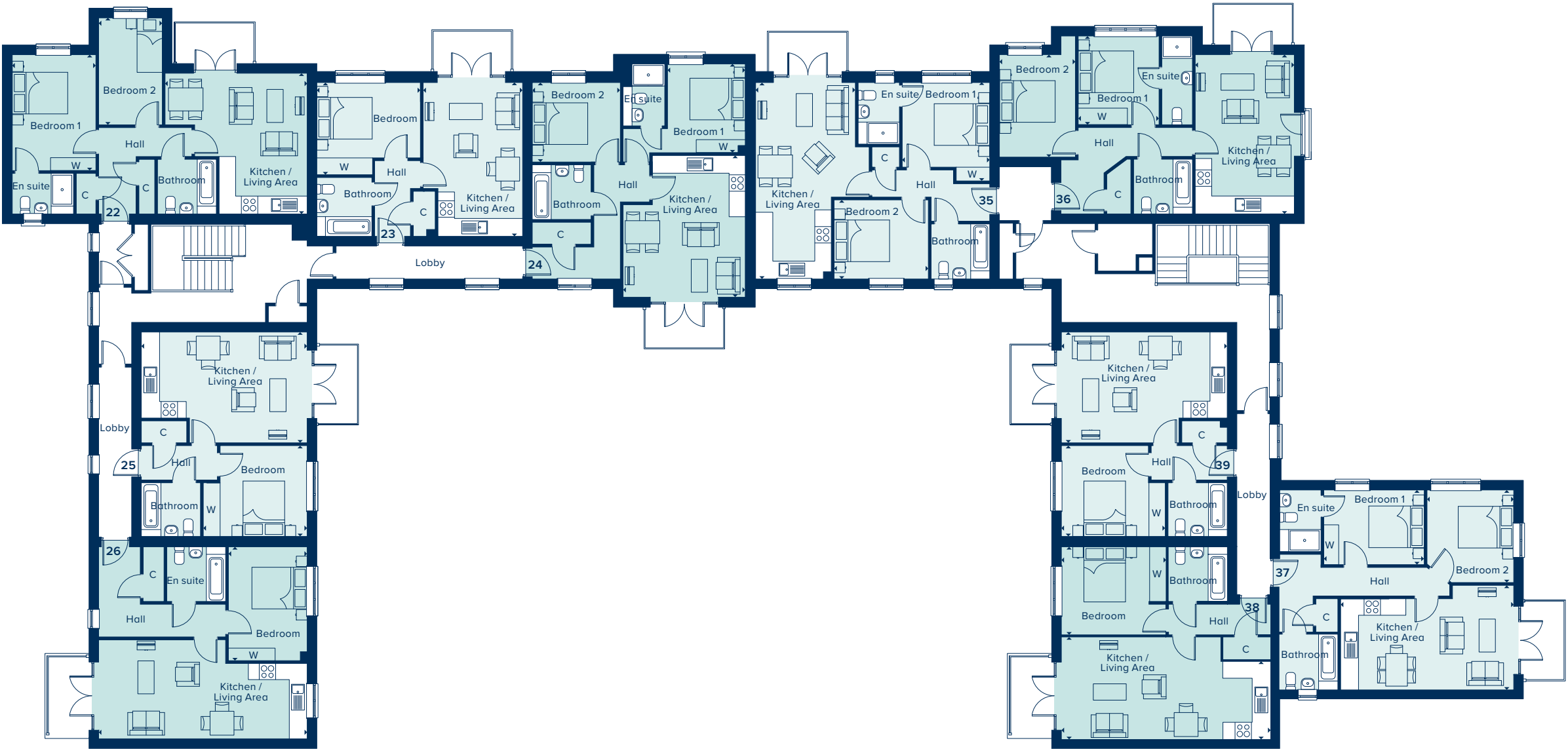
KITCHEN / LIVING AREA	
6.06m x 4.02m	20'0" x 13'2"
BEDROOM	
3.81m x 3.36m	12'6" x 11'0"

TYPE 7 - PLOT 35

KITCHEN / LIVING AREA	
7.16m x 3.63m	23'7" x 11'11"
BEDROOM 1	
3.59m x 3.23m	11'9" x 10'7"
BEDROOM 2	
3.44m x 2.88m	11'3" x 9'5"

TYPE 8 - PLOT 22

KITCHEN / LIVING AREA	
5.19m x 5.13m	17'0" x 16'9"
BEDROOM 1	
4.23m x 3.05m	13'10" x 10'0"
BEDROOM 2	
3.91m x 2.32m	12'10" x 7'7"



TYPE 9 - PLOT 38

KITCHEN / LIVING AREA	
7.61m x 3.7m	25'1" x 12'1"
BEDROOM	
3.81m x 3.20m	18'9" x 12'1"

TYPE 10 - PLOT 24

KITCHEN / LIVING AREA	
5.17m x 4.46m	16'11" x 14'7"
BEDROOM 1	
3.23m x 2.88m	10'7" x 9'5"
BEDROOM 2	
3.21m x 2.89m	10'6" x 9'6"

TYPE 12 - PLOT 37

KITCHEN / LIVING AREA	
6.31m x 3.79m	20'1" x 12'5"
BEDROOM 1	
3.66m x 2.73m	12'0" x 8'11"
BEDROOM 2	
3.17m x 3.38m	10'5" x 11'1"



SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	1 Bedroom Home	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home
			●	●
KITCHEN				
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	●	●	●	●
Electric single built-in oven in stainless steel	●	●		
Electric built-under 1 ½ oven in stainless steel			●	
Electric built-in double oven in stainless steel				●
4 ring gas hob in stainless steel	●	●	●	
5 ring gas hob in stainless steel				●
Stainless steel splashback behind hob	●	●	●	●
Stainless steel chimney extractor hood	●	●	●	●
Energy efficient integrated fridge/freezer	●	●	●	●
Energy efficient integrated dishwasher			●*	●
Energy efficient integrated washing machine	●	●	●**	
Single bowl sink and drainer in stainless steel	●	●	●	
1.5 bowl sink and drainer in stainless steel				●
Single lever chrome mixer tap	●	●	●	●
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	●	●	●	●
Chrome mixer taps and shower fittings	●	●	●	●
Soft close toilet seats	●	●	●	●
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	●	●		
Half height tiling around bath where a separate shower facility is provided in the home	●	●	●	●
Full height tiling to enclosed shower area where applicable	●	●	●	●
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	●	●	●	●
Heated white towel rail to bathrooms and en suites	●	●	●	●
Tiled splashback to basin in cloakroom	●	●	●	●
Energy efficient downlights in cloakroom	●	●	●	●

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.



	1 Bedroom Home	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home
			●	●
UTILITY ROOM				
Sink to utility rooms ***	●	●	●	●
External door to utility rooms ****	●	●	●	●
ELECTRICAL				
Low energy LED downlighters in white to kitchen	●	●	●	●
Low energy LED downlighters in white to bathroom, cloakroom and en suite	●	●	●	●
Low energy lighting in all other areas	●	●	●	●
TV and data point to living room & TV point to master bedroom	●	●	●	●
Telecommunications to the home including fibre for broadband capabilities	●	●	●	●
DECORATION				
White emulsion to all rooms and ceilings	●	●	●	●
White gloss to window boards, internal doors, skirting and architraves	●	●	●	●
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	●	●	●	●
White PVCu windows and patio doors with white ironmongery	●	●	●	●
White internal doors with chrome ironmongery	●	●	●	●
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	●	●	●	●
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	●	●	●	●
EXTERNAL FINISHES				
Front gardens to be landscaped	●	●	●	●
Rear gardens topsoiled and rotovated	●	●	●	●
External low energy security light fitted by front door	●	●	●	●
External tap	●	●	●	●
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	●	●	●	●
Two years warranty and aftercare	●	●	●	●
Complete NHBC ten year warranty	●	●	●	●

Where a utility room is fitted *Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.





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House Type Illustration

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Development Map/Site Plan

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