

Charterhouse Court

Borough Road, Godalming, Surrey. GU7 2FG

Three luxury 3 bedroom houses &
four 2 bedroom apartments







Charterhouse Court



Charterhouse Court comprises an exclusive development of 7 properties, 4 two bedroom apartments and 3 three bedroom houses, all benefitting from a high specification and thoughtful layouts.

The development is located in the delightful and picturesque Surrey village of Godalming with its Historic High Street with an excellent array of shops, wine bars, restaurants and two superstores.

The mainline station is just a few minutes walk from the development and provides direct services into London Waterloo in approx 45 minutes. Excellent road links are afforded via the A3 which is some 2 miles from the town.

Leisure facilities include swimming pool, health clubs and golf courses whilst the south coast beaches are only a 30 minute drive..

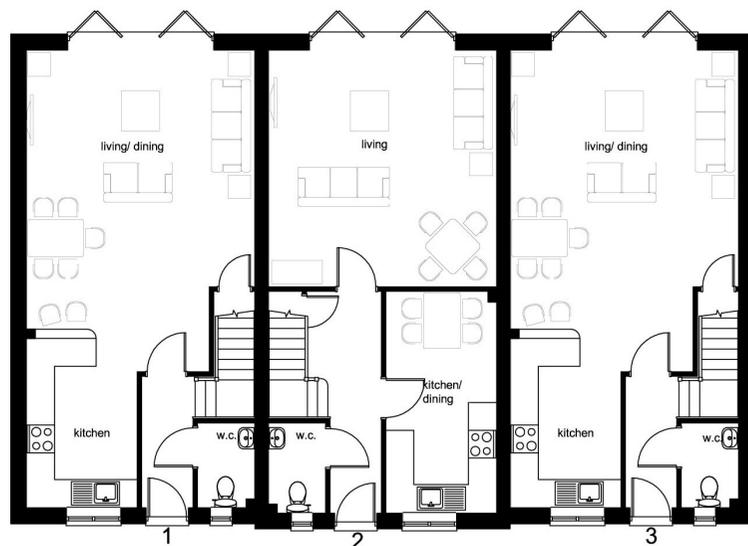
Guilford is only a few miles away and offers comprehensive amenities including shopping centre, cinemas and theatre.

There are an excellent range of schools in the area both public and private including the famous Charterhouse School.





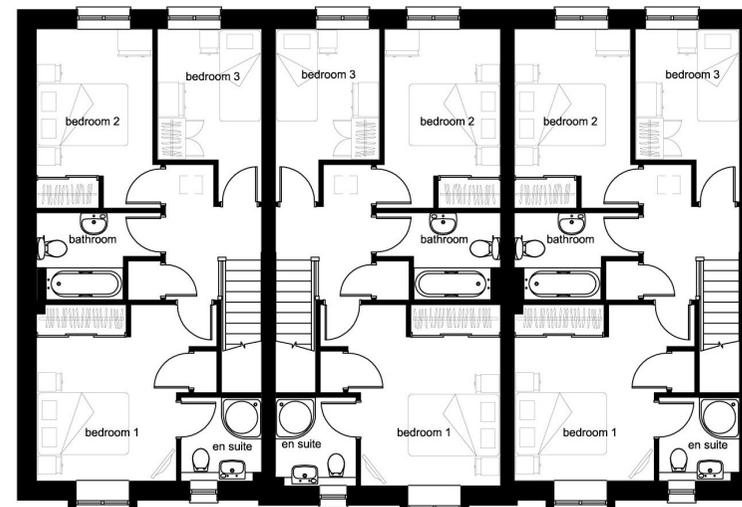
Houses Plots 1-3



Ground Floor

Plots 1 & 3

Living/ Dining	6220 (20'5") x 4945 (16'2")
Kitchen	3645 (11'11") x 2390 (7'10")
Bed 1	3070 (10'1") x 3835 (12'7") max.
Bed 2	2550 (8'4") x 3905 (12'10")
Bed 3	2285 (7'5") x 2850 (9'4")



First Floor

Plot 2

Living/ Dining	5095 (16'8") x 4945 (16'2")
Kitchen	4768 (15'7") x 2390 (7'10")
Bed 1	3070 (10'1") x 3946 (12'11") max.
Bed 2	2550 (8'4") x 3905 (12'10")
Bed 3	2285 (7'5") x 2850 (9'4")



Ground Floor



Plot 4

Kitchen/ Living/ Dining	4700 (15'5") x 5550 (18'2")
Bed 1	4665 (15'3") x 3610 (11'10")
Bed 2	3940 (12'11")max. x 4520 (14'10")max.

Plot 5

Kitchen/ Living/ Dining	4280 (14'0")max. x 5575 (18'3")
Bed 1	4140 (13'7")max. x 3185 (10'5")max.
Bed 2	4140 (13'7")max. x 2275 (7'5")max.

First Floor



Plot 6

Kitchen/ Living/ Dining	4755 (15'7") x 5550 (18'2")
Bed 1	4645 (15'3") x 3250 (10'8")
Bed 2	3735 (12'3")max. x 4870 (15'11")max.

Plot 7

Kitchen/ Living/ Dining	4195 (13'9") x 5575 (18'3")
Bed 1	4100 (13'5") x 3470 (11'4")
Bed 2	3805 (12'5")max. x 4100 (13'5")max.

Note: All dimensions shown are finished dimensions (plasterboard to plasterboard) and are the maximum dimensions unless otherwise stated. Dimensions to bedrooms do not include en suites or wardrobes. Dimensions are given for guidance only and may vary and they are not to be relied upon for ordering floor coverings etc. Please consult your sales advisor.



Specification



Luxury kitchens

- individually designed kitchens
- quality oven, hob & extractor canopy
- integrated fridge/freezer
- integrated washer/dryer
- ceramic tiled floor (houses)
- Wood flooring (apartments)
- laminate worktops (apartments)
- Composite worktop (houses)

Quality bathrooms`

- luxury sanitary ware
- quality chrome taps
- contemporary wall tiling
- ceramic tiled floors

Heating & insulation

- gas fired central heating
- centrally heated radiators with thermostatic controls
- insulation to premier guarantee standards
- quality UPVC double glazing

Entertainment & communication

- cat 6 cabling for multi-room tv and audio
- pre-wired for ceiling speakers
- communal satellite dish and digital aerial installed (usual subscriptions/licences required)
- telephone point to living room and bedrooms

Lighting

- low voltage downlights to kitchens and bathrooms
- pelmet and canopy lighting to kitchen

Finishing touches

- walls and ceilings painted white throughout
- all internal woodwork painted white



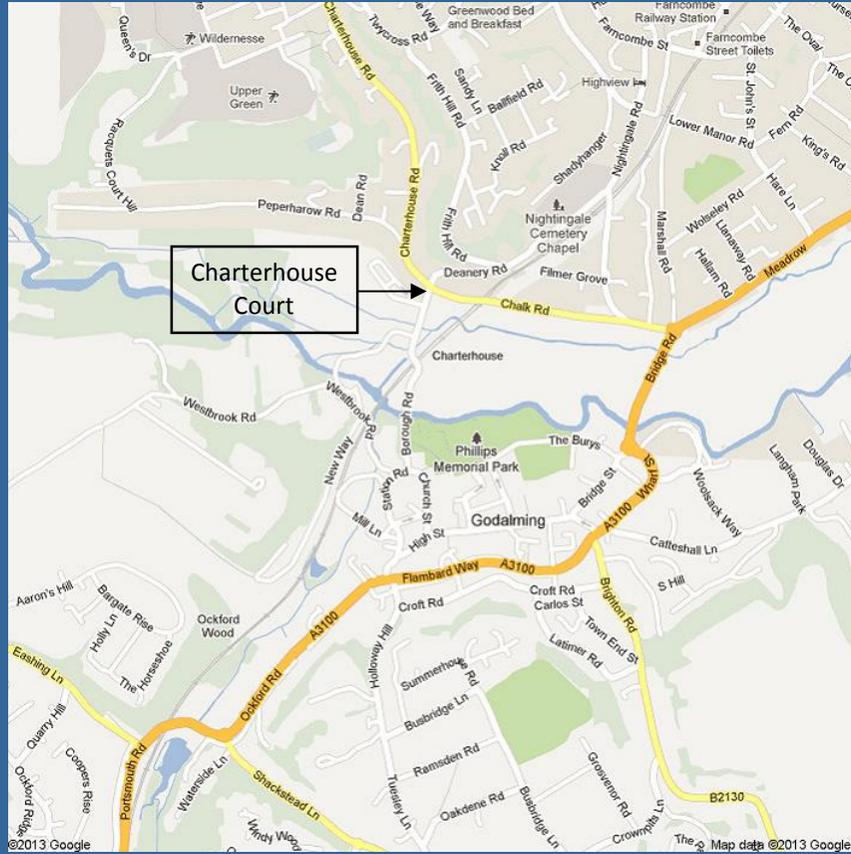
About Astindale

Astindale was established in 2002 and has built a reputation for high quality houses and apartments set in carefully chosen locations. The company's aim is to provide individually designed housing for the modern lifestyle.

Over the past decade Astindale has built a range of properties, both traditional and modern in Kent, Surrey and South London. The company has won awards for both its modern and contemporary schemes.

All our new homes come with a nhbc or premier guarantee and purchasers can be secure in the knowledge that all our properties are built to the high construction standards required by these organisations and carry their 10 year guarantee.





For sales enquiries, please contact
Burns & Webber on 01483 427101



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