



# Park View

GUILDFORD

An exclusive collection of new 2 & 3 bedroom houses

  
*Astindale*  
HOMES FOR LIVING

# HIGH SPECIFICATION FAMILY HOMES

If you're looking for a stylish new family home in the university town of Guildford then look no further than Park View, Astindale's latest development of new homes backing onto the green open space of Stoughton Recreation Ground.

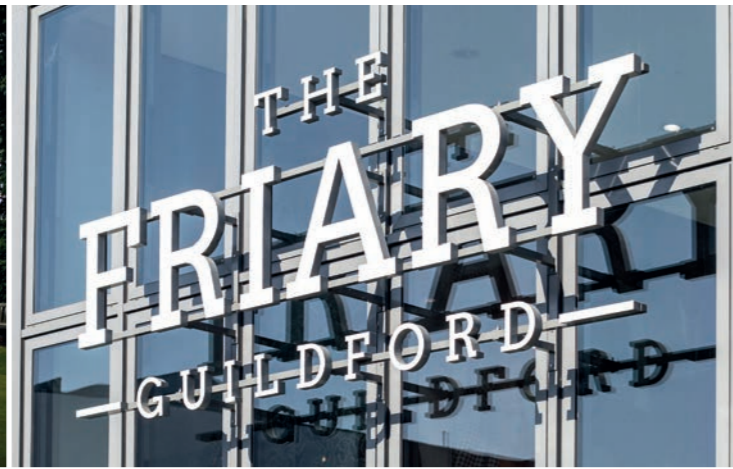
Park View is an exciting new collection of 2 and 3 bedroom homes close to a wide range of local amenities, well-rated schools, superb shopping and leisure facilities and with a comprehensive transport network providing easy connections to London and the south coast.

Each home combines the best of traditional design with modern construction techniques, ensuring easy ongoing maintenance and good looks that will last for years to come. Inside, each property is thoughtfully designed and equipped to meet the demands of today's contemporary lifestyles.



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# THE DELIGHTS OF GUILDFORD CLOSE AT HAND

Park View is located within easy reach of Guildford's famous cobbled pedestrianised High Street, where the historic landmark clock projects above the Guildhall. With its diversity of walkways, sidestreets, markets and malls filled with an eclectic mix of big-brand retailers and quirky independent shops and restaurants, Guildford has been voted one of the best luxury shopping destinations outside London. With so much choice on offer it'll be hard not to 'shop 'til you drop'.

Building on the success of the Spectrum Leisure Complex, and with over 60 quality pitches and courts at the Surrey Sports Park, Guildford plans to be one of the most active boroughs in south east England by 2021. Under its 'Active Guildford' health and wellbeing development strategy there will be ample opportunity for all ages to keep fit and to play or watch sport.

For more leisurely pursuits, Guildford has several 'Green Flag' award-winning parks and green spaces including Stoke Park, Guildford Castle Grounds, Sutherland Memorial Park and Allen House Grounds. The River Wey meanders its way through the town, providing riverside walks and the opportunity for boating.

From films, plays, shows and exhibitions to festivals, music, dance, and attractions across the repertoire of performing arts and cultural experiences the best things to see and do can all be found in Guildford. You'll be spoilt for choice for quality entertainment throughout the year.

# DEVELOPMENT LAYOUT

Park View is accessed via a private driveway with each home benefiting from a secluded rear garden and two allocated parking spaces.

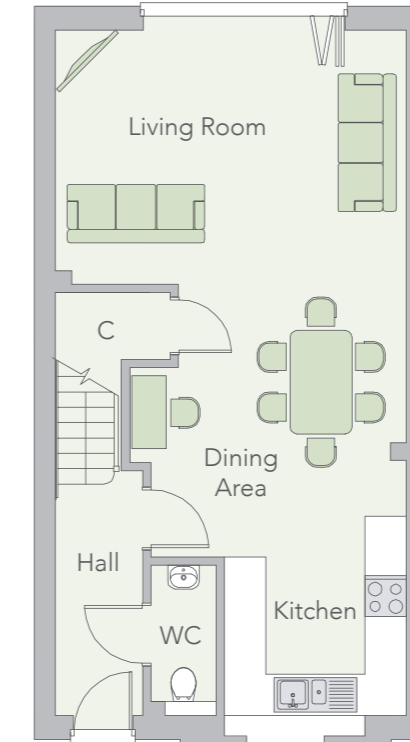
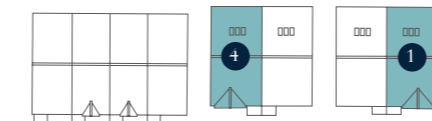
- Plot 1 - The Claremont - Three bedroom home
- Plot 2 - The Richmond - Three bedroom home
- Plot 3 - The Richmond - Three bedroom home
- Plot 4 - The Claremont - Three bedroom home
- Plot 5 - The Tilgate - Two bedroom home
- Plot 6 - The Tilgate - Two bedroom home
- Plot 7 - The Tilgate - Two bedroom home
- Plot 8 - The Tilgate - Two bedroom home



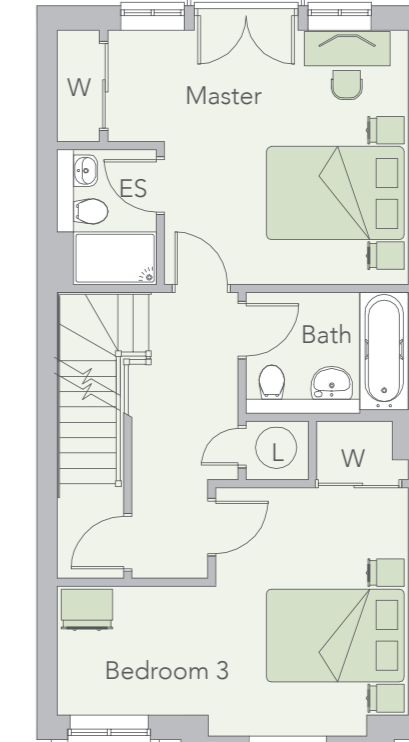
# THE CLAREMONT

Three bedroom home  
Plots 1 (shown) & 4 (handed)

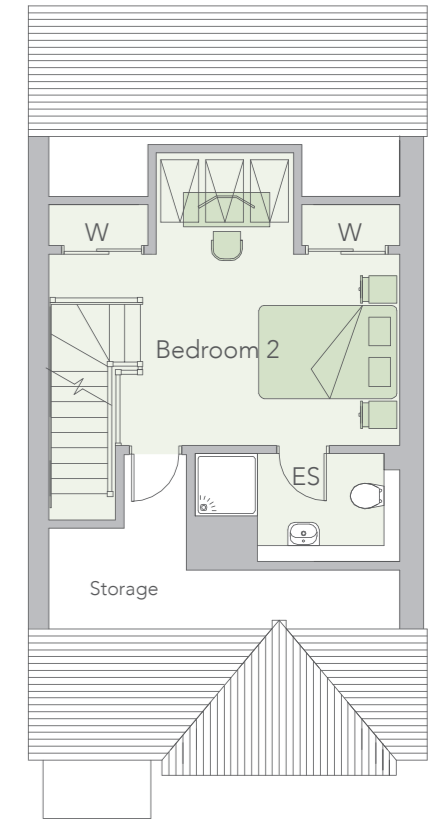
Kitchen	2.89m x 2.64m	9'6" x 8'8"
Dining Area	4.01m x 3.37m	13'2" x 11'1"
Living Room	5.09m x 3.69m	16'9" x 12'1"
Master Bedroom	4.36m x 3.69m	14'4" x 12'1"
Bedroom 2	5.09m x 4.25m	16'9" x 14'0"
Bedroom 3	5.09m x 3.60m	16'9" x 11'10"
<b>127.39 sq m / 1371.59 sq ft</b>		



Ground Floor



First Floor



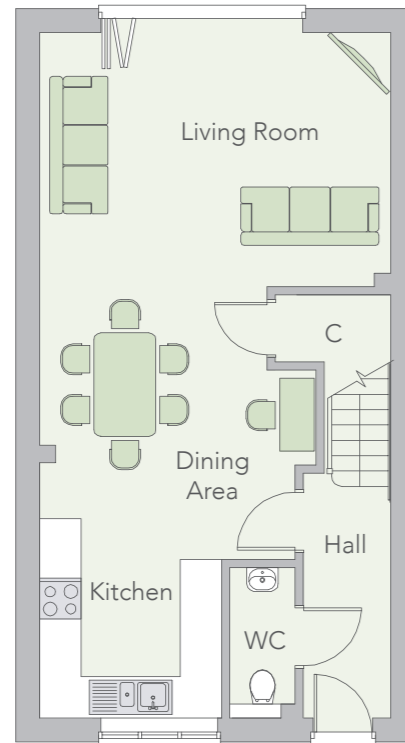
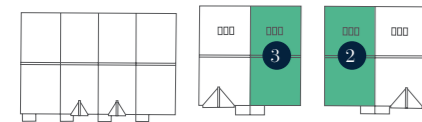
Second Floor

Please note: All dimensions shown are finished dimensions (plasterboard to plasterboard) and are the maximum dimension unless otherwise stated. Dimensions to bedroom 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 a sales advisor.

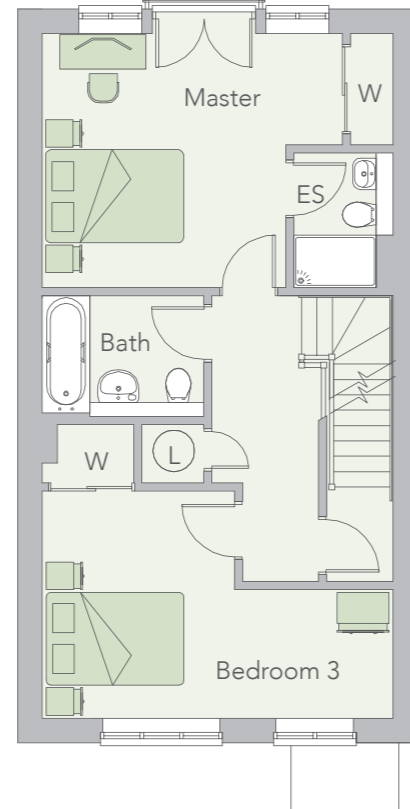
# THE RICHMOND

Three bedroom home  
Plots 2 (shown) & 3 (handed)

Kitchen	2.89m x 2.64m	9'6" x 8'8"
Dining Area	4.01m x 3.37m	13'2" x 11'1"
Living Room	5.09m x 3.69m	16'9" x 12'1"
Master Bedroom	4.36m x 3.69m	14'4" x 12'1"
Bedroom 2	5.09m x 4.25m	16'9" x 14'0"
Bedroom 3	5.09m x 3.30m	16'9" x 10'10"
<b>126.7 sq m / 1363.83 sq ft</b>		



Ground Floor



First Floor



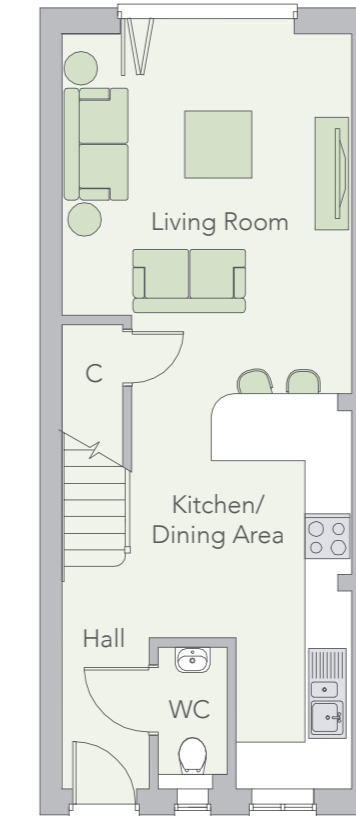
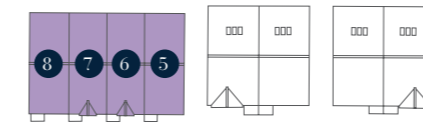
Second Floor

# THE TILGATE

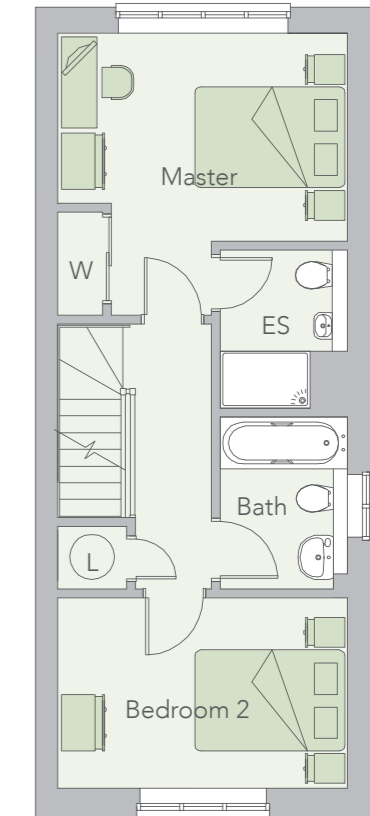
Two bedroom home  
Plots 5, 6, 7 & 8

Kitchen/Dining Area	5.29m x 2.94m	17'4" x 9'8"
Living Room	4.81m x 3.87m	15'10" x 12'9"
Master Bedroom	3.87m x 3.77m	12'9" x 12'4"
Bedroom 2	3.87m x 2.55m	12'9" x 8'4"
<b>78.22 sq m / 841.98 sq ft</b>		

\* Window to plot 5 only



Ground Floor



First Floor



## THOUGHTFULLY DESIGNED AND BEAUTIFULLY APPOINTED

### LUXURY KITCHENS

- Individually designed kitchens with Silestone worktops
- AEG single oven and ceramic hob
- Zanussi integrated fridge/freezer and washer/dryer
- Stainless steel under mounted sink
- Zanussi dishwasher
- Designer extractor hood

### QUALITY BATHROOMS

- Luxury sanitary ware by Twyford's bathrooms
- Chrome taps
- Contemporary wall tiling
- Ceramic tiled floors

### HEATING & INSULATION

- Energy efficient insulation to current building regulation standards
- UPVC double glazing throughout
- Gas central heating

### LIGHTING

- Downlights to kitchen and bathrooms
- Pendant lights to living room and bedrooms

### ENTERTAINMENT & COMMUNICATION

- Telephone point to living room

- TV points to living room and bedrooms
- Systemline E100 music system in kitchen / living room

### FINISHING TOUCHES

- Walls and ceilings painted white throughout
- All internal woodwork painted white

### EXTERNAL

- Two allocated parking spaces per home
- Limestone patios and paths

Astindale Properties Ltd was formed in August 2002, and has already 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 eight years Astindale has built a range of properties, both traditional and modern, in Kent, Surrey and South London. The company won a Conservation Commendation in Tunbridge Wells for a stylish apartment block within a conservation area that offered a traditional exterior design combined with a modern interior finish.

Astindale Properties is registered with both NHBC and 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.

[www.astindale.co.uk](http://www.astindale.co.uk)

SELLING AGENT

**Stack & Bonner**  
passionate about property...

296 Ewell Road, Surbiton, Surrey, KT6 7AQ  
T: 020 8390 6336



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