



Poppy Lane
AT MINDENHURST

Modern *community*

NESTLED WITHIN THE SCENIC SURREY COUNTRYSIDE LIES THE BLOSSOMING VILLAGE OF DEEPCUT, PERFECTLY PLACED NEAR THE VIBRANT HUBS OF CAMBERLEY, GUILDFORD AND FARNHAM.

Poppy Lane invites you to experience Deepcut at its finest. This exclusive collection of 15 brand new three and four-bedroom family homes forms part of the redevelopment of Princess Royal Barracks in Deepcut. Designed around a contemporary lifestyle, the development offers sports and recreation, green spaces and walks. Embraced by mature trees and enjoys peaceful views over the rolling allotment landscape. Here, contemporary design blends effortlessly with the warmth of traditional village life, creating a serene, stylish setting that feels both connected and delightfully secluded.



BASINGSTOKE CANAL, DEEPCUT

Vibrant *location*

Life here is easy to imagine. Morning walks among the trees, relaxed weekends outdoors, and everyday essentials just moments away. It's a place that stays connected when you need it and calm when you want it. From quiet canal paths to generous green spaces and welcoming neighbourhood stops, the area offers everything you need for a simple, grounded lifestyle. Safe, green, and friendly, it's the kind of place that feels like home from the very first day. Poppy Lane brings together natural surroundings and modern convenience, shaping a flourishing community where living well comes naturally.

Contemporary *specification*

GENERAL

- Timber frame construction, supplied and installed by Merronbrook (or equivalent)
- Anticipated B-rated EPC
- Anticipated low air test
- Low u-value, double glazing – UPVC thin profile with locking and safety features
- Floor coverings throughout – Laminate to ground floor except carpet to living room
- Carpet to stairs and bedrooms – ceramics to bathrooms and en suites
- Chrome ironmongery throughout
- Bi-fold doors
- Doorbell with wiring for “Ring Doorbell” or equivalent
- Built to current high building regulations providing high insulation qualities
- 10 year New Home ICW warranty

KITCHEN/DINING AREA

- Stunning high specification contemporary shaker kitchens with Bosch or Siemens appliances including single oven, combi oven/microwave, induction hob, extractor, fridge/freezer, dishwasher and a wine cooler
- Separate utility room (plot dependent) with plumbing for washing machine & tumble dryer
- Silestone or similar stone work-surfaces to main kitchen
- Under-mounted sink and chrome mixer tap

BEDROOMS

- Three or four bedrooms
- Bespoke fitted wardrobes with LED lighting to at least two bedrooms

BATHROOM/EN SUITES

- Family bathroom
- En suite to bedroom 1
- Porcelanosa high quality tiles to all bathroom floors and walls
- Heated chrome ladder rails
- White sanitaryware to bathrooms/en suites with wall hung vanity units
- Large, fitted mirrors above basins
- Thermostatic shower controls

LIGHTING, HEATING AND ELECTRICS

- Photovoltaic solar panels
- Solar system set up for future battery installation
- Underfloor heating to all floors – wet system, powered by Air Source Heat Pump
- SMART controls to allow App control of hot water and central heating
- Generous supply of power points, many with direct USB charging
- LED down lighters
- Low level ‘night-time’ sensor lighting to bathrooms
- Chrome switch and socket plates
- Full fibre broadband
- Data points and Sky to habitable rooms
- Electric vehicle charging point to each home and 50% of visitor parking spaces

DECORATIVE FINISHES

- Satin woodwork with emulsion painted walls throughout
- Painted high quality timber doors with chrome polished furniture
- Oak handrail to staircase
- Painted newels and balustrades to match colour of other internal woodwork

EXTERNAL

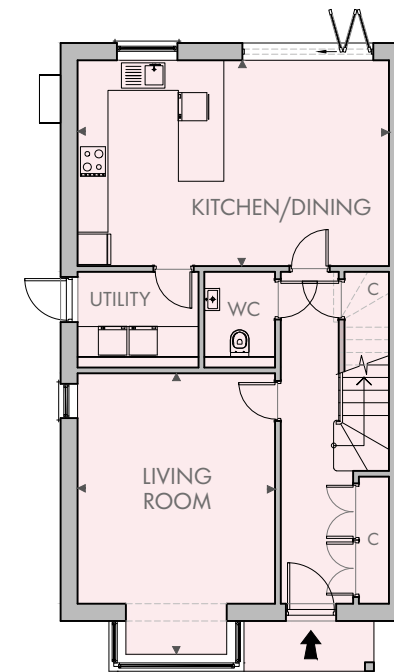
- Contemporary porcelain patios and paths
- Private gardens laid to lawn, with some planted borders
- Block paved driveway
- Lighting to front and rear doors
- External tap
- External power point

SECURITY

- Alarm included - British Standard 4737/BS EN50131 compliant hard-wired intruder alarm system comprising key pad door contacts and PIR detectors with SMART App controls enabling remote access
- Security locks to all windows and doors
- Hard wired heat and smoke detectors installed in accordance with building regulations



Plot 6



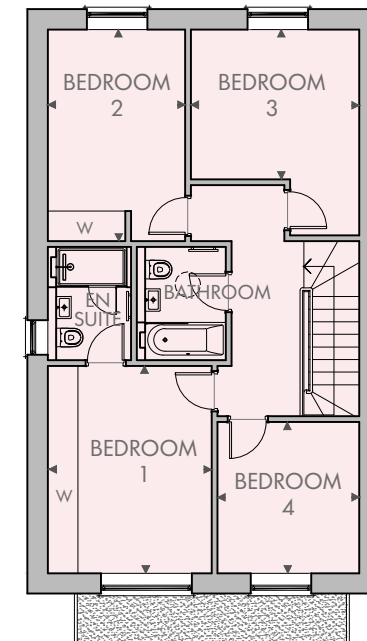
GROUND FLOOR

KITCHEN/DINING

6175mm x 4085mm | 20'3" x 13'4"

LIVING ROOM

3915mm x 5575mm | 12'10" x 18'3"



FIRST FLOOR

BEDROOM 1

3255mm x 4115mm | 10'8" x 13'6"

BEDROOM 2

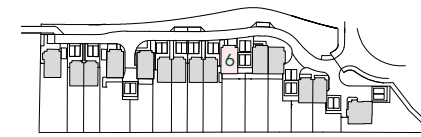
2725mm x 4200mm | 8'9" x 13'8"

BEDROOM 3

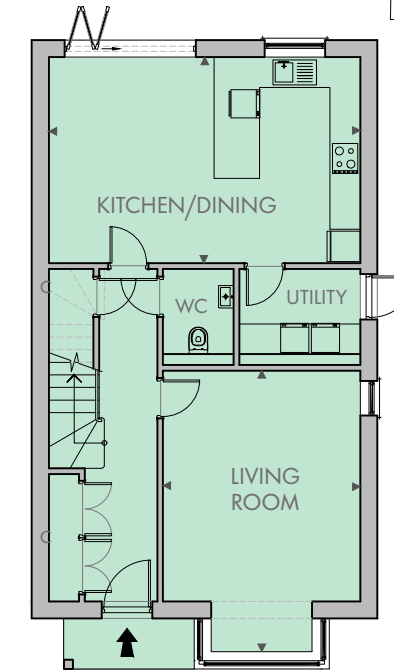
3340mm x 2970mm | 10'10" x 9'7"

BEDROOM 4

2810mm x 3000mm | 9'2" x 9'10"



Plots 11 & 12



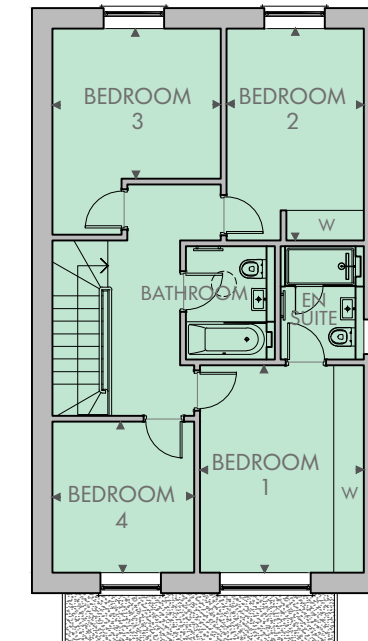
GROUND FLOOR

KITCHEN/DINING

6175mm x 4085mm | 20'3" x 13'4"

LIVING ROOM

3915mm x 5575mm | 12'10" x 18'3"



FIRST FLOOR

BEDROOM 1

3255mm x 4115mm | 10'8" x 13'6"

BEDROOM 2

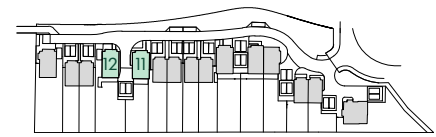
2725mm x 4200mm | 8'9" x 13'8"

BEDROOM 3

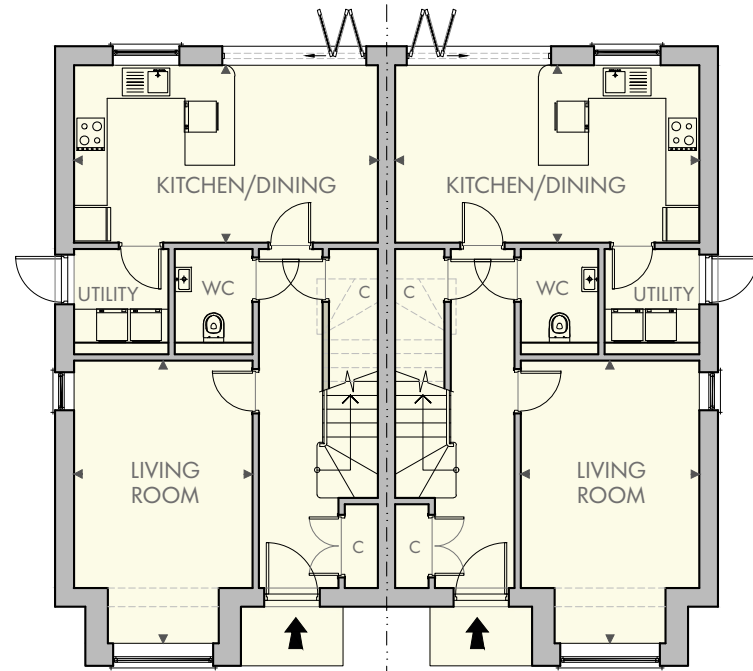
3340mm x 2970mm | 10'10" x 9'7"

BEDROOM 4

2810mm x 3000mm | 9'2" x 9'10"



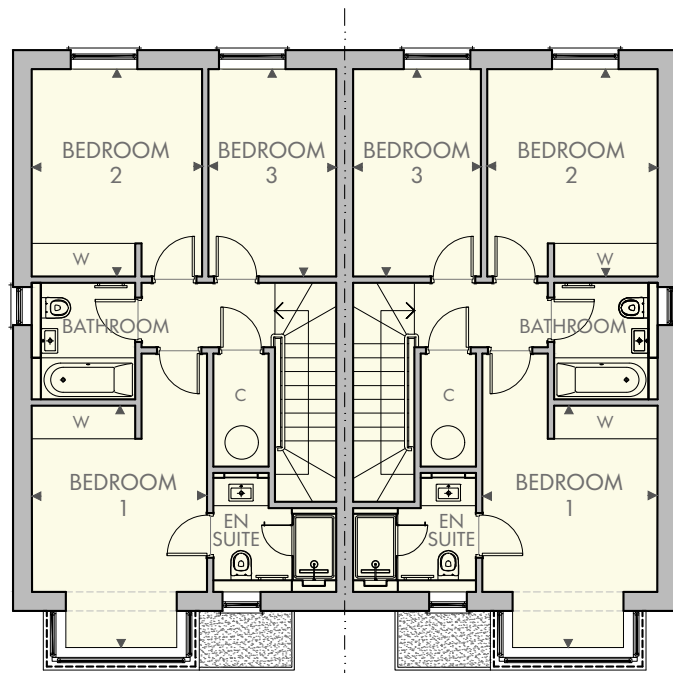
Plots 2, 3, 7, 8, 9, 10, 13 & 14



GROUND FLOOR

KITCHEN/DINING
5485mm x 3200mm | 17'10" x 10'5"

LIVING ROOM
3220mm x 5100mm | 10'6" x 16'7"



FIRST FLOOR

BEDROOM 1
3155mm x 4360mm | 10'4" x 14'3"

BEDROOM 2
3070mm x 3740mm | 10'0" x 12'3"

BEDROOM 3
2300mm x 3740mm | 7'5" x 12'3"



Thoughtful design *that speaks for itself*

IN PARTNERSHIP WITH ARCADIA CONSTRUCTION, WE ARE KNOWN FOR CREATING UNIQUE RESIDENTIAL DEVELOPMENTS ACROSS THE SOUTHERN HOME COUNTIES.

Founded by brothers Arran and Roger Atkinson, we develop high-end premium homes in exceptional locations with the utmost care and an uncompromising attention to detail. Respectful of the localities in which we build, our knowledge, experience and sensitivity ensure we deliver our properties with a view to not only exceeding customer expectations but also to enhancing the vicinities and local communities in which they are built.



Poppy Lane, Deepcut, Camberley GU16 6XR ▪ [///accordion.flipping.carriage](https://www.what3words.com////accordion.flipping.carriage) on What3Words



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