

WYATT'S  
CLOSE  
FIX

FORAYS  
HOMES

# WYATT'S CLOSE

WYATT'S CLOSE,  
GODALMING, GU7 3BY

A UNIQUE DEVELOPMENT OF  
JUST THIRTEEN HOMES ON THE  
OUTSKIRTS OF THE CHARMING  
TOWN OF GODALMING,  
INCLUDING THE CONVERSION  
OF THE GRADE 1 LISTED  
ALMSHOUSES AND ERECTION  
OF SIX NEW BUNGALOWS.

A DEVELOPMENT STEEPED  
IN CHARM AND HISTORY

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FORAYS  
HOMES



Contains Computer Generated Image

Built in c1622 the Grade I listed Almshouses and Chapel were constructed at the bequest of Richard Wyatt who left instructions in his will to provide accommodation for ten less fortunate men from the local parish.



## THE ALMSHOUSES

PLOTS 1-7

The historic fabric of the original building still survives and has now been converted into six one-bedroom apartments and the chapel into a two-bedroom house.

Each home reflects on the history of the listed almshouses with original features in every room.

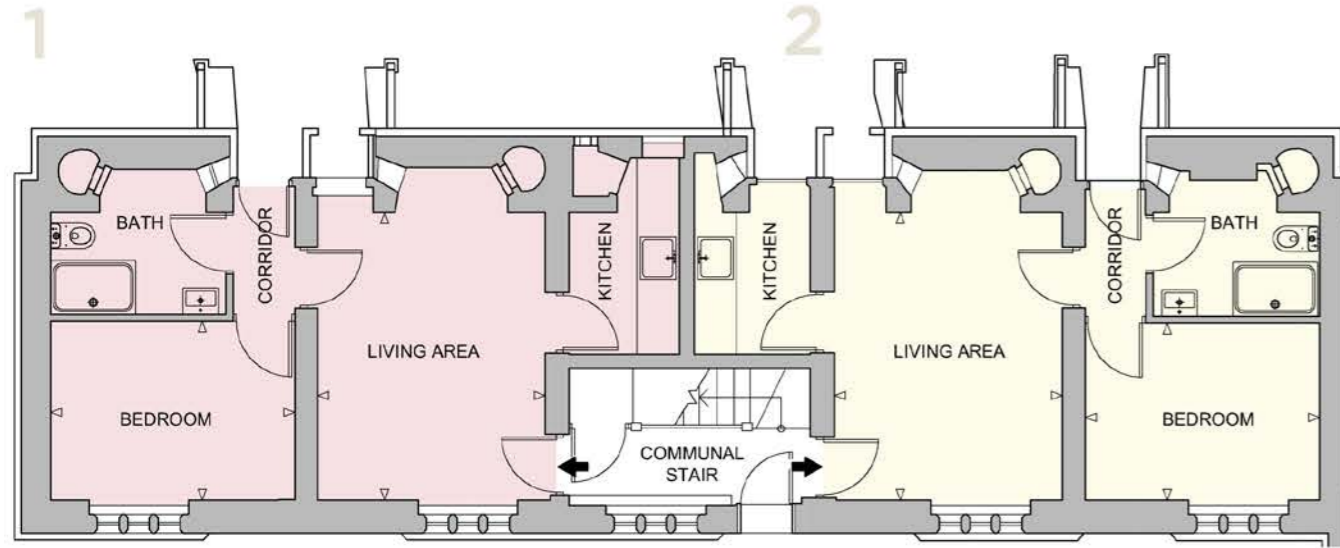
The apartments offer living, dining areas with separate kitchen and double bedrooms with either en-suite or separate bathrooms.

The house (plot 5) offers two bedrooms, two bathrooms, kitchen and a double height living room with direct access to the garden.

Each also benefits from private parking and a private garden to be laid to lawn with individually accessed studios/outbuildings and additional communal grounds, available to enjoy with other residents.

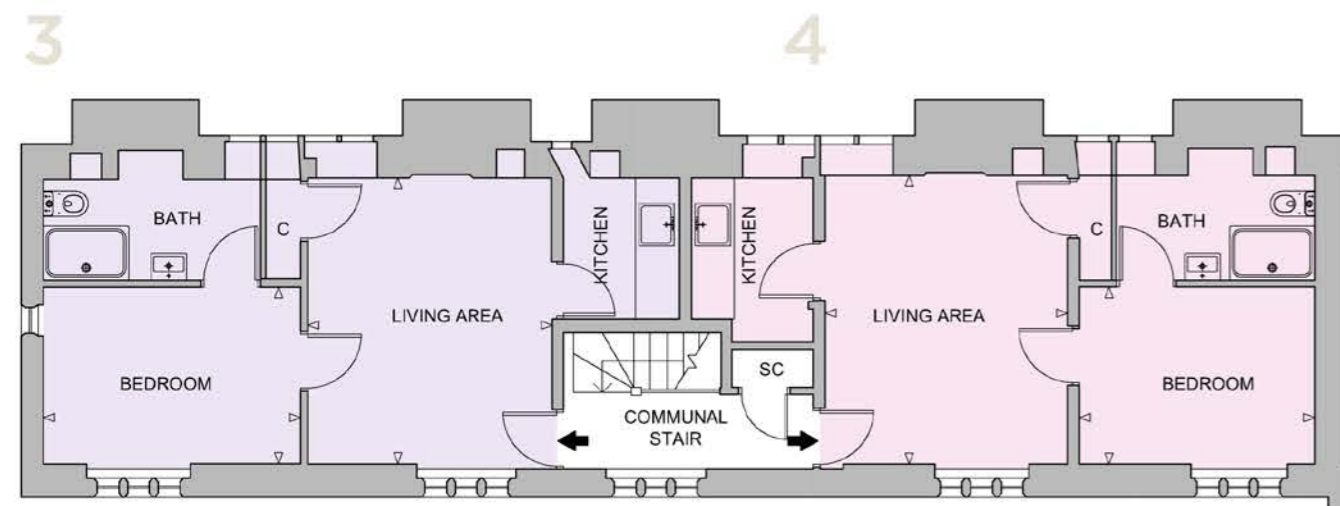
# THE ALMSHOUSES

## PLOTS 1-7



### GROUND FLOOR

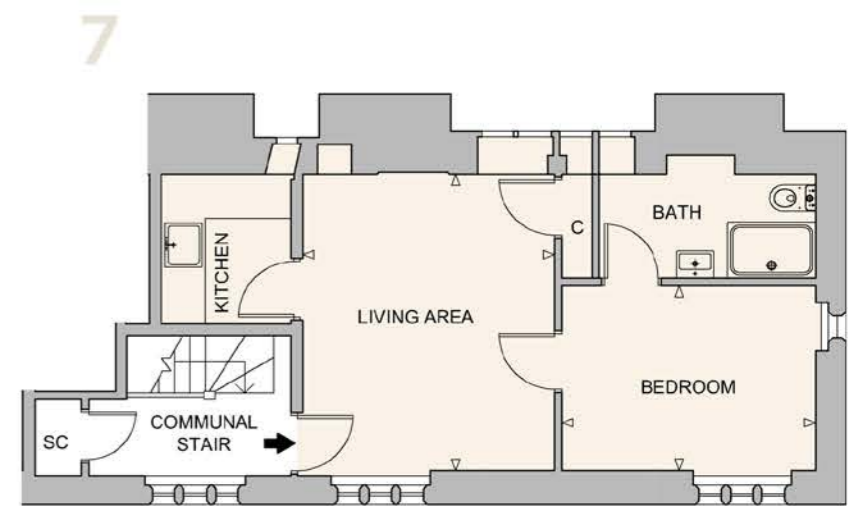
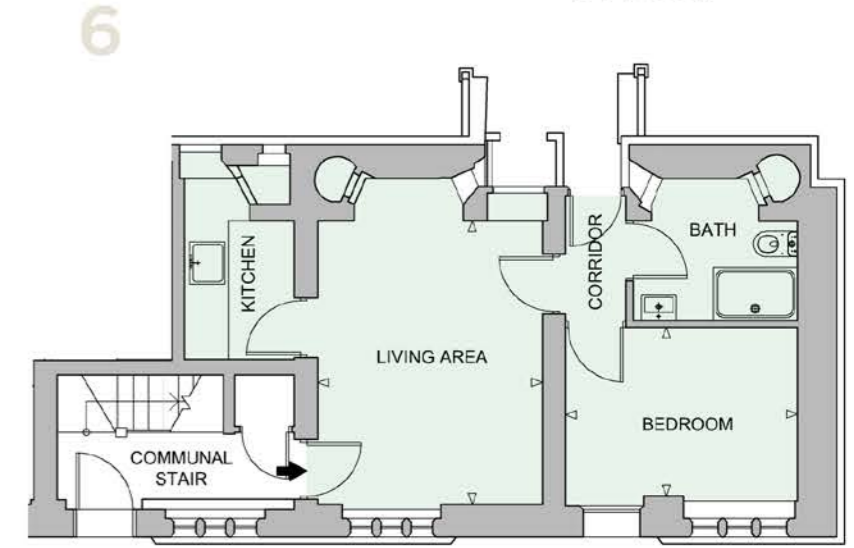
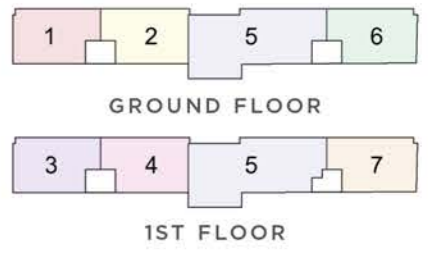
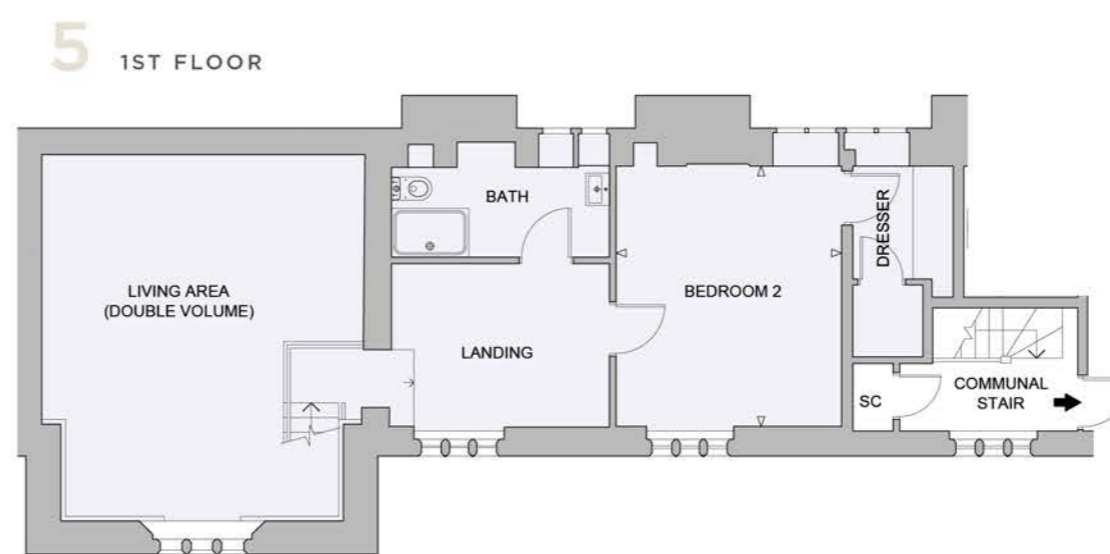
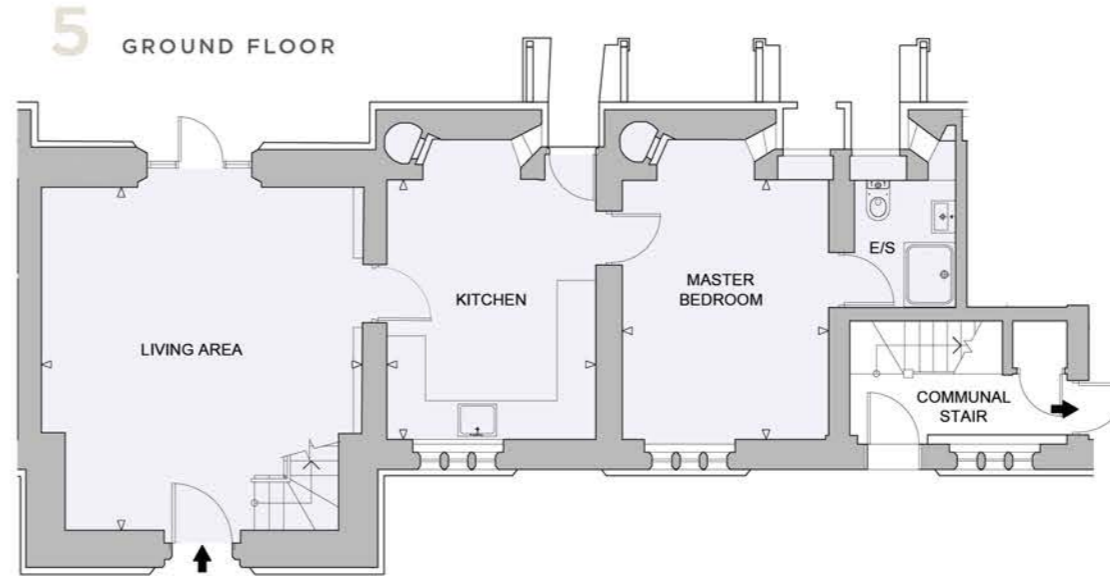
PLOT	ROOM	DIMENSIONS
1	BEDROOM	2520MM X 3440MM 8'3" X 11'2"
	LIVING AREA	4050MM X 3200MM 13'2" X 10'4"
2	BEDROOM	2490MM X 3300MM 8'1" X 10'8"
	LIVING AREA	4050MM X 3210MM 13'2" X 10'5"
6	BEDROOM	2400MM X 3305MM 7'8" X 10'8"
	LIVING AREA	4030MM X 3200MM 13'2" X 10'4"



### 1ST FLOOR

PLOT	ROOM	DIMENSIONS
3	BEDROOM	2500MM X 3620MM 8'2" X 11'8"
	LIVING AREA	4050MM X 3200MM 13'2" X 11'2"
4	BEDROOM	2505MM X 3320MM 8'2" X 10'8"
	LIVING AREA	4050MM X 3210MM 13'3" X 11'1"
7	BEDROOM	2520MM X 3465MM 8'2" X 11'3"
	LIVING AREA	4040MM X 3430MM 13'2" X 11'2"

	GROUND FLOOR	1ST FLOOR
PLOT 5	MASTER BEDROOM	4030MM X 3200MM 13'2" X 10'4"
	LIVING AREA	5330MM X 4980MM 17'4" X 16'3"
	KITCHEN	4030MM X 3240MM 13'2" X 10'6"
		BEDROOM 2 4040MM X 3500MM 13'2" X 11'4" LIVING AREA DOUBLE VOLUME



# SPECIFICATIONS

PLOTS 1-7

Applies to all plots unless otherwise stated.

## EXTERNAL

- Original brick.
- Roof re-laid with original tiles and repaired with handmade clay tiles where required.
- Private & communal gardens laid to lawn, with additional hedging and planted borders.
- Indian Sandstone paving to most paths and patios
- Boundaries are a mix of timber woven fencing, mature hedge and brick walls.
- Lighting to front and rear doors.
- Private studio/outbuildings with tap, power and lighting.

## GENERAL

- Original staircase to communal entrances with painted spindles, newel posts and rails. Oak staircase to Plot 5.
- Black original ironmongery repaired, or replaced to match where required.
- Original doors repaired and painted.
- Original skirting and architrave repaired, or replaced where required.
- Floor coverings throughout.
- Construction stage inspections carried out by Waverley Borough Council with an ICW 10 year structural warranty upon completion.

## KITCHEN

- Luxury kitchens fitted with Bosch appliances including fan oven, extractor unit, electric hob and fridge with ice box. Plot 5 also benefits from dishwasher, Caple wine cooler, fridge/freezer, microwave and washer/dryer.
- Stone work surfaces.
- Stainless steel under-mounted sink and chrome swan neck mixer tap.

## BATHROOMS

- Ceramic/Porcelain Porcelanosa tiles to all bathroom floors and walls where detailed.
- White sanitaryware to bathrooms/en-suites with wall hung vanity units.
- Heated chrome ladder rails.
- Mirror.
- Thermostatic shower controls.

## LIGHTING, HEATING & ELECTRICS

- Gas central heating.
- Wet underfloor heating to the ground floor (where applicable)
- Mains pressure water to all taps.
- Generous supply of power points.
- TV, telephone and data points pre-wired to living room and master bedroom.
- Pendant, spot light and wall lighting throughout.

## DECORATIVE FINISHES

- Satin woodwork with emulsion painted walls throughout.

## SECURITY & SAFETY

- Hard wired smoke alarm.





## THE BUNGALOWS

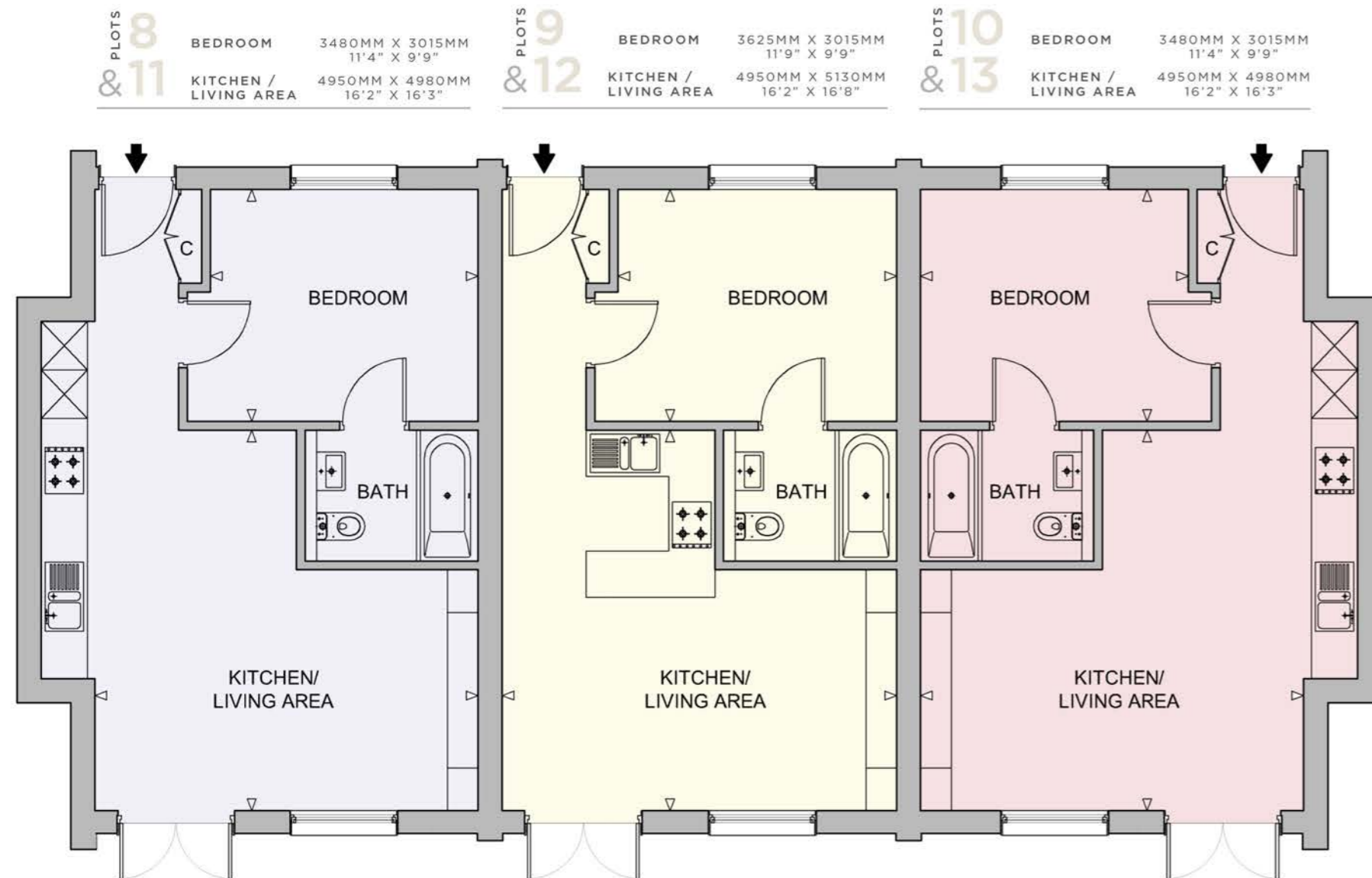
PLOTS 8-13

Newly constructed within the original grounds of the listed almshouses, these six terraced bungalows benefit from a kitchen, dining and living space that opens directly onto a secluded rear garden featuring a patio and lawn, bounded to the rear by mature hedging. The double bedroom offers plenty of opportunity for storage and has a large en-suite.

All properties benefit from private parking and additional communal grounds to enjoy with the backdrop of the historic almshouses.

# THE BUNGALOWS

PLOTS 8-13



# SPECIFICATIONS

PLOTS 8-13

Applies to all plots unless otherwise stated.

## EXTERNAL

- Flemish bond Michelmersh brick.
- Handmade clay tile with complimentary ridge tile to roof.
- Private & communal gardens laid to lawn, with additional hedging and planted borders.
- Indian Sandstone paving to paths and patios.
- Boundaries are a mix of timber woven fencing, mature hedge and brick walls.
- Lighting to front and rear doors.

## GENERAL

- Chrome ironmongery.
- Vertical grooved internal doors in painted finish.
- Stepped skirting and architrave.
- Floor coverings throughout.
- Construction stage inspections carried out by Waverley Borough Council with an ICW 10 year structural warranty upon completion.

## KITCHEN

- Luxury kitchens fitted with Bosch appliances including fan oven, microwave, extractor unit, gas hob, washer/dryer, fridge/freezer or fridge with ice box and dishwasher.
- Stone work surfaces.
- Stainless steel under-mounted sink and chrome swan neck mixer tap.

## BATHROOMS

- Ceramic/Porcelain Porcelanosa tiles to all bathroom floors and walls where detailed.
- White sanitaryware to bathrooms/en-suites with wall hung vanity units.
- Heated chrome ladder rails.
- Mirror.
- Thermostatic shower controls.

## LIGHTING, HEATING & ELECTRICS

- Gas central heating.
- Wet underfloor heating.
- Mains pressure water to all taps.
- Generous supply of power points.
- TV, telephone and data points pre-wired to living room and master bedroom.
- White recessed LED down-lights throughout.
- Chrome light switches and sockets.

## DECORATIVE FINISHES

- Satin woodwork with emulsion painted walls throughout.

## SECURITY & SAFETY

- British Standard 4737/BS EN50131 compliant hard-wired intruder alarm system comprising keypad, door contacts and PIR detectors.
- Security locks to doors and windows.
- Hard wired smoke alarm.

## LOCATION

WYATT'S CLOSE,  
GODALMING, GU7 3BY

Wyatt's Close is located on the north-east outskirts of the market town of Godalming, in south-west Surrey. Godalming itself runs along the banks of the River Wey and has some of the finest countryside in Southern England. Midway between London and the south coast, Godalming is the perfect location for commuters and families.

From sport and leisure to walks, shopping, and cultural experiences, Godalming has something to suit everybody.

In the centre of Godalming, which is less than a mile away, you will find several unique and individual shops on the high street, numerous bars and restaurants, along with historic and cultural places of interest. Unique, historic and interesting architecture can be found in abundance, whilst regular local festivals and seasonal events abound.

The train station also has great links to Central London that enable a commute in less than an hour.

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