

TILTHAMS *Grove*

A development of just nine houses



TILTHAMS Grove

Ash Lodge Close, Ash, GU12 6JU

Our new development Tilthams Grove, is an exclusive collection of just nine detached and semi-detached homes located in the popular village of Ash.

The development consists of seven 3 bedroom homes and two 2 bedroom homes.

Location

The properties are located in a convenient position with easy access to Farnham and Guildford via the A31. Smaller Towns of Aldershot and Farnborough are easily accessed for amenities and shopping.

Mainline rail stations can be found nearby at Ash, Farnborough and Guildford providing a fast service to London Waterloo and Paddington.

There is also easy access to the motorway network and both Heathrow and Gatwick Airports by car.

For leisure enthusiasts there is a good choice of golf courses locally and sailing at Frensham Ponds and Chichester Harbour. The South Coast is approx. 40 miles distance.

There is an excellent range of both state and private schools around this location.



Specification

These houses have been finished to the highest of standards with luxury fitted kitchens showcasing stone work surfaces and Bosch appliances, fully tiled bathrooms and luxury flooring throughout. All of the houses benefit from a modern open plan kitchen, living, dining area making for bright and airy feel.

External

- Private gardens landscaped with trees and turfed lawn areas
- Indian sandstone paving to paths and patio areas
- Bin storage area to each home
- Block paved parking bays
- External lighting
- Individual electric vehicle charging points to serve each property

General

- Chrome ironmongery throughout
- Floor coverings throughout are a mixture of carpets and Quickstep laminate
- Construction stage inspections carried out by Approved Inspector Services with a Buildzone 10-year structural warranty upon completion
- Bespoke built in wardrobes

Kitchen

- Luxury shaker kitchens fitted with Bosch appliances, fridge/freezer, 5 burner gas hob, combination oven microwave, dishwasher, washer/dryer and wine cooler
- Composite stone work surfaces
- 1.5 bowl stainless steel undermount sink and chrome swan neck mixer tap

Bathroom/ En Suite

- Ceramic/ Porcelain tiles to all bathroom walls and floors where detailed
- White sanitaryware to bathrooms/en suites with wall hung vanity units
- Heated chrome ladder towel rails

- Fitted recessed mirrors
- Thermostatic shower controls
- Chrome taps and shower heads

Lighting, Heating and Electrics

- Gas combi boiler with SMART heating controls allowing app control of hot water and central heating
- Mains pressure water to all taps
- Generous supply of power points, many with direct USB charge sockets
- Chrome switch and socket plates
- Telephone, Sky Q and data points to habitated rooms
- Pendant or down lights throughout

Decorative Finishes

- Satin woodwork with emulsion painted walls throughout
- Painted solid core timber doors
- Communal timber staircase with Oak handrail and painted newels and balustrades

Security and Safety

- 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



Plots 1-2

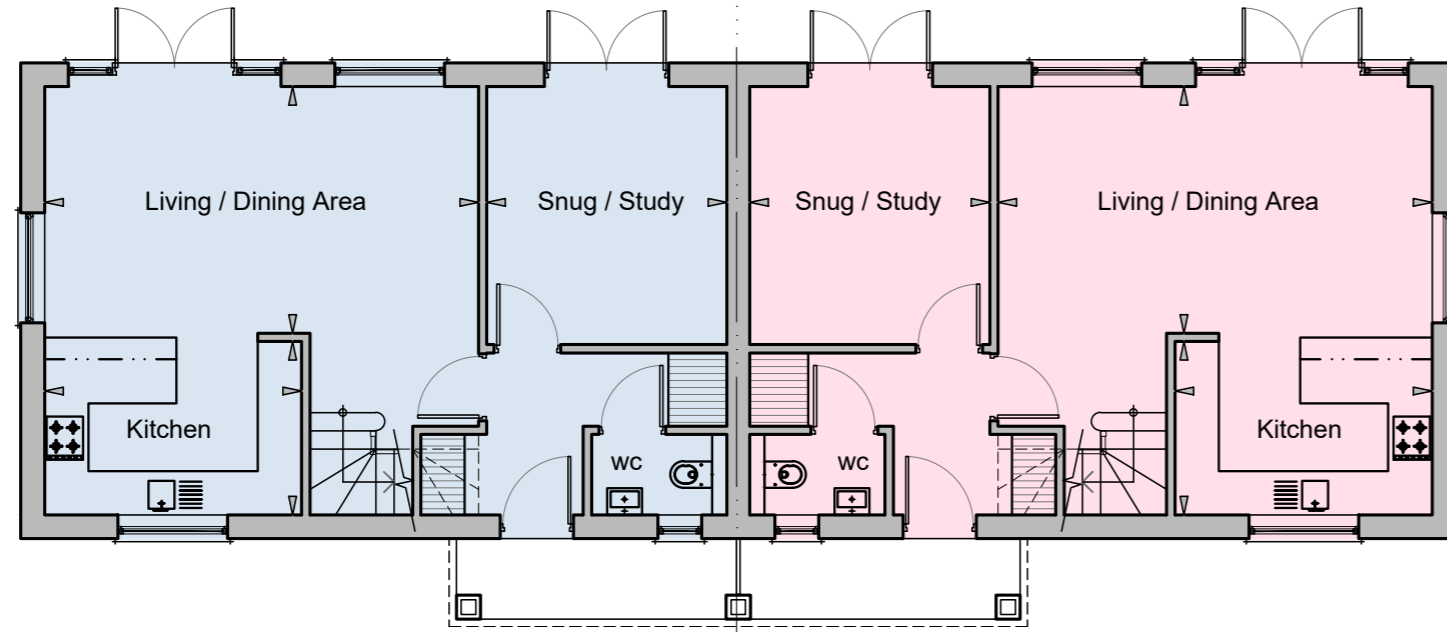
GROUND FLOOR

LIVING/DINING 5.92m x 3.37m
19'5" x 11"

STUDY/SNUG 3.28m x 3.52m
10'9" x 11'6"

KITCHEN 3.51m x 2.37m
11'6" x 7'9"

GROUND FLOOR



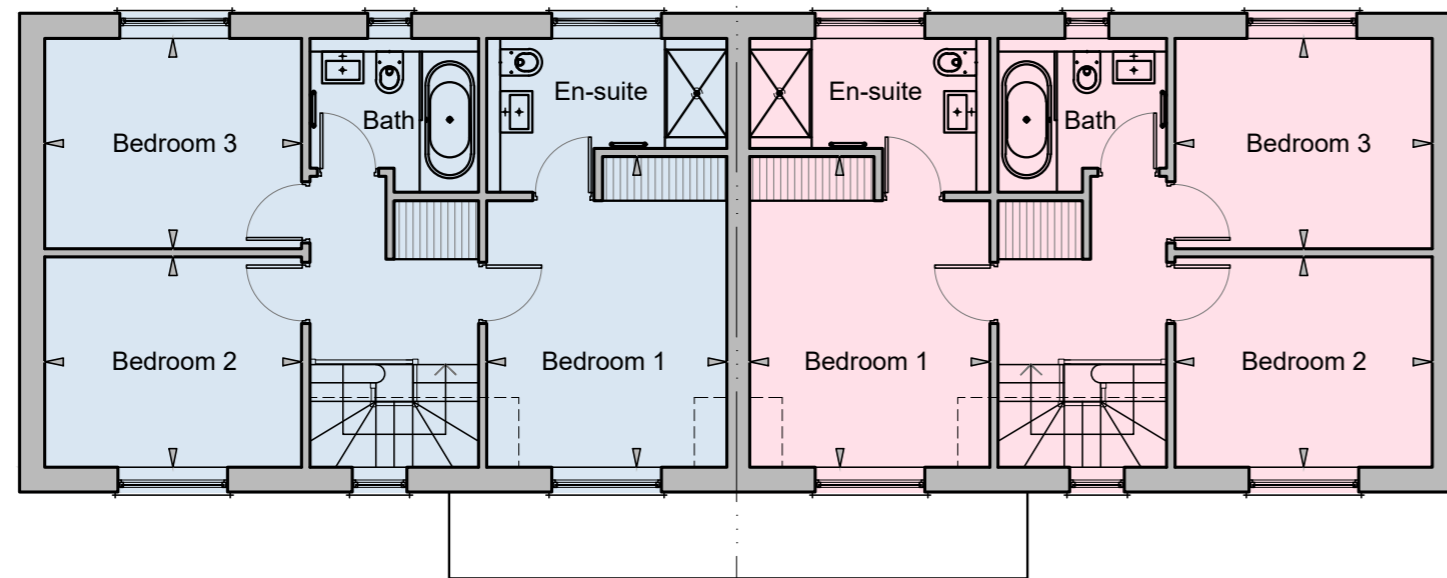
FIRST FLOOR

BEDROOM 1 3.28m x 4.24m
10'9" x 13'10"

BEDROOM 2 3.51m x 2.87m
11'6" x 9'4"

BEDROOM 3 3.51m x 2.87m
11'6" x 9'4"

FIRST FLOOR



Plots 3-4

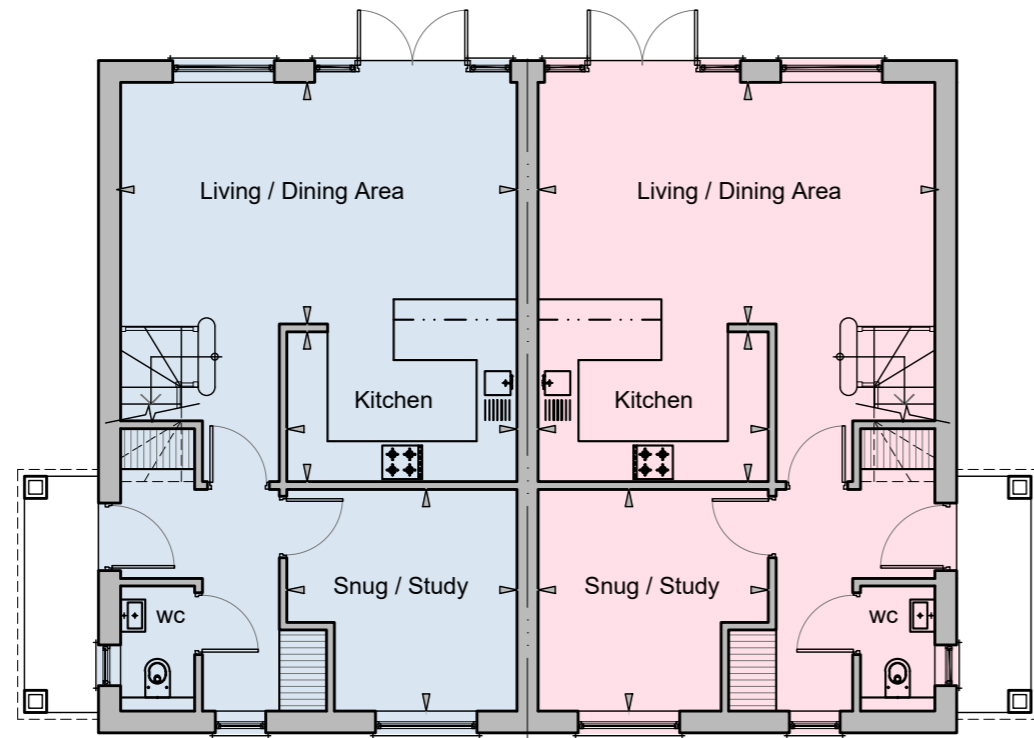
GROUND FLOOR

LIVING/DINING	5.87m x 3.57m 19'3" x 11'8"
STUDY/SNUG	3.41m x 3.28m 11'2" x 10'9"
KITCHEN	3.41m x 2.22m 11'2" x 7'2"

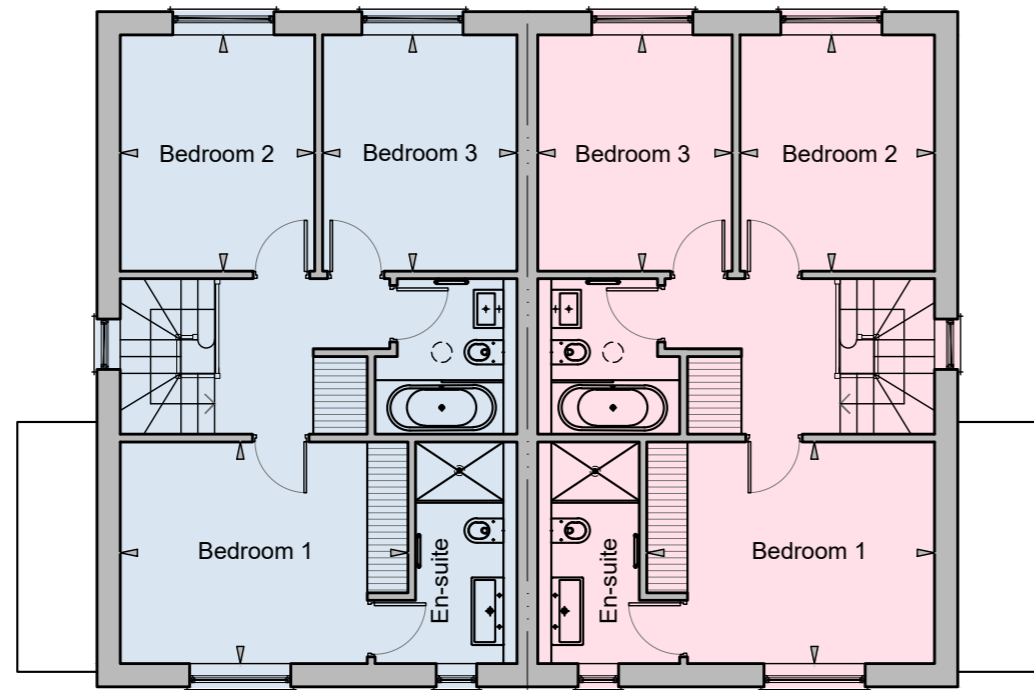
FIRST FLOOR

BEDROOM 1	4.26m x 3.28m 13'11" x 10'9"
BEDROOM 2	3.5m x 2.88m 11'5" x 9'5"
BEDROOM 3	3.5m x 2.88m 11'5" x 9'5"

GROUND FLOOR



FIRST FLOOR



Plot 7

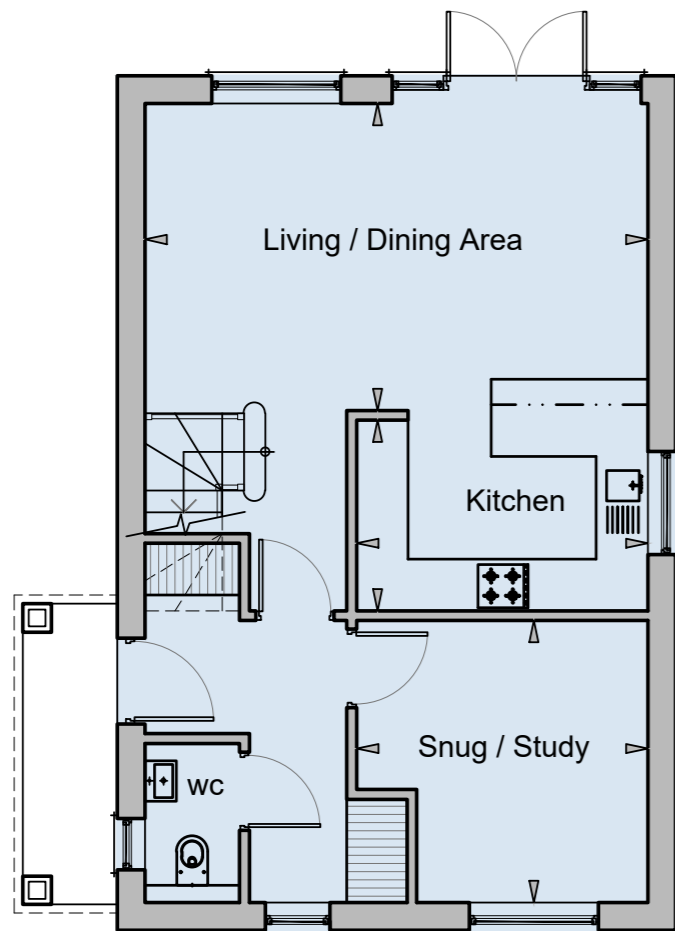
GROUND FLOOR

LIVING/DINING	5.85m x 3.57m 19'2" x 11'8"
STUDY/SNUG	3.39m x 3.28m 11'2" x 10'9"
KITCHEN	3.41m x 2.22m 11'1" x 7'2"

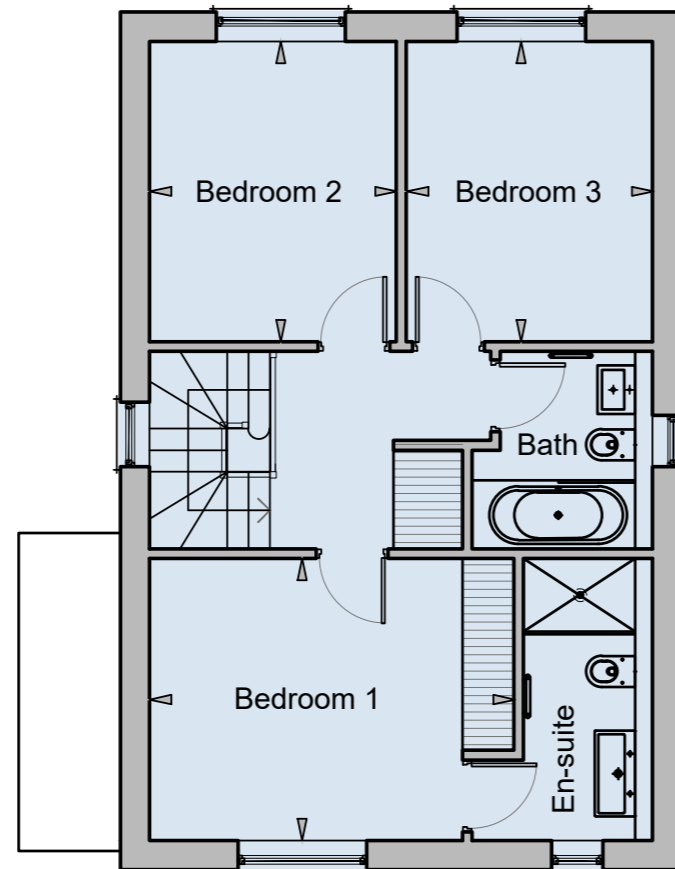
FIRST FLOOR

BEDROOM 1	4.24m x 3.28m 13'10" x 10'9"
BEDROOM 2	2.87m x 3.42m 9'4" x 11'2"
BEDROOM 3	2.87m x 3.42m 9'4" x 11'2"

GROUND FLOOR



FIRST FLOOR



Plots 8-9

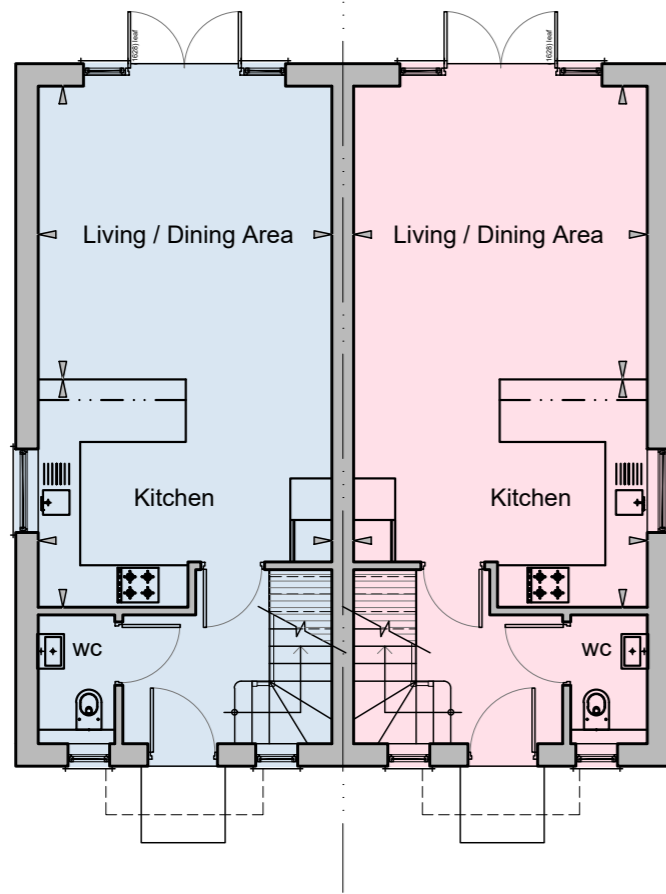
GROUND FLOOR

LIVING/DINING	4.22m x 4.21m 13'10" x 13'9"
KITCHEN	4.22m x 3.27m 13'10" x 10'8"

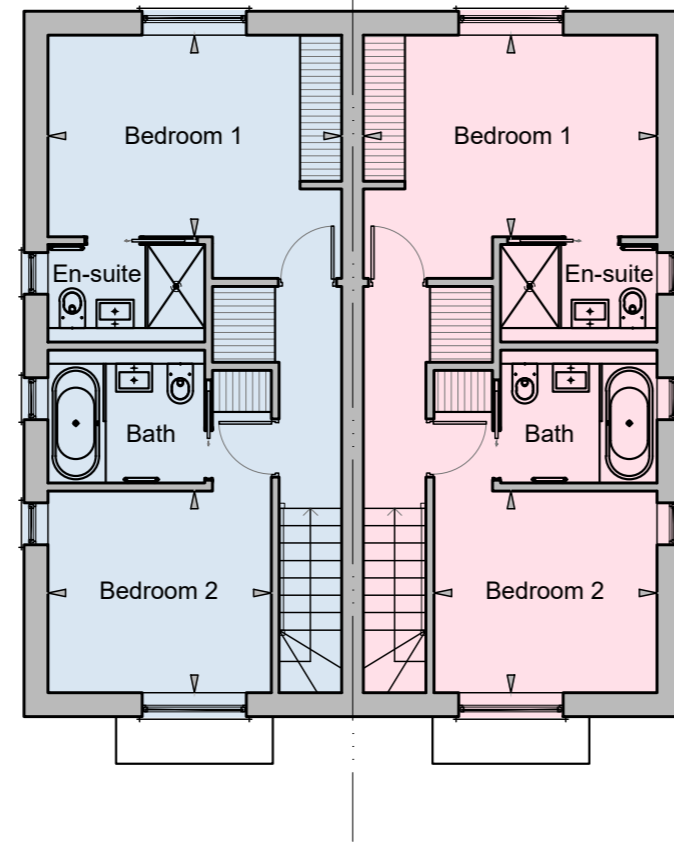
FIRST FLOOR

BEDROOM 1	4.22m x 2.9m 13'10" x 9'6"
BEDROOM 2	3.21m x 2.9m 10'6" x 9'6"

GROUND FLOOR



FIRST FLOOR



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