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Bramall Place

FORAYS
HOMES

Bramall Place

**BRAMALL PLACE
BOWLING ALLEY, CRONDALL,
FARNHAM GU10 5EZ**

Bramall Place is an exclusive collection of seven luxury homes in the sought-after village of Crondall, nestled within the Hampshire countryside.

These 2, 3, and 4-bedroom houses offer the charm of village living with the convenience of a swift London commute.



LOCATION

Crondall is a village which lies in the beautiful countryside only four miles from the market town of Farnham or the historic village of Odiham.

The village itself has all you need for village life with its local shops, pubs and beautiful walks. With Farnham, Hook and Winchfield stations less than a 15 minute drive, there are great train links which enable a commute to central London possible in less than an hour.

The homes offer the very best in peaceful living balanced with a host of renowned pubs, leisure facilities, schools and shops within easy reach.

SPECIFICATION

Every home at Bramall Place has been finished to the highest standard, with luxury kitchens featuring stone worktops and Bosch appliances, tiled bathrooms, and premium flooring throughout.

Thoughtfully designed open-plan kitchen, dining and family areas flow seamlessly to the garden through elegant bi-fold doors, creating light-filled spaces ideal for modern living.

The interior image shown is taken from a similar development and is provided for illustrative purposes only. Final finishes, layouts, and specifications may vary.



EXTERNAL

- Private gardens laid to lawn, with additional hedging and planted borders.
- Indian Sandstone paving to paths and patios
- Block paving driveway with granite sett edging
- Boundaries – a mix of close board fencing, post & rail fencing and hedging
- Lighting to front and rear doors
- External tap
- External power to private patios
- Garage with automated doors (excl. Plots 3&4)

GENERAL

- Double glazed UPVC wood grained flush casement windows, colour matched to other external finishes
- Large rooflight to open-plan dayroom (plots 6&7)
- Bifold doors opening onto patio
- Chrome ironmongery
- Floor coverings throughout – a mix of Parador laminate, tiling and carpets
- Bespoke wardrobes to principal bedrooms
- Construction stage inspections and 10-year structural warranty upon completion, by ICW.

KITCHEN

- (Plots 1-4) bespoke shaker kitchen fitted with Bosch appliances including integrated fridge/freezer, single oven, combi oven/microwave, 4 zone induction hob, dishwasher, washer/dryer
- (Plots 5-7) bespoke shaker kitchen fitted with Bosch appliances including single oven, combi oven/microwave, 5 zone induction hob, dishwasher, Caple wine cooler and Smeg freestanding fridge/freezer.
- Peninsula for stool seating area (Plots 5-7)
- Composite stone work-surfaces
- 1.5 bowl sink
- Chrome swan neck mixer tap

UTILITY ROOM (PLOTS 5-7)

- Laminate work-surfaces
- Space for separate freestanding washer and dryer
- Single bowl sink

BATHROOM / EN-SUITE

- Ceramic/Porcelain Porcelanosa tiles to all bathroom floors and walls where detailed
- White sanitaryware to bathrooms with wall hung or floor standing vanity units
- Heated chrome ladder rails
- Mirrors fitted in recesses above basins where detailed
- Thermostatic shower controls
- Chrome taps and showerheads

LIGHTING, HEATING AND ELECTRICS

- Air Source Heat Pumps (A++/A+++ rated)
- SMART controls to allow app control of hot water and central heating
- Zoned underfloor heating throughout
- Log burner to living room (A+ rated) (plots 5-7)
- Mains pressure water to all taps
- Generous supply of power points (many with USB outlets)
- Chrome switch and socket plates
- Pendant or downlights throughout
- Dimmer switches to lounge and kitchen
- TV & data points installed to principal rooms
- Electric vehicle charging point
- Photovoltaic solar panels with battery-ready inverter. (Capable of generating enough power to charge an Audi Q4 e-tron for 8,362 km (plots 1-4), or 13,686 km (plots 5-7) per annum depending on operation [Information from zap-map.com 05/06/25])

DECORATIVE FINISHES

- Satin woodwork with emulsion painted walls throughout
- Painted solid core timber doors
- Stepped style skirting and architrave
- Half glazed doors to kitchen
- Staircase with oak handrail and oak feature step (plots 1-5). Painted newels and balustrades to match colour of other internal woodwork.

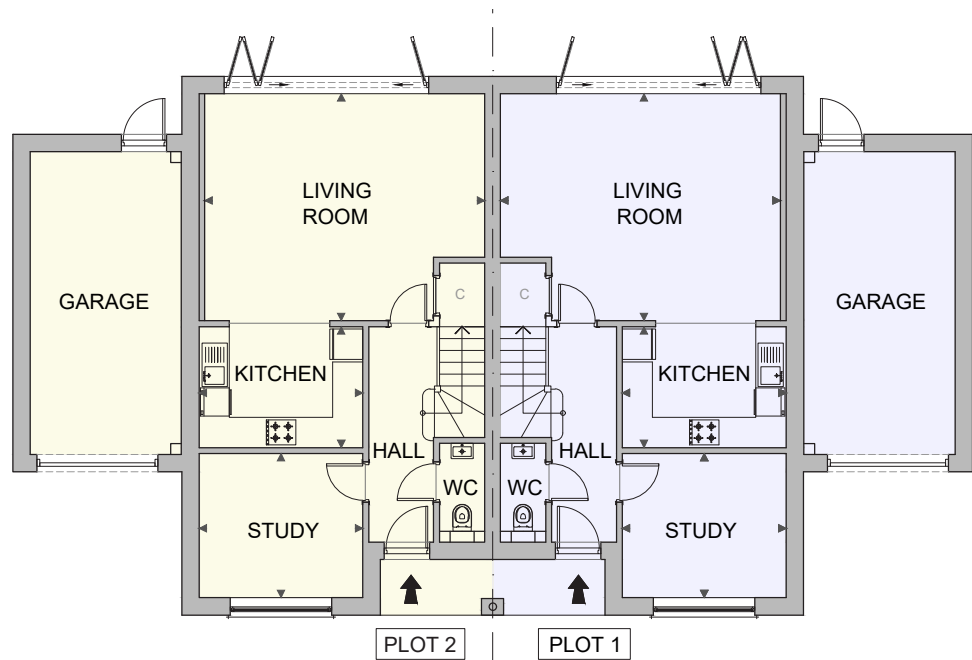
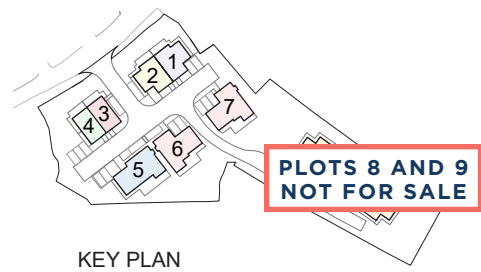
SECURITY AND SAFETY

- British Standard 4737/BS EN50131 compliant hard-wired intruder alarm system comprising keypad, door contacts and PIR detectors with SMART app controls enabling remote access.
- Security locks to doors and windows
- Hard wired heat/smoke detectors and carbon monoxide detectors installed in accordance with building regulations

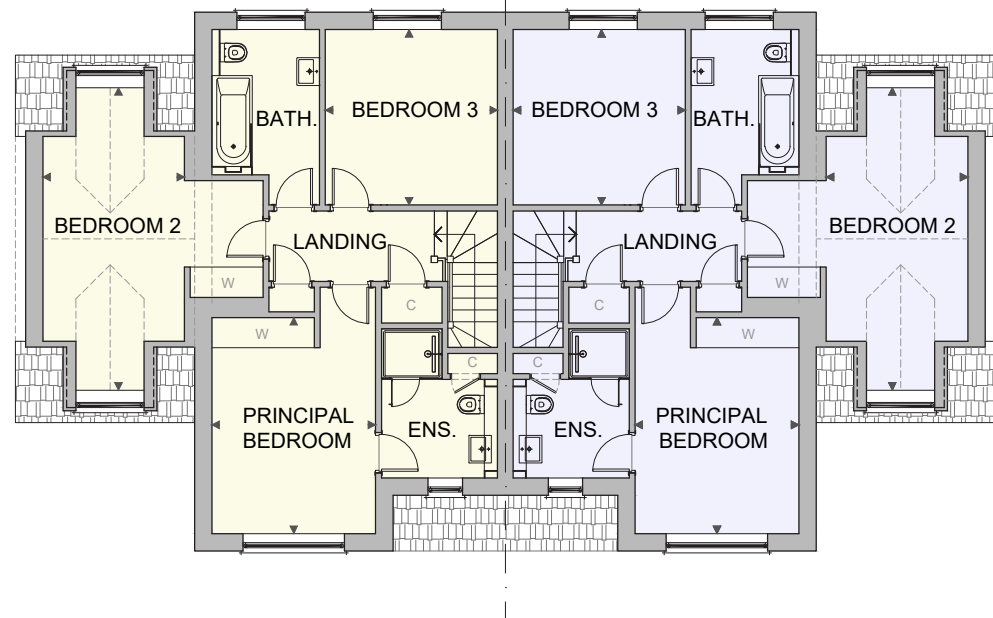
Please note the specification may change during the construction process

PLOTS 1 & 2 - GROUND FLOOR		
LIVING ROOM	4.51m x 5.56m	14'9" x 10'7"
STUDY	2.86m x 3.25m	9'4" x 10'7"
KITCHEN	2.4m x 3.25m	7'9" x 10'7"

PLOTS 1 & 2 - FIRST FLOOR		
PRINCIPAL BEDROOM	4.29m x 3.25m	12'1" x 10'7"
BEDROOM 2	6m x 2.81m	19'7" x 9'2"
BEDROOM 3	3.48m x 3.42m	11'4" x 11'2"



GROUND FLOOR



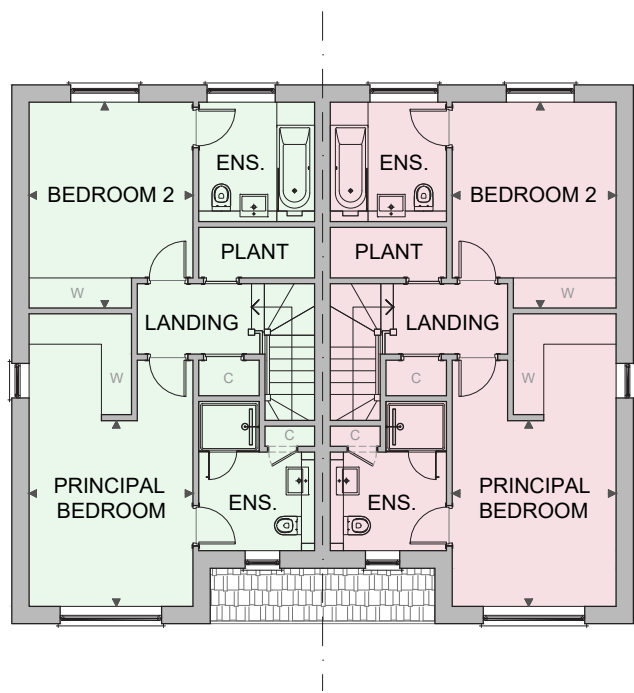
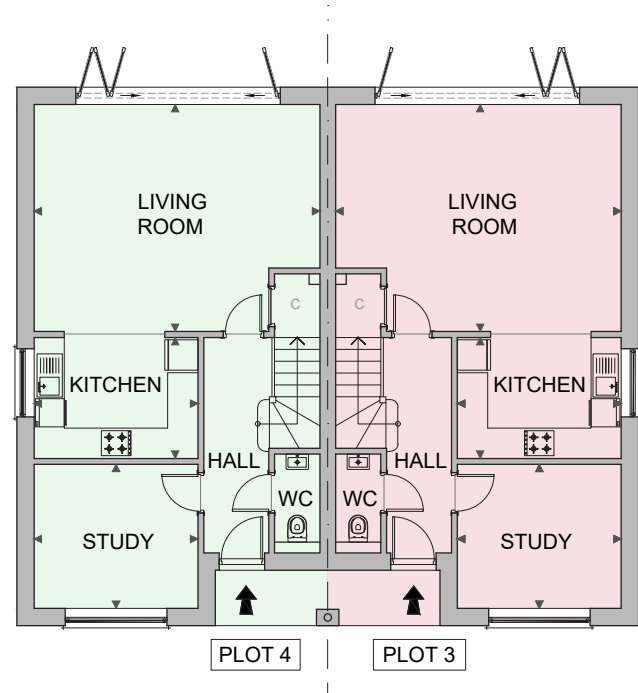
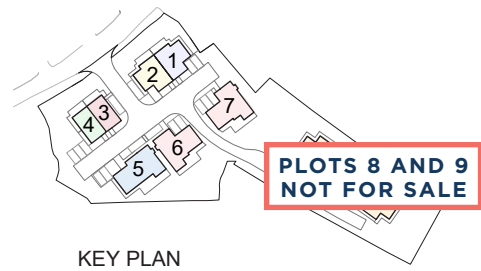
FIRST FLOOR



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PLOTS 3 & 4 - GROUND FLOOR		
LOUNGE	4.51m x 5.67m	14'8" x 18'6"
STUDY	2.86m x 3.25m	9'4" x 10'7"
KITCHEN	2.40m x 3.25m	7'9" x 10'7"

PLOTS 3 & 4 - FIRST FLOOR		
PRINCIPAL BEDROOM	3.69m x 3.25m	12'1" x 10'7"
BEDROOM 2	4.08m x 3.25m	13'4" x 10'7"



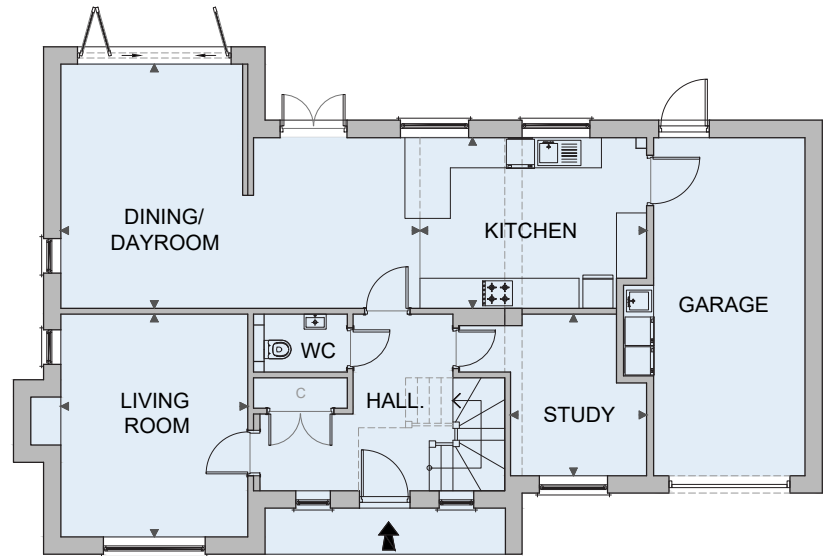
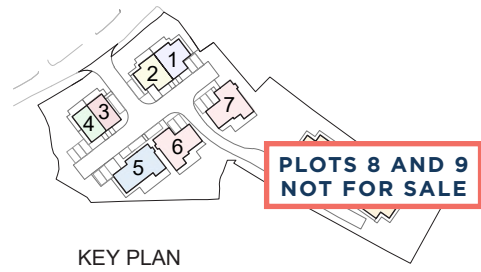
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PLOT 5 - GROUND FLOOR

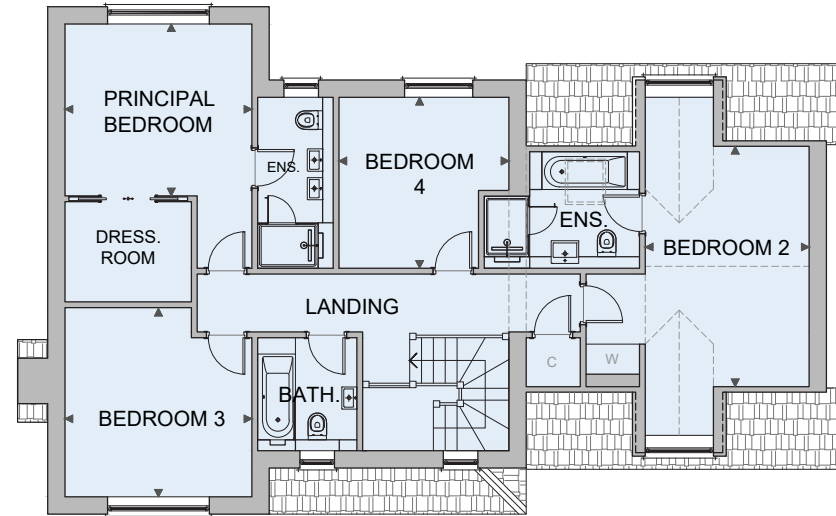
LOUNGE	4.42m x 3.7m	14'5" x 12'1"
STUDY	3.8m x 2.85m	12'6" x 9'4"
DINING ROOM	4.85m x 7.13m	15'9" x 23'4"
KITCHEN	3.2m x 2.7m	10'5" x 8'9"

PLOT 5 - FIRST FLOOR

PRINCIPAL BEDROOM	3.41m x 3.7m	11'2" x 12'1"
DRESSING ROOM	2m x 2.5m	6'5" x 8'2"
BEDROOM 2	4.77m x 3.25m	15'6" x 10'7"
BEDROOM 3	3.76m x 3.7m	12'3" x 12'1"
BEDROOM 4	3.39m x 3.37m	11'1" x 11'



GROUND FLOOR



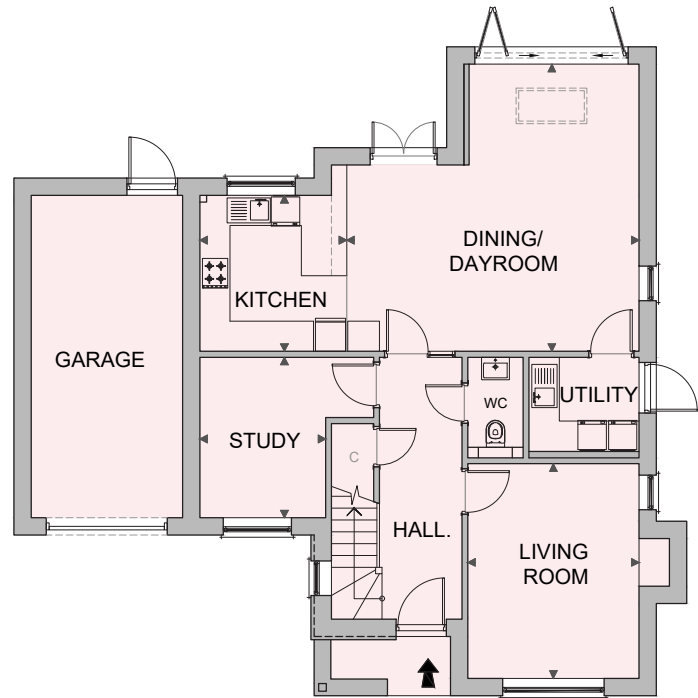
FIRST FLOOR



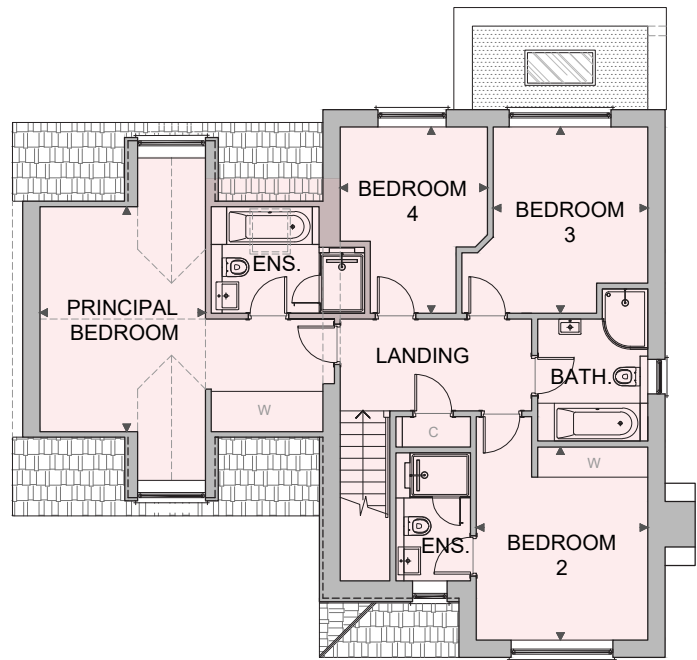
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PLOTS 6 & 7 - GROUND FLOOR		
LOUNGE	4.26m x 3.4m	14' x 11'2"
STUDY	3.19m x 2.5m	10'5" x 8'2"
DINING ROOM	5.7m x 5.8m	18'7" x 19'
KITCHEN	3.1m x 2.92m	10'2" x 9'6"

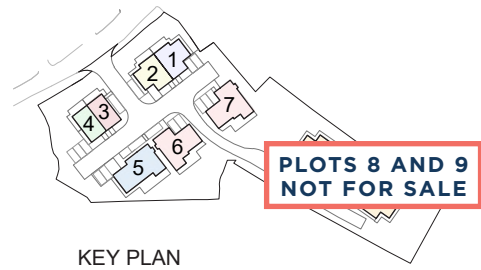
PLOTS 6 & 7 - FIRST FLOOR		
PRINCIPAL BEDROOM	4.46m x 3.29m	14'6" x 10'8"
BEDROOM 2	3.84m x 3.4m	12'6" x 11'2"
BEDROOM 3	3.7m x 3.07m	12'1" x 10'1"
BEDROOM 4	3.7m x 2.92m	12'1" x 9'6"



GROUND FLOOR



FIRST FLOOR



KEY PLAN



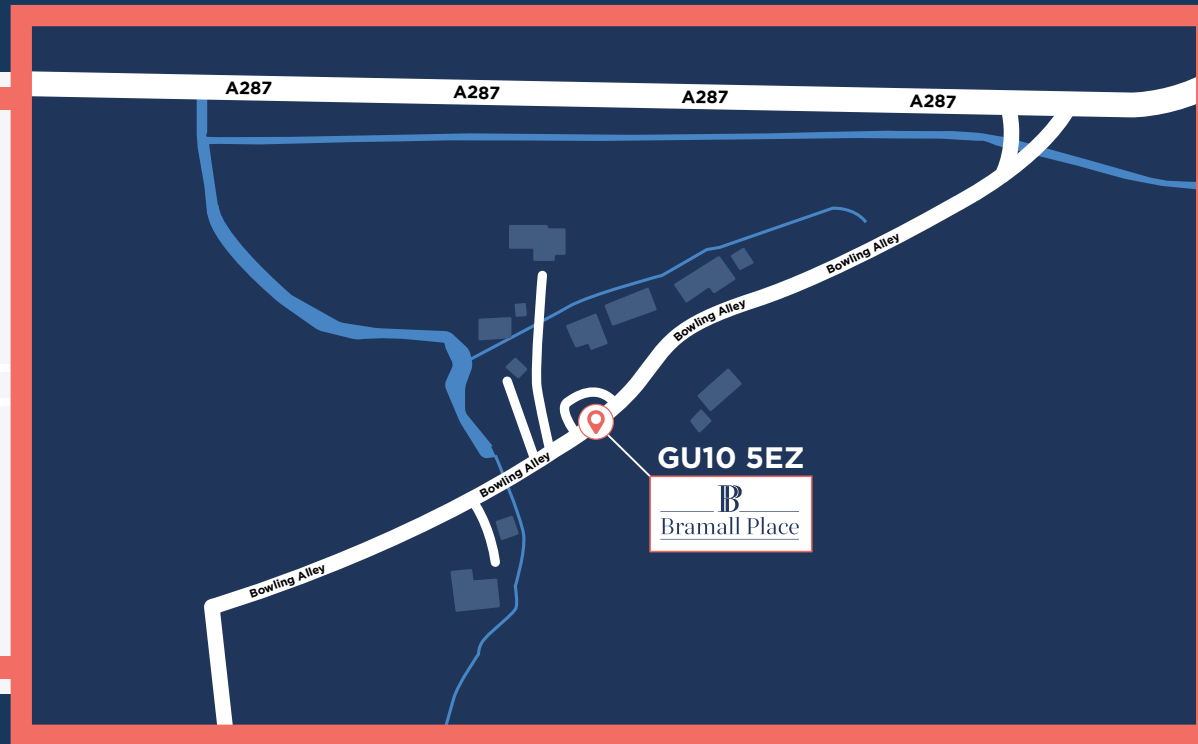
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