

## STURT FARM

Haslemere, Surrey GU27 3SE

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4 bedroom homes with private gardens and allocated parking

AVAILABLE TO RESERVE OFF PLAN



# STURT FARM

Haslemere, Surrey GU27 3SE

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Stonewater is proud to present this collection of **new four bedroom houses for shared ownership** at its Sturt Farm development in Haslemere. These new homes offer a thoughtfully designed, spacious interior layout and have been designed externally to a range of traditional designs, some with decorative tile hanging, feature brickwork or weatherboarding.

This release of four bedroom homes features four different interior layouts. Plots 4 and 37 are end-of-terrace properties configured to a lateral design laid out over three floors. The ground floor comprises the hall, living room with French doors opening on to the back garden, a separate kitchen/dining room and a useful cloakroom with WC and hand basin. The first floor has two bedrooms, with an en-suite shower room to bedroom 1. Two further bedrooms on the second floor complete this home's layout.

Plots 12 and 13 are semi-detached properties arranged over three floors. The ground floor comprises an open-plan living/dining room and kitchen, hall and a cloakroom with WC and handbasin. The first floor comprises three bedrooms and a family bathroom; the second floor is given over entirely to a master bedroom with en-suite shower room. Externally each property comes with a good-sized private rear garden and allocated off-road parking for two vehicles.

Plots 38 and 39 are two semi-detached properties laid out over three floors. Both feature on the ground floor a living/dining room with doors out to the rear garden, a separate kitchen and a cloakroom with WC and handbasin. The first floor comprises two bedrooms and a contemporary style family bathroom; two further bedrooms are located on the second floor.

Built on the outskirts of Haslemere on the border of Hampshire and West Sussex, Sturt Farm benefits from its proximity to the village of Camelsdale, which has a shop, a convenience store, a primary school and The Mill pub. For bigger shopping trips the nearby village of Weyhill has a range of local shops as well as a Marks & Spencer food store and a Tesco supermarket. Weyhill is also home to the National Trust-owned Shottermill Ponds and Marley Common. Fitness enthusiasts are catered for by Haslemere Leisure Centre which offers a swimming pool, gym and a

variety of organised exercise classes.

The attractive market town of Haslemere with its picturesque historic streets is known locally for its range of independent, specialist shops, restaurants and cafes. A popular Farmers' Market is held in the High Street every first Saturday of the month with food locally sourced and prepared by its stallholders.

Haslemere is also noted for its rich cultural life, with Haslemere Hall serving as a focal point hosting concerts, plays, operas, films and even live-streamed productions from the National Theatre. The Haslewey community centre is another popular community hub which offers a wide range of activities including yoga, pilates, art classes and even belly dancing. Haslemere Museum is a popular local landmark and is home to some fascinating historical treasures. The museum hosts regular exhibitions throughout the year.

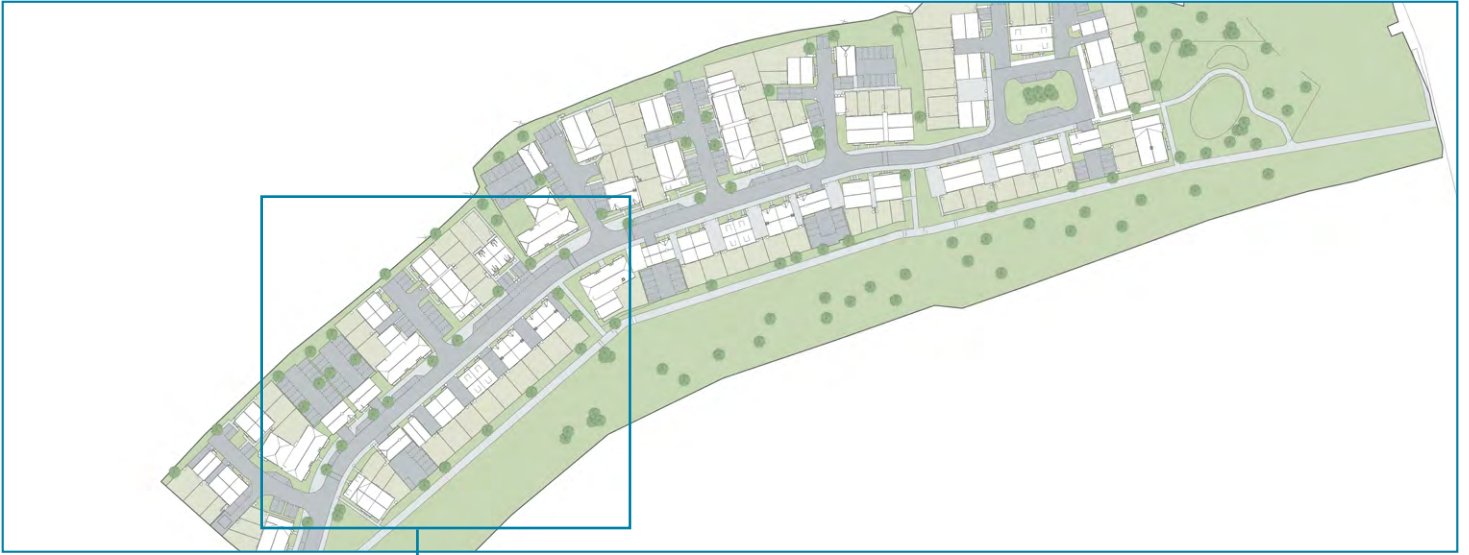
Sturt Farm falls within the catchment of a number of good schools. Woolmer Hill School is a local secondary academy for 11- to 16-year-olds which is rated 'Good' by Ofsted. Cameldale Primary School, set in beautiful grounds and with strong links to the local community, is ranked 'Outstanding'. Nearby St Bartholomews Primary C of E and Shottermill Junior schools are both ranked 'Good'. Haslemere offers a range of nurseries for pre-school-age children including a highly regarded Montessori School.

Transport links in and around Haslemere are excellent. Direct services operate from Haslemere train station into London Waterloo with a journey time of around 45 minutes. Direct services also operate from here to Guildford (16 minutes travelling time) and Portsmouth Harbour (43 minutes). The town is also close to the A3 main trunk route from London to Portsmouth offering excellent access to the UK motorway network with the M25 and Portsmouth both being approximately 45 minutes' drive away in opposite directions. For travel abroad Gatwick Airport is just under an hour away by car, Heathrow just over an hour.

- Camelsdale Primary School 0.3 miles
- Haslemere Leisure Centre 0.4 miles
- The Mill public house 0.6 miles
- Haslemere railway station 0.9 miles
- St Bartholomews Primary CofE 0.4 miles
- Guildford town centre 16.2 miles



# SITE PLAN



# PLOT 4

98 Grasslands Close, Haslemere, Surrey GU27 3FB



## 4 bed end-of-terrace house

Two parking spaces  
Turfed rear garden  
Kitchen/Dining area  
Downstairs WC

£220,000 for a 40% share

Open Market Value: **£550,000**

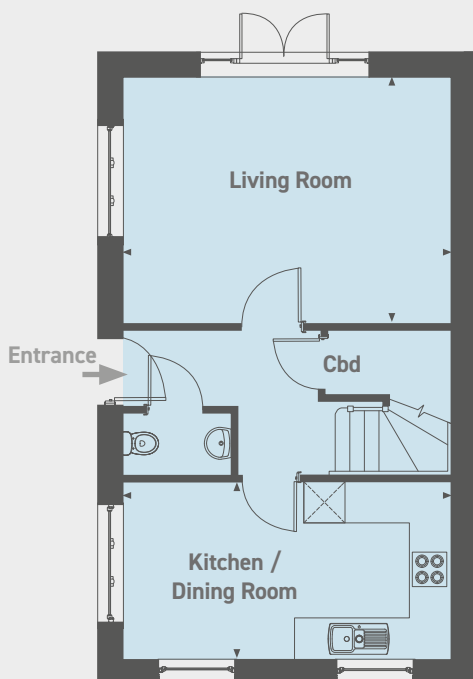
Monthly Rent: **£756.25**

Service Charge: **£27.17**

### Ground floor

Living Room  
5.29m x 3.90m (17'3" x 12'7")

Kitchen / Dining  
5.29m x 2.88m (17'3" x 9'4")

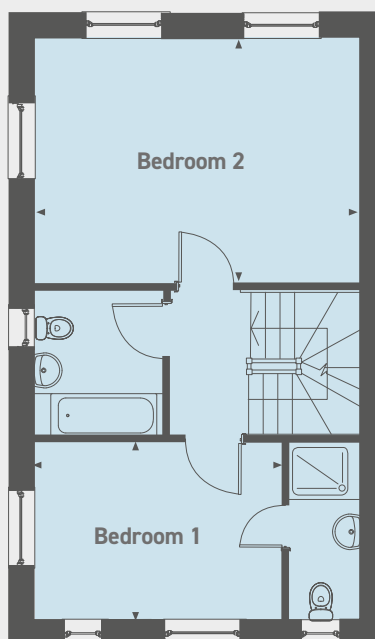


Ground floor

### First floor

Bedroom 1  
3.98m x 2.88m (13'0" x 9'4")

Bedroom 2  
5.29m x 3.90m (17'3" x 12'7")

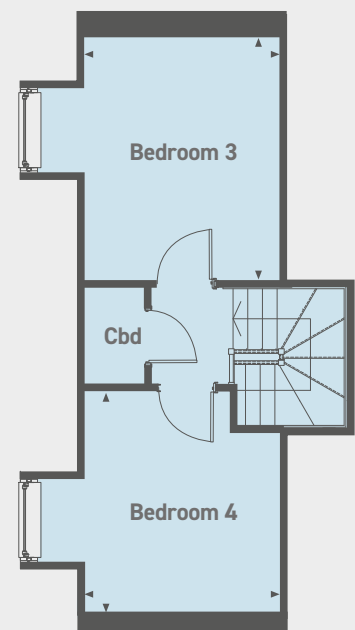


First floor

### Second floor

Bedroom 3  
3.91m x 3.14m (12'8" x 10'3")

Bedroom 4  
3.60m x 2.89m (11'8" x 9'4")



Second floor



# PLOT 12

93 Grasslands Close, Haslemere, Surrey GU27 3FB



## 4 bed semi-detached house

Two parking spaces  
Turfed rear garden  
Kitchen/Dining area  
Downstairs WC

**£220,000 for a 40% share**

Open Market Value: **£550,000**

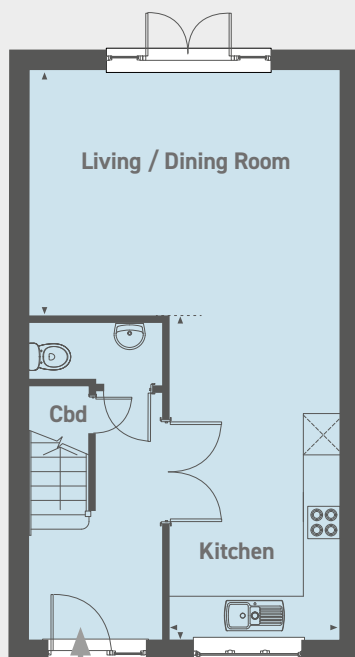
Monthly Rent: **£756.25**

Service Charge: **£27.17**

### Ground floor

Living Room  
5.11m x 4.00m (16'7" x 13'1")

Kitchen / Dining  
5.28m x 2.92m (17'3" x 9'5")



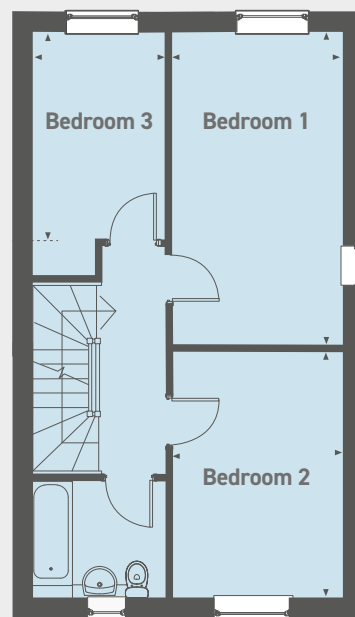
Entrance  
Ground floor

### First floor

Bedroom 1  
5.22m x 2.82m (17'1" x 9'2")

Bedroom 2  
4.00m x 2.82m (13'1" x 9'2")

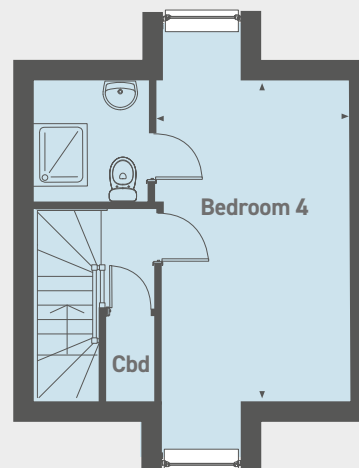
Bedroom 3  
3.45m x 2.23m (11'3" x 7'3")



First floor

### Second floor

Bedroom 4  
5.15m x 3.05m (16'8" x 10'0")



Please note that all sales particulars and images are for marketing and illustrative purposes only. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only.

# PLOT 13

92 Grasslands Close, Haslemere, Surrey GU27 3FB



## 4 bed semi-detached house

Two parking spaces  
Turfed rear garden  
Kitchen/Dining area  
Downstairs WC

£220,000 for a 40% share

Open Market Value: **£550,000**

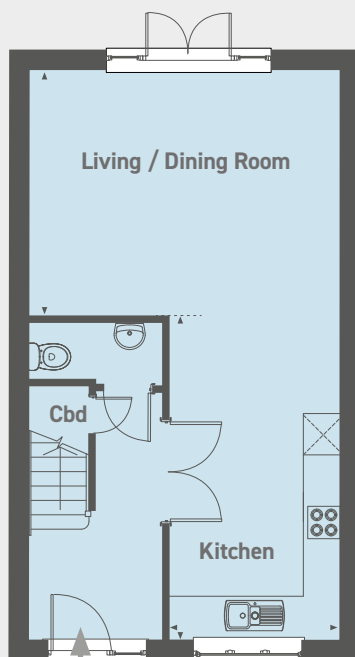
Monthly Rent: **£756.25**

Service Charge: **£27.17**

### Ground floor

Living Room  
5.11m x 4.00m (16'7" x 13'1")

Kitchen / Dining  
5.28m x 2.92m (17'3" x 9'5")



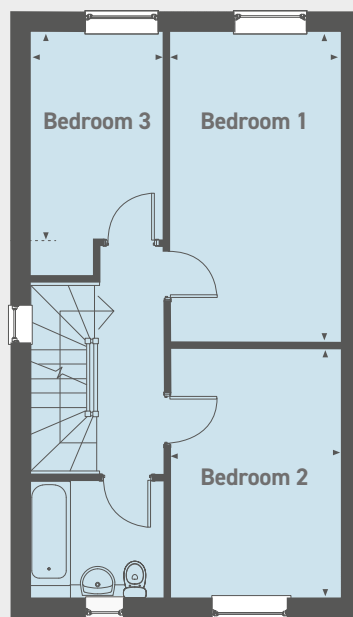
Entrance  
Ground floor

### First floor

Bedroom 1  
5.22m x 2.82m (17'1" x 9'2")

Bedroom 2  
4.00m x 2.82m (13'1" x 9'2")

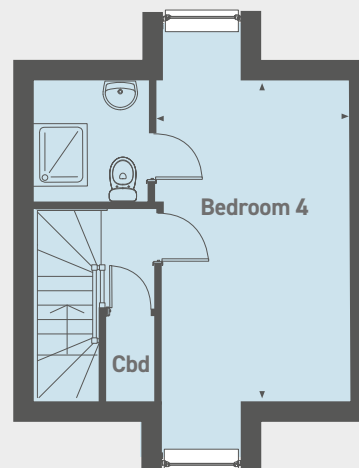
Bedroom 3  
3.45m x 2.23m (11'3" x 7'3")



First floor

### Second floor

Bedroom 4  
5.15m x 3.05m (16'8" x 10'0")



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# PLOT 37

19 Grasslands Close, Haslemere, Surrey GU27 3FB



## 4 bed end-of-terrace house

Two parking spaces  
Turfed rear garden  
Kitchen/Dining area  
Downstairs WC

£220,000 for a 40% share

Open Market Value: **£550,000**

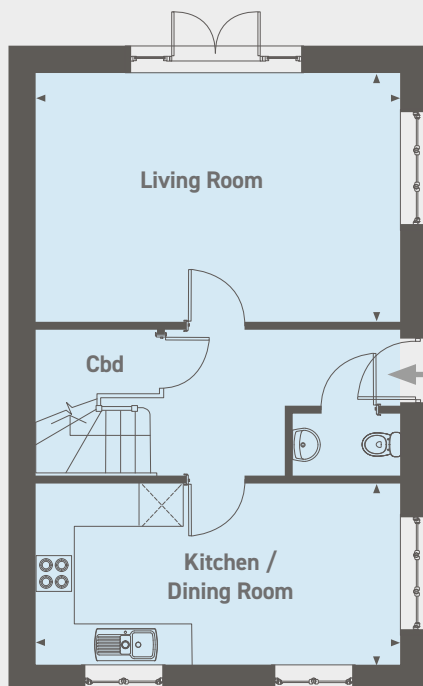
Monthly Rent: **£756.25**

Service Charge: **£27.17**

### Ground floor

Living Room  
5.85m x 3.90m (19'1" x 12'7")

Kitchen / Dining  
5.85m x 2.88m (19'1" x 9'4")

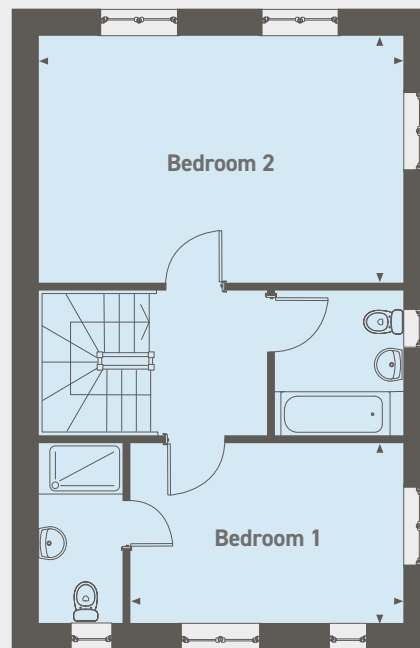


Ground floor

### First floor

Bedroom 1  
4.34m x 2.88m (14'2" x 9'4")

Bedroom 2  
5.85m x 3.90m (19'1" x 12'7")

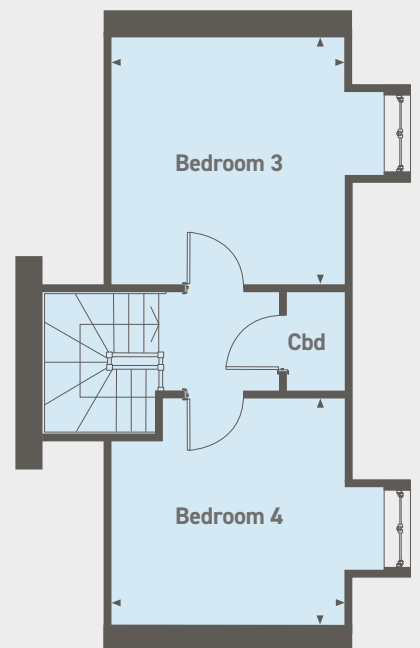


First floor

### Second floor

Bedroom 3  
3.91m x 3.71m (12'8" x 12'1")

Bedroom 4  
3.71m x 2.89m (12'1" x 9'4")



Second floor

# PLOT 38

20 Grasslands Close, Haslemere, Surrey GU27 3FB



## 4 bed semi-detached house

Two parking spaces  
Turfed rear garden  
Kitchen/Dining area  
Downstairs WC

**£222,000 for a 40% share**

Open Market Value: **£555,000**

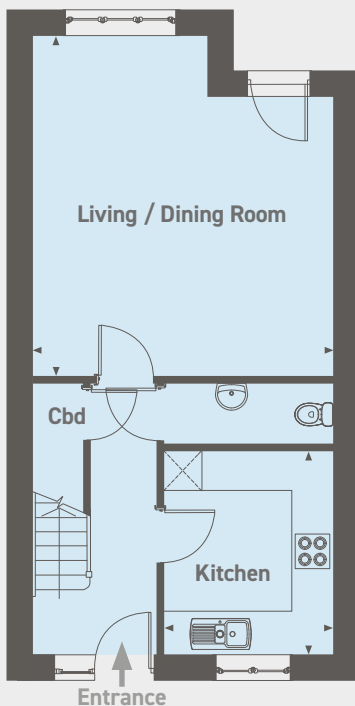
Monthly Rent: **£763.12**

Service Charge: **£27.17**

### Ground floor

Living /Dining Room  
5.56m x 4.88m (18'2" x 16'0")

Kitchen  
3.40m x 2.77m (11'1" x 9'0")

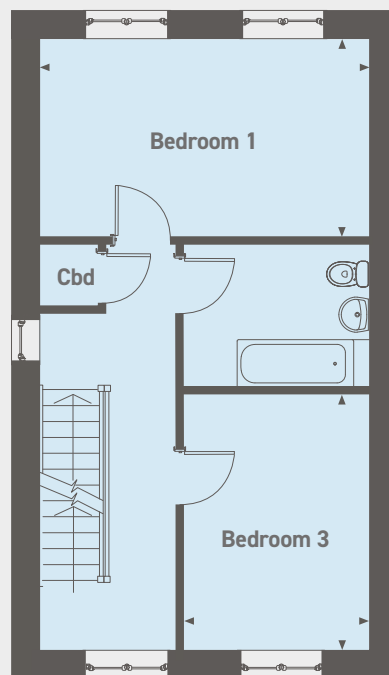


Ground floor

### First floor

Bedroom 1  
4.88m x 2.93m (16'0" x 9'6")

Bedroom 3  
3.85m x 2.77m (12'6" x 9'0")

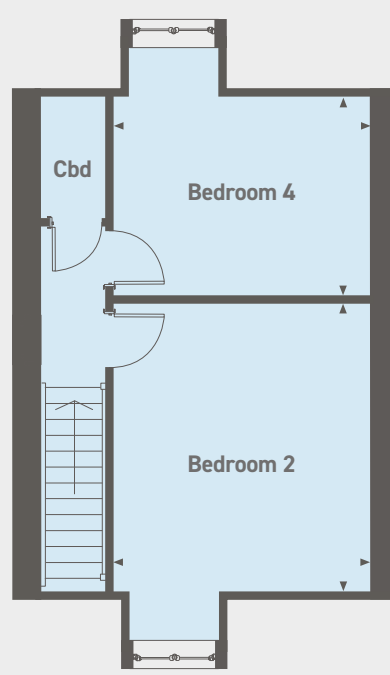


First floor

### Second floor

Bedroom 2  
4.30m x 3.71m (14'1" x 12'1")

Bedroom 4  
3.71m x 2.99m (12'1" x 9'8")



Second floor

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# PLOT 39

21 Grasslands Close, Haslemere, Surrey GU27 3FB



## 4 bed semi-detached house

Two parking spaces  
Turfed rear garden  
Kitchen/Dining area  
Downstairs WC

£222,000 for a 40% share

Open Market Value: **£555,000**

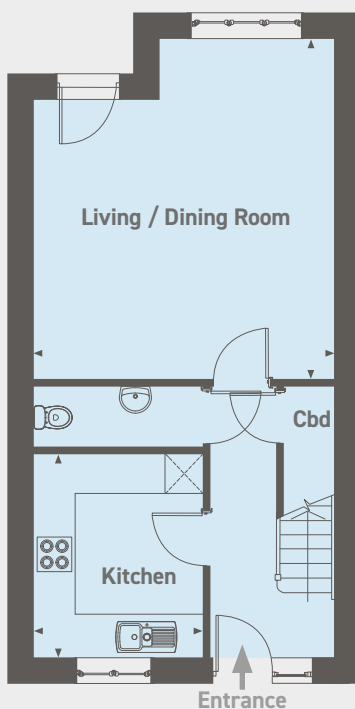
Monthly Rent: **£763.12**

Service Charge: **£27.17**

### Ground floor

Living /Dining Room  
5.56m x 4.88m (18'2" x 16'0")

Kitchen  
3.40m x 2.77m (11'1" x 9'0")

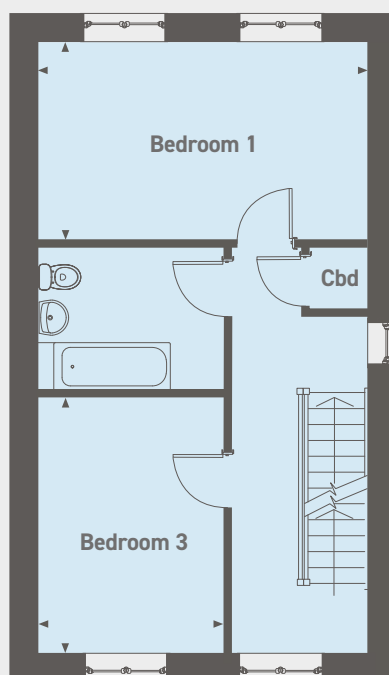


Ground floor

### First floor

Bedroom 1  
4.88m x 2.93m (16'0" x 9'6")

Bedroom 3  
3.85m x 2.77m (12'6" x 9'0")

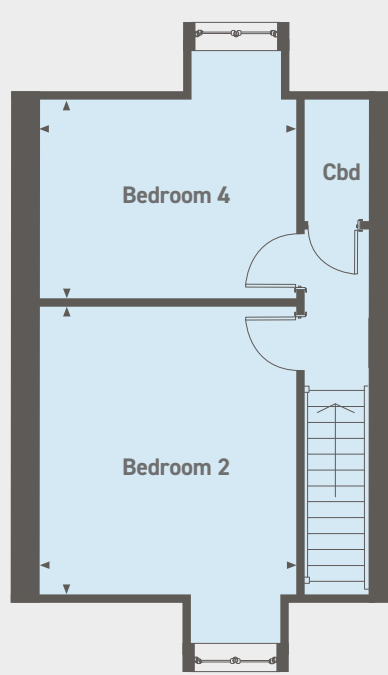


First floor

### Second floor

Bedroom 2  
4.30m x 3.71m (14'1" x 12'1")

Bedroom 4  
3.71m x 2.99m (12'1" x 9'8")



Second floor

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Please note the most up-to-date availability can be found on our website [www.stonewaterhomes.co.uk](http://www.stonewaterhomes.co.uk). Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

FIND OUT ABOUT SHARED OWNERSHIP

Please note that all sales particulars and images are for marketing and illustrative purposes only. Plans, computer generated images and photos may contain elements which are not present upon the final completion of the property.

