

Maple Fields

ALTON · HAMPSHIRE · GU34 2NL



Martin Grant Homes



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Comfortably located between town and countryside, Maple Fields offers a range of superbly designed 3, 4 and 5 bedroom family homes. Alton's charming centre is just over a mile away with open fields as a backdrop and the attractions of East Hampshire are within a short drive. This location definitely has the best of everything.



Surrounding countryside

Maple Fields is only five minutes by car from Alton town centre and station. The open countryside can be reached in even less time using the open footpaths which thread through the development, maintained by the management company.

Family life at Maple Fields

Alton has origins in Saxon times and over the centuries has built its prosperity on the cloth trade, paper making and brewing.



Forward to the 21st century and Alton is a lively town that makes an ideal choice for a family lifestyle, with plenty of shops and services in the town centre, some very highly rated schools for all ages and the natural beauty of the South Downs National Park on its outskirts.

At Maple Fields the homes have a traditional flavour, echoing some of the

architectural styles that can be found in the vicinity. The setting is pleasing and relaxing and includes a great deal of green open spaces and woodland walks, giving everyone the opportunity to get out and enjoy the fresh air. The interiors show that consideration has been given to every detail to create a comfortable, relaxing and stylish environment.



Countryside around Alton



Queen Elizabeth Country Park



Alton town centre

Recreation & exploration

You have acres of open space and endless leisure opportunities within a few minutes' walk of Maple Fields.



Kings Pond, Alton



Alton Public Gardens



Butser Hill



Alton local park

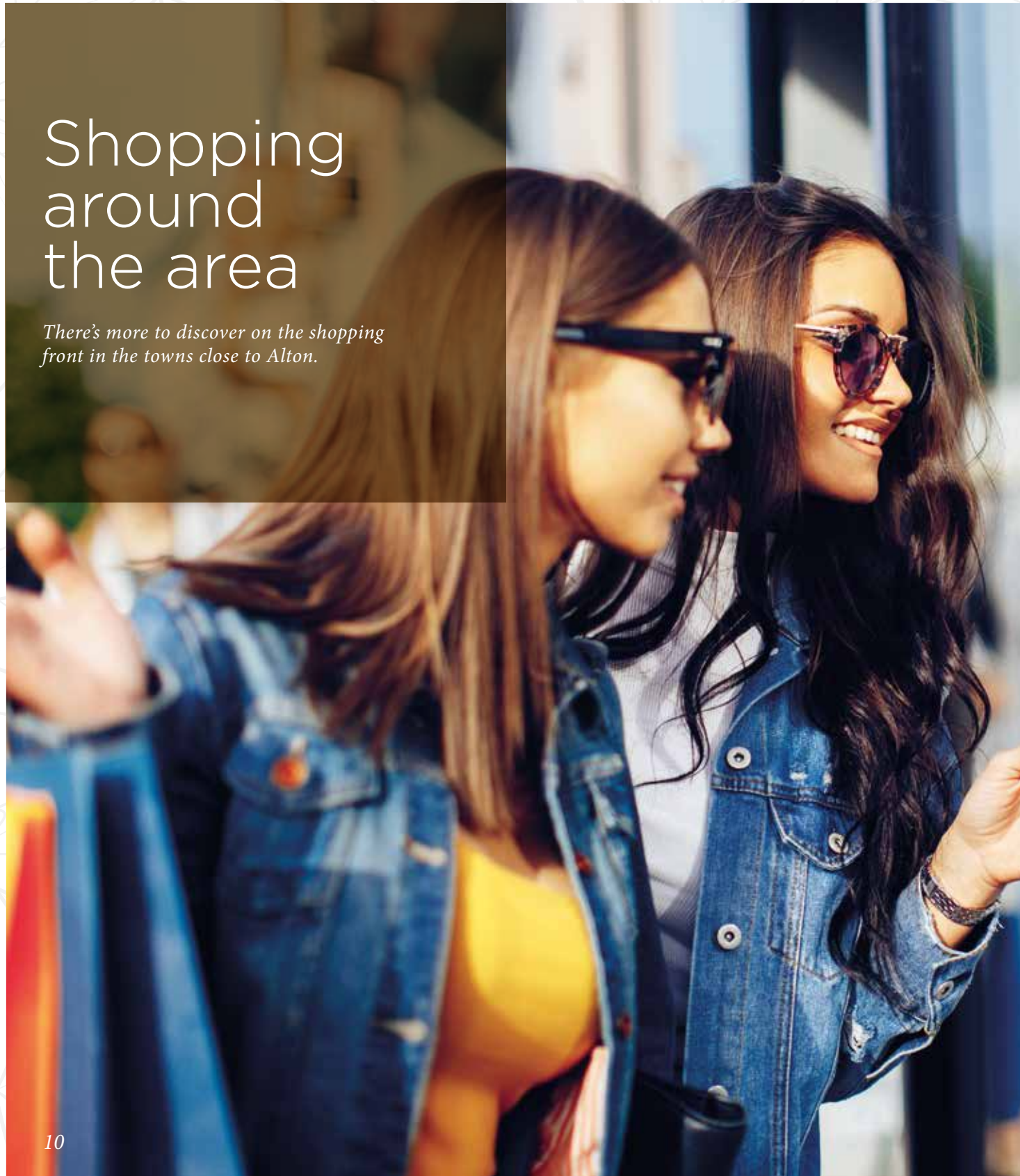
Anstey Park offers 32 acres of parkland and leisure activities providing visitors with a wealth of sports including cricket, football, rugby, tennis, netball and skateboarding. It's very much a community park and often hosts events such as fun runs and fireworks displays.

The town's history can be explored on a number of circular walks. The Holybourne walk takes you past some ancient buildings, with glimpses of the River Wey as you go. On the Flood Meadows walk you'll be able to see the historic watercress beds and enjoy splendid views of the open countryside. Lavender fields are another beautiful feature of Alton; Hartley Park Farm grows four varieties and sells a range of lavender products.

If golf is your chosen pastime, you can head for Worldham Golf Club, just outside Alton. It has a beautiful 18-hole parkland course on the edge of the South Downs National Park, a reminder that in Alton, open countryside is never very far away.

Shopping around the area

There's more to discover on the shopping front in the towns close to Alton.



Shopping in Alton's town centre is a pleasure, thanks to its handsome historic buildings and well-kept streets, some of which are traffic-free. You'll find everything for everyday needs; with Waitrose, Sainsbury's and the Co Op representing the major supermarkets. Other outlets include a Post Office, hairdressers, banks, and Marks & Spencer Simply Food.



Waitrose in Alton



Alton town centre



Alton High Street

Farnham, 12 miles away, has a great selection of independent and rather exclusive shops, especially in the atmospherically cobbled Lion and Lamb Shopping Centre. Here you can browse in Laura Ashley, Whistles, India Jane, Joules, Waterstone's and Neal's Yard Remedies, amongst others.

Anyone who has a taste for locally produced, top quality produce and gourmet specialities will make a point of going to Farnham farmers' market, held every fourth Sunday of the month.

Guildford, 20 miles from Alton, is popular with shoppers for its diverse mix of retailers. They include department stores Debenhams and House of Fraser; the multiples clustered in shopping centres such as The Friary; as well as countless independent boutiques, shops and high-end brands such as

Anthropologie, Hobbs, Jo Malone and Whistles along the cobbled High Street, Chapel Street and The Lanes. Then there's Tunsgate Quarter, a newcomer to Guildford's shopping scene. Here, the focus is on high end fashion, plus cafés, bars and restaurants, bringing a touch of the West End to the city centre. The respected Yvonne Arnaud Theatre is another very good reason to spend time in Guildford.

Basingstoke, 11 miles from Alton, is another good alternative for the serious shopper. Festival Place Shopping Centre has an excellent range of leading labels of the calibre of Ralph Lauren, Swarovski, Benefit, Vans, Superdry, Zara, Warehouse and French Connection, complemented by large branches of Debenhams and Marks & Spencer.

Winchester has an impressive historic centre that's also a delight for the shopper. Indoor shopping in The Constabulary, Parchment Street and Jewry Street is complemented by a wide range of markets, variously specialising in art and design, farmers' produce, antiques and collectables.

Portsmouth is a little further away but well worth the journey for Gunwharf Quays, the phenomenally successful outlet centre on the harbourside. Here, you can spend – and more importantly, save – on 90 upmarket brands such as L'Occitane, The White Company, Gant, Fossil, Timberland, Le Creuset, Jaeger, Jack Wills and Boss.

A matter of taste

Eating out is one of life's greatest pleasures and a major part of contemporary lifestyles. With a wealth of choices, Alton has something to entice every palate.



Alton town centre



Alton has a number of family-friendly restaurants and some more sophisticated ones, ranging from Pizza Express and O'Connor's Secret Garden Bistro to Monty's Bistro. Alton is also very well supplied with pubs, many of which serve good food, of either the traditional or the gastro pub kind.

Farnham isn't too far to go when you feel like dining out. Its restaurant choices include Bill's, Brasserie Blanc, Côte, Café Piccolo, Borelli's Wine Bar and Grill. The Lion and Lamb Café and Restaurant specialises in seasonal English food, The Darjeeling is a smart Indian restaurant, while the Queens Head offers a menu of upmarket pub food.

Guildford also offers an excellent choice of restaurants, casual dining and pubs, between them covering all the popular cuisines. They encompass favourites like Prezzo and Côte, as well as independents such as Positano, Meat The Greek and The Jetty.

Winchester, as befits any affluent and vibrant city, also has an eclectic range of places to eat and drink. A small sample, demonstrating the choices available, might include independent restaurants Forte Kitchen or Chesil Rectory; The Green Man, a smart pub which specialises in food made from artisan produce; and sushi and sashimi at Kyoto Kitchen. Celebrity chef Rick Stein has an

eponymous restaurant in the High Street, where, as you would expect, fish and seafood lead the menu choices.

If you're visiting **Portsmouth**, it's worth remembering that Gunwharf Quays has thirty different places to eat as well as outlet shopping. Here, you can gaze out over the busy harbour and naval base while you eat, watching the ferries and cruise ships ply the waters.



Alton town centre



Alton town centre



Alton town centre



Alton town centre

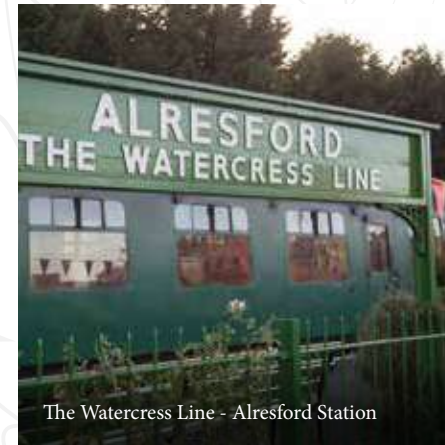


Nature and culture

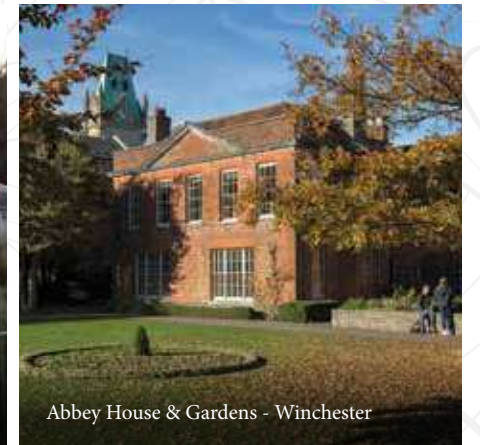
The South Downs National Park's 600 square miles encompasses some of England's most spectacular scenery, much of it within a very short drive of Alton. It will provide inspiration for countless days out; for example Go Ape tree climbing in Alice Holt Forest, high views from Butser Hill, or rambles over Iping and Stedham Commons.



Chawton House Library - Jane Austen's world



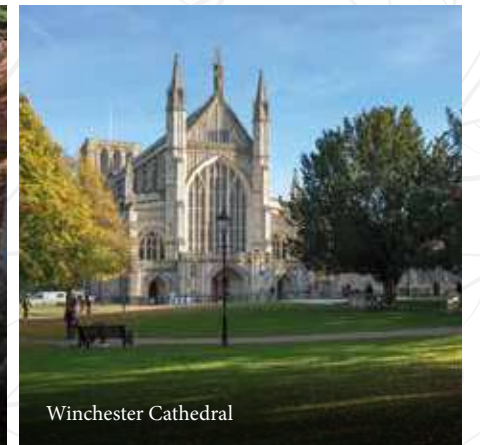
The Watercress Line - Alresford Station



Abbey House & Gardens - Winchester



Queen Elizabeth Country Park



Winchester Cathedral

Another unique local attraction is the Watercress Line, a lovingly tended heritage railway that runs from Alton to Alresford. Harry Potter film fans might recognise which part of it was used for Hogwarts Express location scenes.

Jane Austen spent much of her life in this part of Hampshire and today, the lady and her work are celebrated at Jane Austen's House Museum in Chawton. Another local celebrity is Gilbert White, an inventive and enthusiastic gardener and naturalist.

You can find out more about him at Gilbert White and The Oates Collections in Selbourne.

The city of Winchester is 18 miles away and is a treasure trove for anyone with an interest in history. Its magnificent cathedral is the longest in Europe and can be dated from the 7th century. Winchester's city walks let you follow in the footsteps of King Alfred or John Keats and for anyone who wants to take a little piece of the past home with them, the antiques and collectibles market is well worth a visit.



A town for learning

One excellent reason for choosing Maple Fields for a family home is that there are so many 'good' rated schools, for all ages, in the vicinity.



At primary level, Wootey Junior School, Anstey Junior School and The Butts Primary School are all deemed by Ofsted to be 'Good'. Alton Infants' School is 'Good with Outstanding Features'.

For older children, options include Alton College and Eggars School, both 'Outstanding', and Amery Hill School, 'Good with Outstanding Features'.

Well regarded independent schools in the Alton area include Alton Convent School, for all ages, and Andrews' Endowed Church of England Primary School.

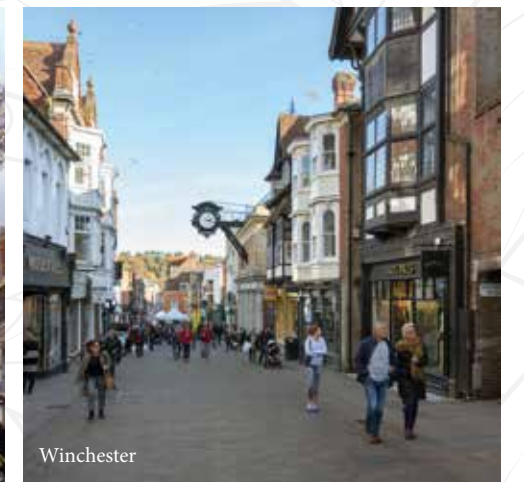
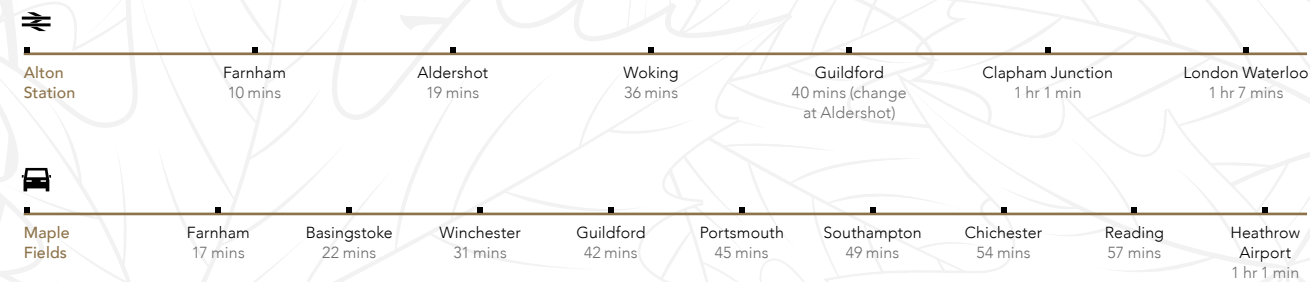
Getting around

With Alton station only 5 minutes by car, or 19 minutes on foot, Maple Fields is ideally placed for commuters.



With services to London Waterloo taking as little as 1 hour and 7 minutes, it's perfectly feasible to live here and work in the capital. Other major centres even more easily accessible by rail are Woking (36 minutes), and Guildford (40 minutes).

If you're driving, the A31 is 1.3 miles away, your starting point for Winchester, Farnham, Guildford and the A3. Alternatively, the A339 is the route to the M3 junction 6, 11.4 miles away.



Interior quality

At Maple Fields, we've designed interiors that capture the very best in contemporary style and have included every modern comfort. Your new home features...



Kitchens

- Contemporary kitchen designs
- Stainless steel 1½ bowl/single drainer inset sink
- Integrated dishwasher
- Integrated fridge/freezer
- Stainless steel 5 burner gas hob to 4 and 5 bedroom units
- Stainless steel 4 burner gas hob to 3 bedroom units
- Integrated double oven to 4 and 5 bedroom units
- Integrated single oven to 3 bedroom units
- Integrated cooker hood
- Glass splash-back between hob and cooker extractor
- Laminate worktops with laminate upstand
- Optional extra - Composite stone worktops with upstand and stone window cill
- Chrome mixer taps
- Polished chrome light switches and sockets
- LED under unit lighting
- Soft close drawers and doors
- Karndean 'Knight' tile flooring

Bathrooms, En Suites and Cloakrooms

- Contemporary white sanitaryware to bathroom, en suite and cloakrooms
- Chrome heated towel radiator to bathroom and en suite shower rooms
- Chrome mixer taps and shower fittings
- Half height ceramic tiling to selected walls
- Full height ceramic tiling within shower cubicle
- Karndean 'Knight' tile flooring to bathroom and en suite
- Glass shower screens



Windows and Doors

- White UPVC double glazed windows and patio doors
- Obscured glass to bathroom, en suite shower room and cloakroom
- Internal Vicaima oak finish doors throughout
- Built-in wardrobe with sliding mirrored doors, shelf and hanging rail to master bedroom

Finishing Touches

- Smooth finish ceilings decorated white throughout
- Internal walls decorated in Almond White throughout
- White skirting boards, architraves and door linings
- White balustrades and handrails to stairs
- Polished chrome internal door furniture
- USB powerpoints at pre-selected locations

Heating and Ventilation

- Vaillant A+ rated gas boiler central heating system
- Digital heating and hot water programme controller
- Stone fireplace surround and hearth with fireback and Class 1 flue liner (to plots 60, 63, 84 and 137)
- Continuous mechanical extract ventilation system to kitchen, bathroom, en suite and cloakroom

General Features

- Chrome LED recessed ceiling lights in kitchens, bathrooms and en suite
- Telephone point installed in under stair cupboard and living room
- TV points in living room and all bedrooms
- Freeview aerial in loft space
- Wiring for SKY+ to living room

Garden

- Outside tap
- Steel garage door (where applicable)
- Landscaping to communal areas
- Landscaping to front gardens

Security and Peace of Mind

- Spur point for alarm
- Smoke and Carbon Monoxide detectors



Our Blueprint for a Greener Future...

Our Homes

As responsible developers, our objective is to create environmentally sensitive and sustainable developments. As a result, we follow sound best practice principles throughout the planning, design and build stages of our developments. We are committed to designing homes in association with planners and industry bodies that are energy efficient. That means incorporating environmental performance standards into the houses we build. It also means assessing the energy efficiency of the materials we use to reduce consumption of fossil fuels and carbon dioxide emissions. Finally, it means considering things like recycling, the use of water efficient appliances, water conservation, preservation of ecology and general health and well-being when designing our developments.

Our Sites

We ensure our developments recognise and fit with the natural environment and their surrounding landscape setting. We strive to protect, preserve and enhance the natural site features and we work closely with the Environment Agency, Natural England and local wildlife groups to manage and maintain any protected flora and fauna. We always endeavour to enhance the local landscape and habitats to encourage and increase biodiversity.

Construction

During our construction process we seek to protect the environment in which we work and are committed to reducing waste. A proportion of our developments are on formerly used or brownfield sites, making a more efficient use of land.



Penrose Park, Biggleswade



Weycott, Send



Delivering Extraordinary Homes



Arbor Walk, Cuckfield

Each Martin Grant Homes property is meticulously planned and professionally built to the highest standards, maximising space and light. Designed specifically to suit the way we live today, our homes incorporate a wealth of modern conveniences in a range of sizes to appeal to everyone from first time buyers to established families.

Our homes are known for their elegance and lasting quality and for enhancing their existing surroundings. They are sympathetic to the local architecture, regional characteristics and the surrounding countryside.

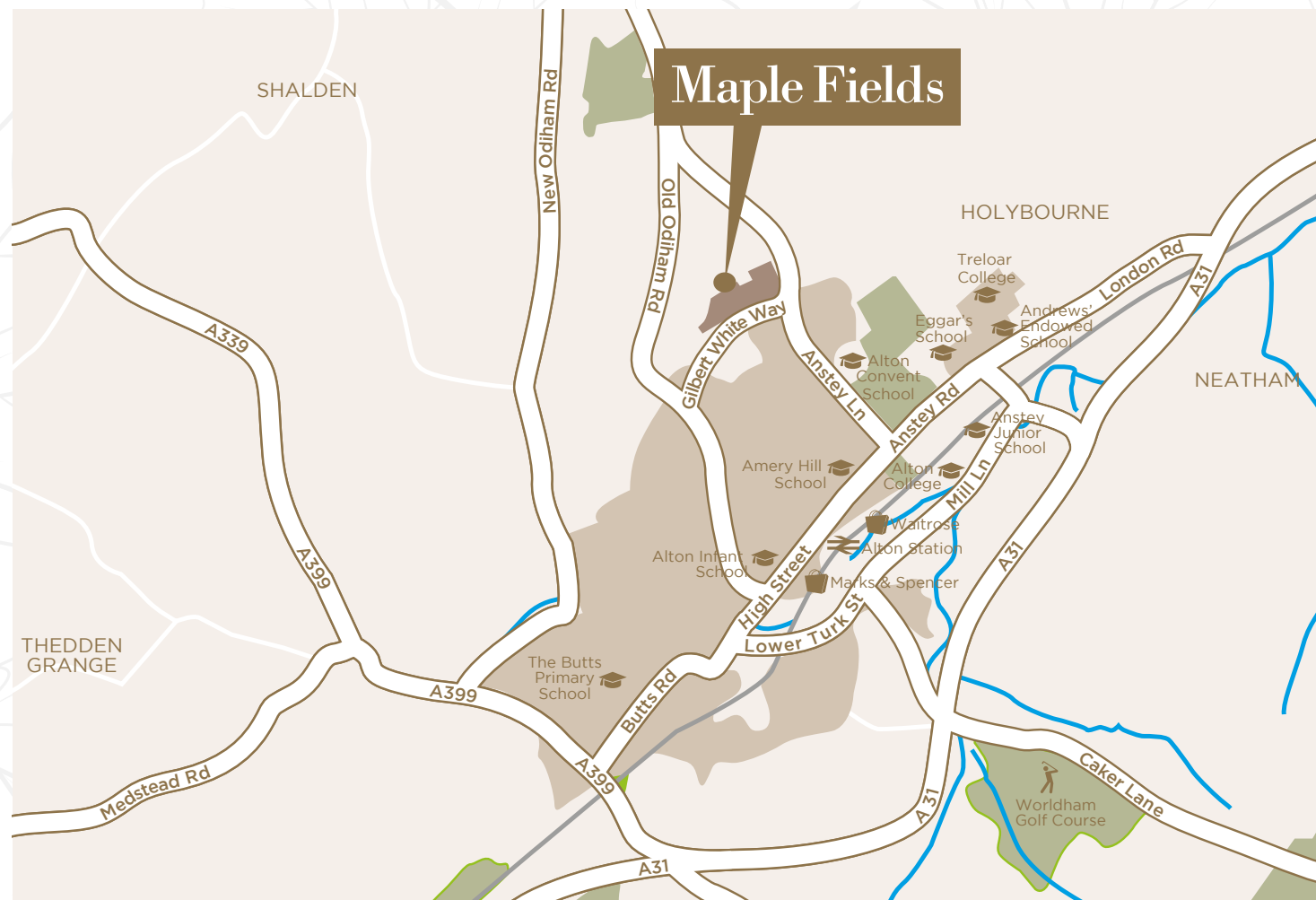
Founded in 1978, Martin Grant Homes has earned a reputation for building superb quality homes and apartments in desirable locations. As a privately-owned family company, we've continued to grow and we are now recognised as a major regional house builder.


Find us

The entrance to Maple Fields is via Gilbert White Way which is easily accessible from the A31.

From the M25: Turn off at Junction 10 and take the A3 South. After Guildford, take the A31 and continue on this road for 25 minutes, turn off at Montecchio Way (B3004), keep left onto London Road and then turn right onto Anstey Lane. Turn left at the end of the road onto Gilbert White Way.

From the M3: Turn off at Junction 6 and follow Ringway South to the A339. Turn left off the A339 onto The Avenue, then right onto Old Odiham Road. Turn left onto Gilbert White Way.



Key:  Area of outstanding beauty



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Notes



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