



THAKEHAM

HALSTEAD LANES

Expectations exceeded.

A Thakeham home is more than just bricks and mortar.
Our attention to detail and the pride we take in our craft
will exceed the expectation of what a new home can be.

Welcome to Halstead Lanes.

Move in. Start living.

Before you move in to your new home, we make sure that every last detail is taken care of, ready to take you into the next chapter of your life.

There's nothing left for you to do but start living.

CRAFTED WITH PRIDE

Everything you need to know about a Thakeham home is in our work. Each build is a statement of pride and a commitment to workmanship. We build homes that we are proud to put our name to - and that you'll be proud to live in.





Focused design.

The use of space, the choice of appliances and fixtures; you can see it and feel it, right down to the flooring under your feet. Every design element has been considered in detail, to make you feel at home.

DETAIL

A Thakeham home is meticulously designed, with every conceivable detail in mind from the offset. Everywhere you look, everywhere you walk and everything you touch in a Thakeham home was considered in detail, long before a single brick was laid - and that's a difference you can feel.



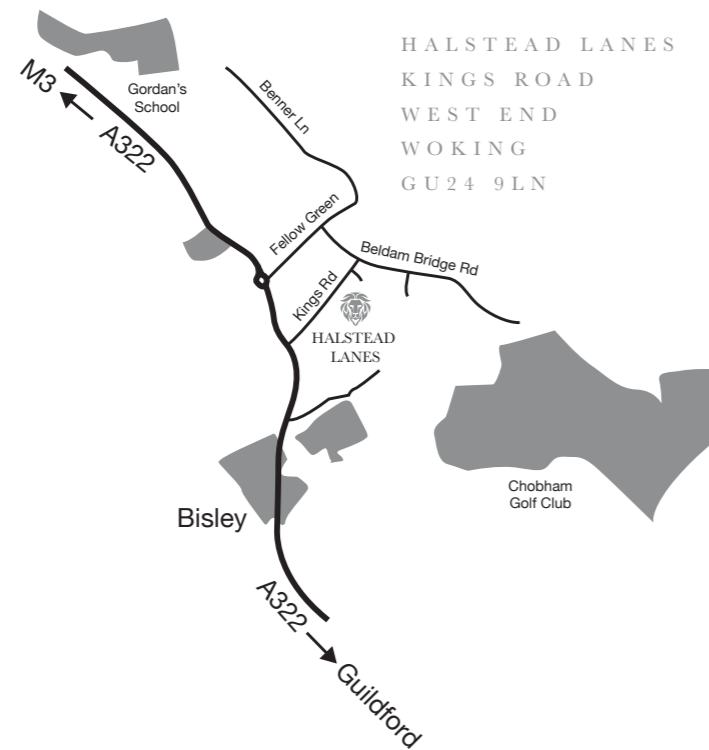
Location.

TRAIN: WOKING TO LONDON WATERLOO FROM 24 MINUTES*
 DRIVE: TEN MINUTES TO THE M3 ON A322**
 WALK: SCHOOLS, SHOPS AND PUBS

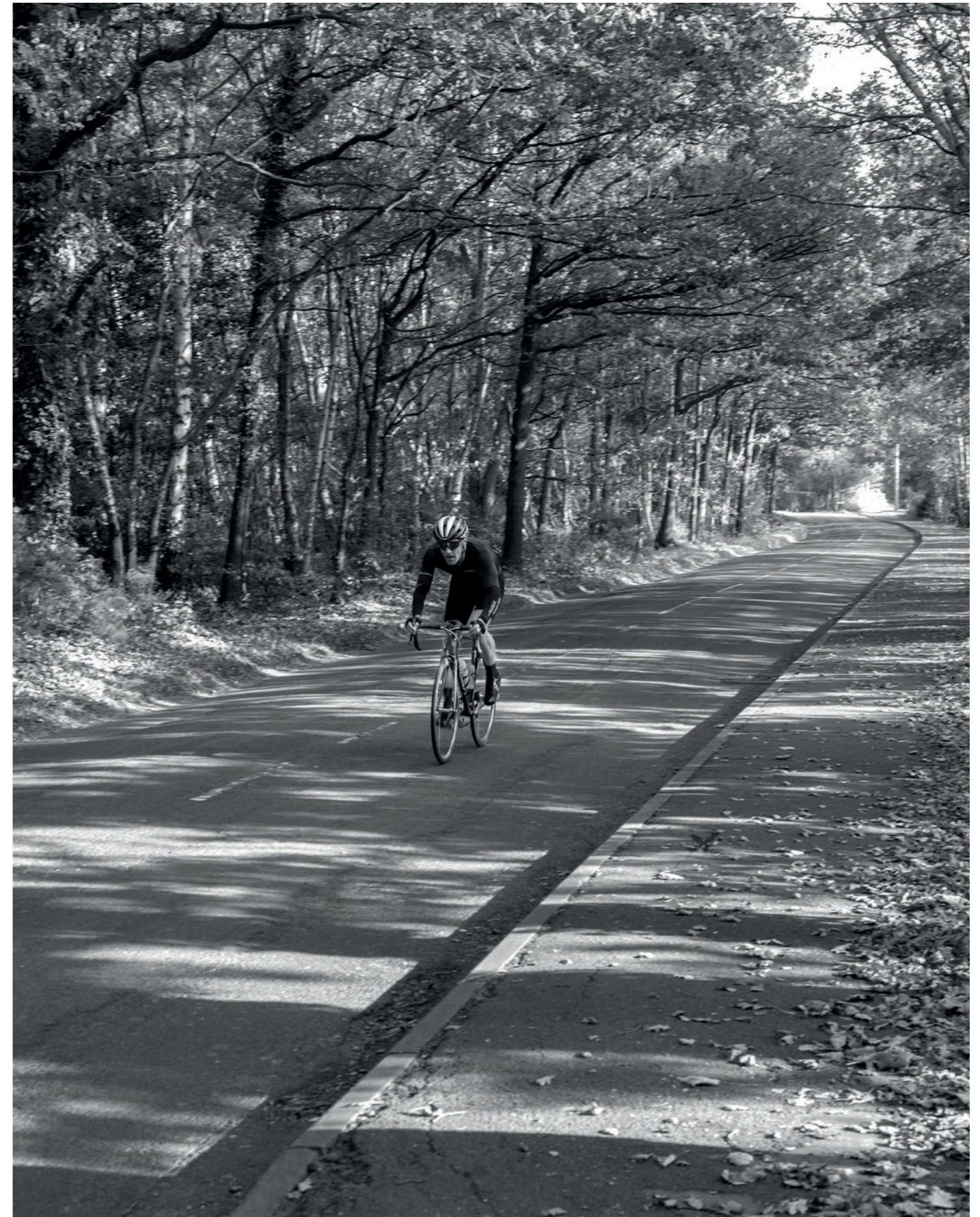
We've selected a location that carefully balances connection, community and privacy - somewhere close to local amenities, with quick access to London.

West End lies just four miles west of Woking and four miles east of Camberley - and it's a quick, easy drive to each town.

A network of villages and towns is spread between major hubs - Bracknell, Farnborough and Guildford - and each village offers families, couples and solo explorers a long list of things to see and do.



*based on National Rail Enquiries **based on Google Maps





Local area.

WEST END SITS IN THE NORTH WESTERN CORNER OF SURREY, WHERE OPEN, GREEN SPACES MEET A THRIVING LOCAL COMMUNITY. YOUR HOME IN HALSTEAD LANES IS MORE THAN JUST A SANCTUARY: IT'S A PLACE THAT YOU CAN BUILD YOUR WORLD AROUND.

There's always something new to discover just beyond your doorstep. Halstead Lanes is close to open spaces and woodlands, where you and your family can get in touch with nature.

Lightwater Country Park is just a five minute drive away. An eight minute drive in the opposite direction takes you to Brookwood Country Park. Whichever way you turn, you'll find a new opportunity for adventure - and those short dog walks can quickly turn into the longest, most satisfying all-day epics.

Just thinking about a long walk is enough to make you feel hungry, and West End boasts cosy cafés, eateries and family-friendly pubs to relax and refuel in. The Inn at

West End is a welcoming gastropub, a short walk from your home in Halstead Lanes.

If you prefer your drinks served hot (and preferably with a slice of cake), then you'll feel right at home in the bright, friendly Village Coffee - a great place to stop for a snack.

And what a great place West End is to grow up - with nearby day nurseries for little ones and excellent schools that provide a balanced, fulfilling education. From the nature-led Lightwater Nursery School to the wide choice of local primary and secondary schools, children will make their happiest memories growing up in the Surrey countryside.

However you choose to live your life, Halstead Lanes is the perfect place to make your memories.

LOCAL SCHOOLS

- Gordon's School – Ofsted outstanding – Distance: 1.2 miles – www.gordons.surrey.sch.uk
- The Knaphill Lower School – Ofsted outstanding – Distance: 1.9 miles – www.knaphill-lower.surrey.sch.uk
- St John the Baptist Catholic Comprehensive School – Ofsted outstanding – Distance: 5.7 miles – www.sjb.surrey.sch.uk
- Holy Trinity CofE – Distance 0.4 miles – www.holy-trinity-pri.surrey.sch.uk
- Greenfield Independent School – Distance 5.0 miles – www.greenfield.surrey.sch.uk

Development Layout.



- 4 Bedroom – The Tattenham – Plots 9, 13 and 17
- 4 Bedroom – The Trotton – Plot 10 and 32
- 4 Bedroom – The Bletchingley – Plot 8
- 4 Bedroom – The Busbridge – Plots 11 and 12
- 3 Bedroom – The Albourne – Plots 2, 3, 7 and 18
- 3 Bedroom – The Linchmere – Plot 15
- 3 Bedroom – The Pagham – Plot 1, 16 and 35
- 2 Bedroom – The Singleton – Plot 14
- 2 Bedroom – The Hassocks – Plot 28, 29, 30 and 31
- Affordable Housing

Welcome to Halstead Lanes.

A COLLECTION OF CONTEMPORARY HOMES DESIGNED TO COMBINE SERENITY, COMFORT, COMMUNITY AND ACCESS TO THE WIDER WORLD. A PLACE TO CALL HOME – A HOME TO EXCEED YOUR EVERY EXPECTATION.

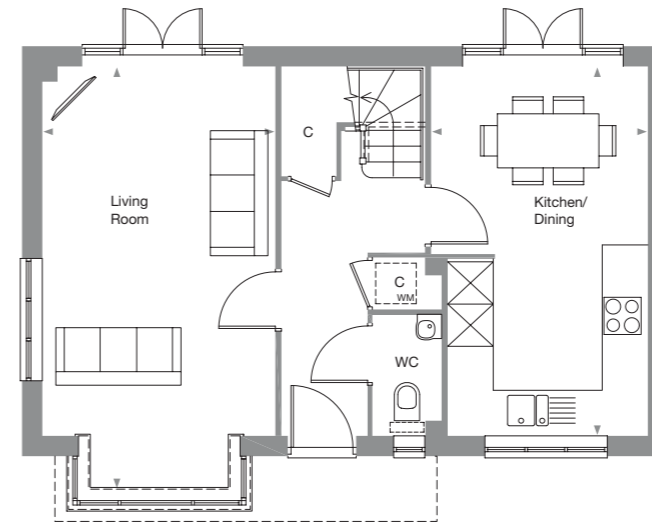
We designed every home in Halstead Lanes with a level of detail that you can see – from the aesthetic of the whole, down to the finest finishing touches. We’ve created each home with a kind of craftsmanship that you can feel. This is a place to call home: designed, crafted and fully equipped, ready for you to start your next chapter. And we haven’t forgotten about the bigger picture – Thakeham Homes has developed practices that ensure your home is as good to the environment as it is to you.

Hedgehog houses and protected routes for wildlife provide safety and shelter to your most important neighbour – nature. Inside, you’ll find a habitat designed with you in mind. WiFi controlled heating, integrated appliances, Amtico flooring to the ground floor, sumptuous carpeting and contemporary bathroom fixtures are waiting to welcome you in.



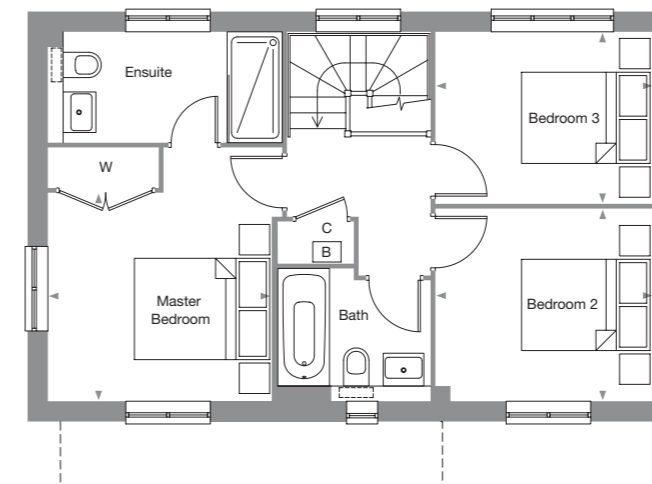
The Albourne.

This charming detached family home provides a spacious open plan kitchen and dining room, and a living room filled with natural light. Upstairs, you'll find three spacious double bedrooms, including an en-suite master bedroom.



GROUND FLOOR

Kitchen/ Dining	5435 x 3175mm	17' 10" x 10' 5"
Living Room	6225 x 3415mm	20' 5" x 11' 2"



FIRST FLOOR

Master Bedroom	3270 x 3055mm	10' 9" x 10' 0"
Bedroom 2	3195 x 2820mm	10' 6" x 9' 3"
Bedroom 3	3195 x 2515mm	10' 6" x 8' 3"

Plot 2, 3 and 18 are handed
Plan and CGI depicted are for plot 7



KEY

- W Wardrobe
- C Cupboard
- B Boiler
- WM Washing machine

The Bletchingley.

An impressive detached home with four bedrooms, a fully equipped kitchen and a feature bay window overlooking the wooded copse. The Bletchingley has a large living room, and the flexible layout upstairs is perfect for growing families or for a home office.

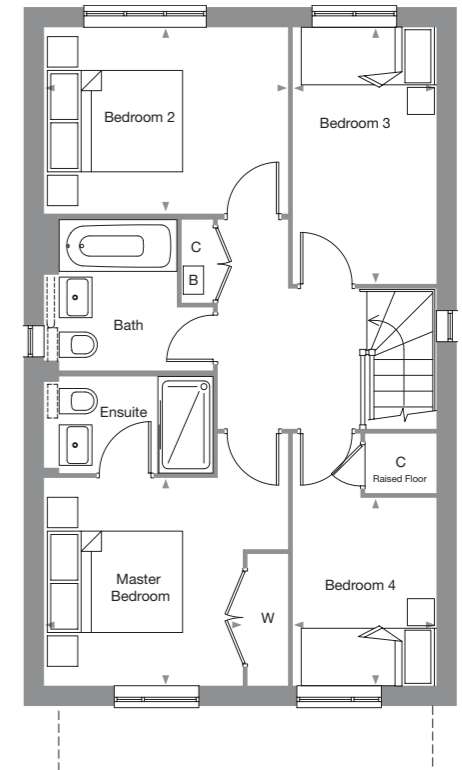
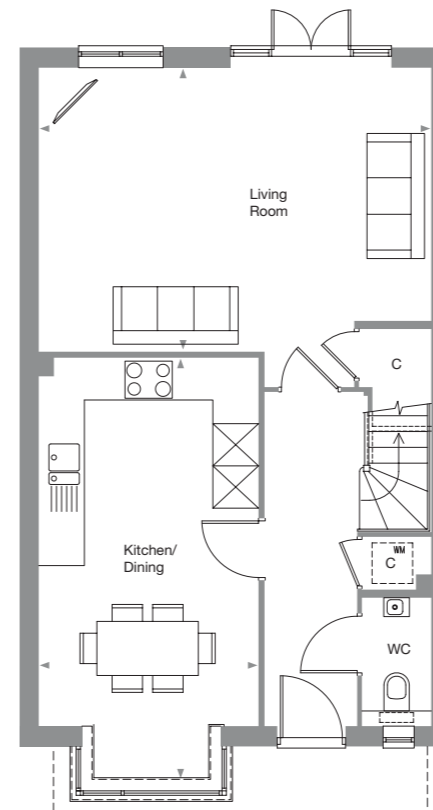


GROUND FLOOR

Kitchen / Dining	6210 x 3220mm	20' 4" x 10' 7"
Living Room	5775 x 4155mm	19' 0" x 13' 8"

FIRST FLOOR

Master Bedroom	3045 x 2910mm	10' 0" x 9' 7"
Bedroom 2	3580 x 2710mm	11' 9" x 9' 0"
Bedroom 3	3765 x 2095mm	12' 4" x 6' 10"
Bedroom 4	2750 x 2095mm	9' 0" x 6' 10"



KEY

- W Wardrobe
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The Busbridge.

With four bedrooms and thoughtful use of space, The Busbridge is a flexible, semi-detached family home that's full of character and practical considerations. A bright, open plan kitchen and dining room compliments a generous living room.

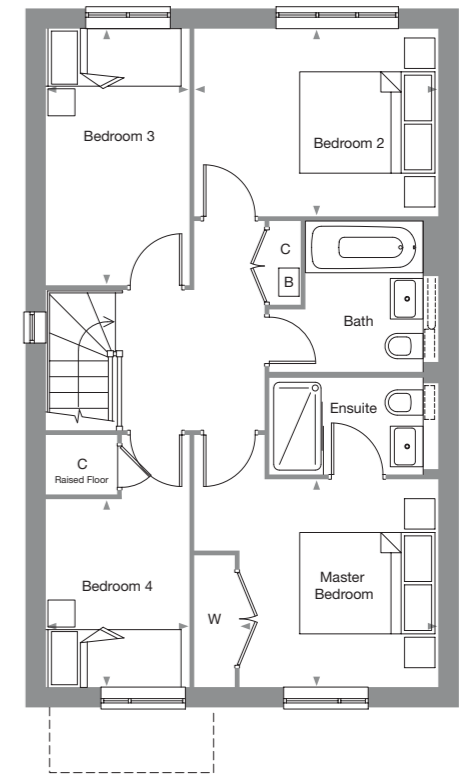
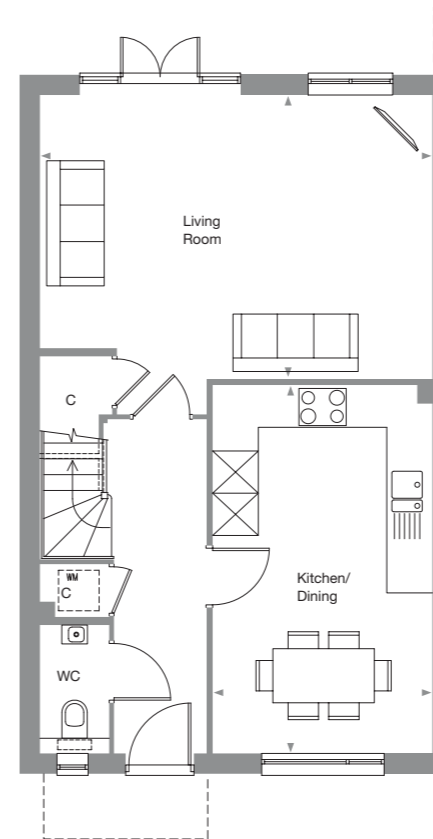


GROUND FLOOR

FIRST FLOOR

Kitchen / Dining	5420 x 3220mm	17' 9" x 10' 7"
Living Room	5775 x 4155mm	19' 0" x 13' 8"

Master Bedroom	3045 x 2910mm	10' 0" x 9' 7"
Bedroom 2	3580 x 2710mm	11' 9" x 9' 0"
Bedroom 3	3765 x 2095mm	12' 4" x 6' 10"
Bedroom 4	2750 x 2095mm	9' 0" x 6' 10"



Plot 12 is handed



KEY

- W Wardrobe
- C Cupboard
- B Boiler
- WM Washing machine

The Hassocks.

The Hassocks is a warm and welcoming semi-detached home, with everything an active couple or young family needs: a beautiful and practical kitchen, two double bedrooms and an open plan living room and dining room.

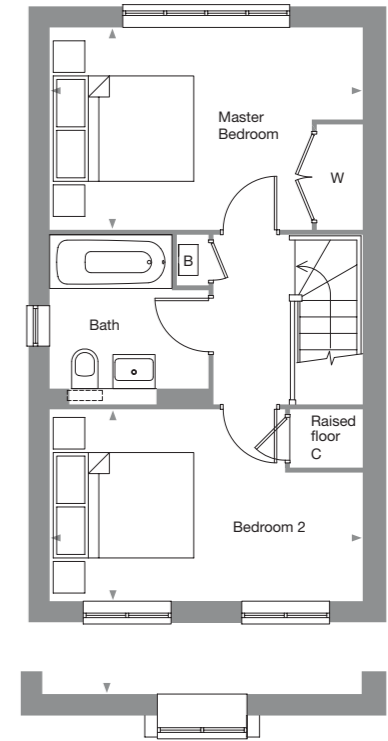
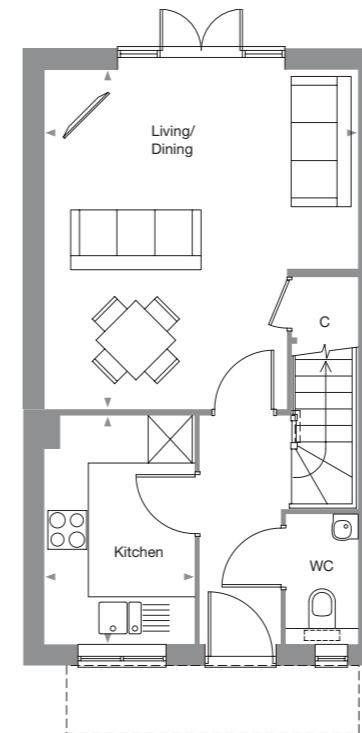


GROUND FLOOR

FIRST FLOOR

Kitchen	3220 x 2110mm	10' 7" x 7' 0"
Living / Dining	4785 x 4425mm	15' 8" x 14' 6"

Master Bedroom	4425 x 2850mm	14' 6" x 9' 4"
Bedroom 2	4425 x 2700mm	14' 6" x 8' 10"



Plot 29 and 31 are handed

Front Elevation plot 28 and 29



KEY

- W Wardrobe
- C Cupboard
- B Boiler

The Linchmere.

A semi-detached family home with a mindful design - one that employs an intelligent use of space. Bright patio doors open onto the rear garden from the open plan kitchen and dining room, and the elegant central staircase leads to three bedrooms - including an en-suite master bedroom.

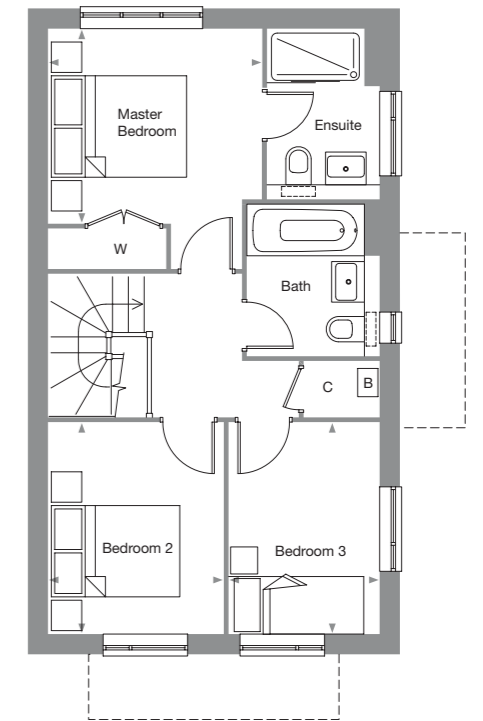
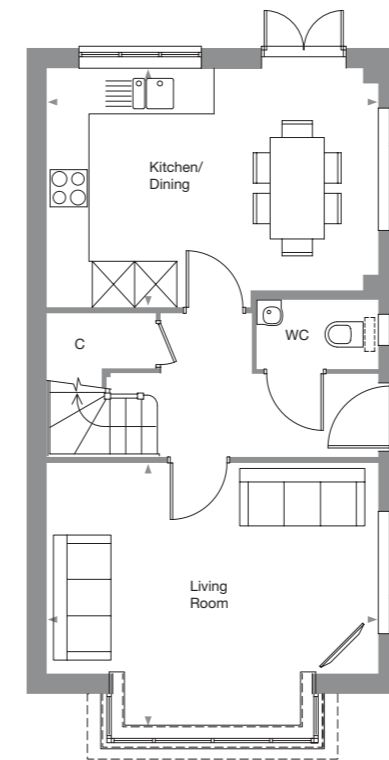


GROUND FLOOR

FIRST FLOOR

Kitchen / Dining	4875 x 3495mm	16' 0" x 11' 6"
Living Room	4875 x 3875mm	16' 0" x 12' 8"

Master Bedroom	3140 x 2855mm	10' 4" x 9' 4"
Bedroom 2	3105 x 2570mm	10' 2" x 8' 5"
Bedroom 3	3105 x 2205mm	10' 2" x 7' 3"



KEY

- W Wardrobe
- C Cupboard
- B Boiler

The Pagham.

Open plan family areas keep the ground floor of The Pagham flowing, with a combined kitchen and breakfast room next to a flexible living area. Upstairs, you'll find three bedrooms - including an en-suite master bedroom with an integrated wardrobe. A detached home, great for family living.

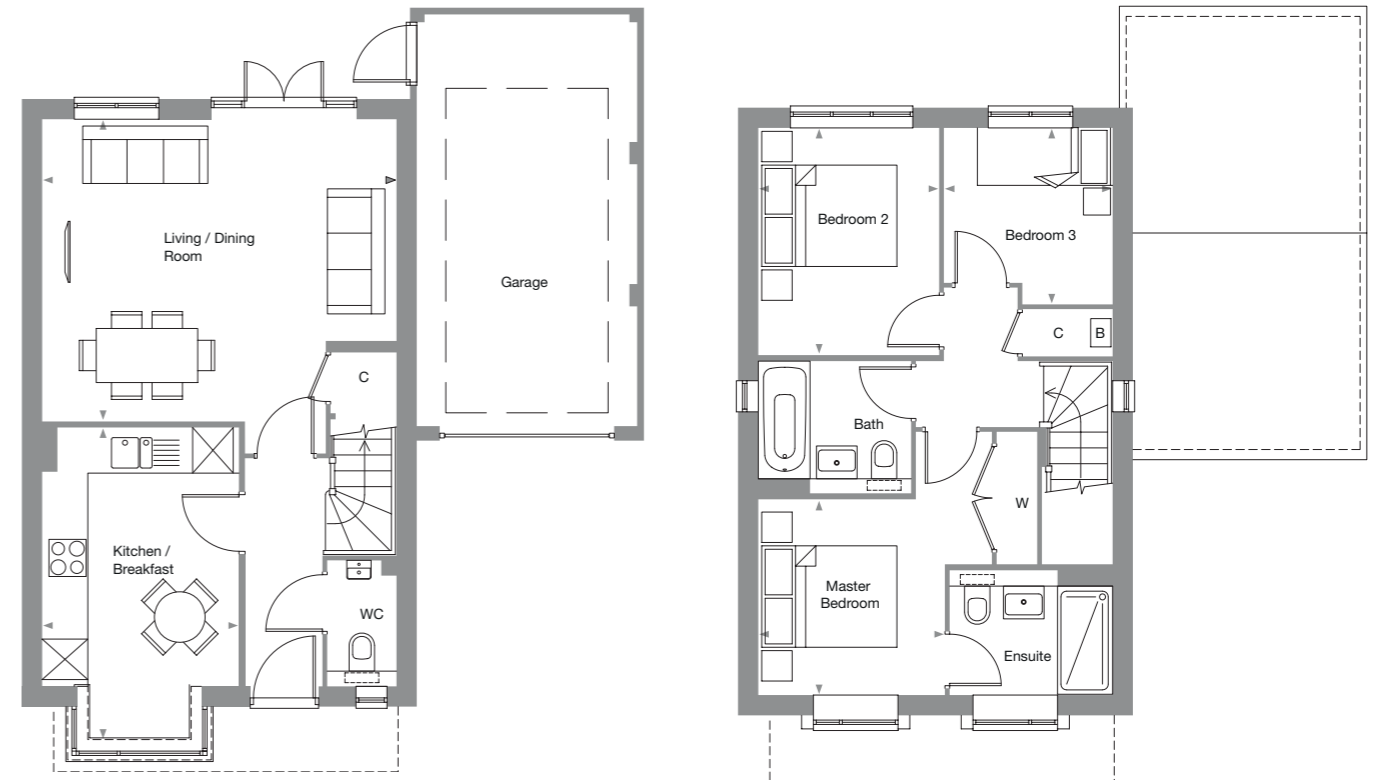


GROUND FLOOR

FIRST FLOOR

Kitchen / Breakfast 4590 x 2880mm 15' 1" x 9' 5"
 Living Room 5210 x 4430mm 17' 1" x 14' 6"

Master Bedroom 2855 x 2730mm 9' 4" x 9' 0"
 Bedroom 2 3320 x 2645mm 11' 0" x 8' 8"
 Bedroom 3 2580 x 2465mm 8' 6" x 8' 1"



Plan and CGI depicted are for plot 1



KEY

- W Wardrobe
- C Cupboard
- B Boiler

The Singleton.

This home greets you with a perfectly designed kitchen. Walk through into an open plan living room and dining room, filled with natural light from the French doors. Upstairs, you'll find a bright, airy en-suite master bedroom and a second double bedroom.

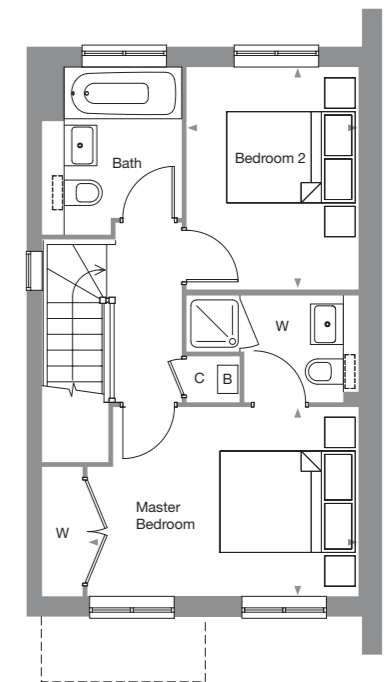
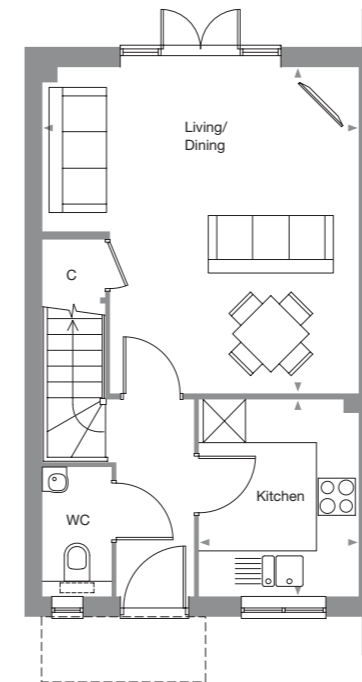


GROUND FLOOR

FIRST FLOOR

Kitchen	2885 x 2335mm	9' 6" x 7' 8"
Living / Dining	4785 x 4650mm	15' 8" x 15' 3"

Master Bedroom	3980 x 2770mm	13'1" x 9'1"
Bedroom 2	3250 x 2515mm	10' 8" x 8' 3"



KEY

- W Wardrobe
- C Cupboard
- B Boiler

The Tattenham.

A welcoming living room waits for you beyond internal French doors on the flexible ground floor of this detached family home. An open plan kitchen and a study round off the spacious ground floor, and upstairs you'll find four double bedrooms - including an en-suite master bedroom.

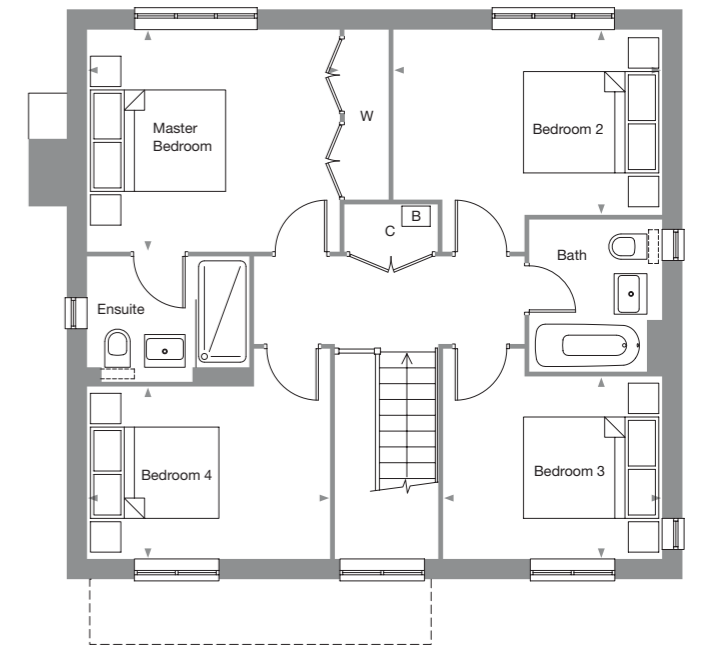
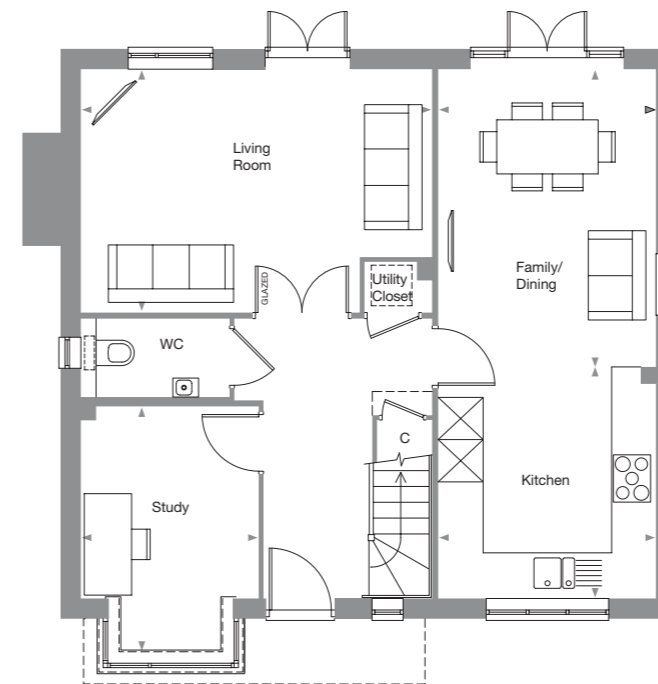


GROUND FLOOR

Kitchen	3410 x 3190mm	11' 2" x 10' 6"
Family/ Dining	4390 x 3190mm	14' 5" x 10' 6"
Living Room	5165 x 3560mm	17' 0" x 11' 8"
Study	3600 x 2600mm	11' 10" x 8' 6"

FIRST FLOOR

Master Bedroom	3705 x 3255mm	12' 2" x 10' 8"
Bedroom 2	3945 x 2710mm	13' 0" x 9' 0"
Bedroom 3	3565 x 2520mm	11' 8" x 8' 3"
Bedroom 4	3210 x 2670mm	10' 6" x 8' 9"



Plan and CGI depicted are for plot 9



KEY

- W Wardrobe
- C Cupboard
- B Boiler

The Trotton.

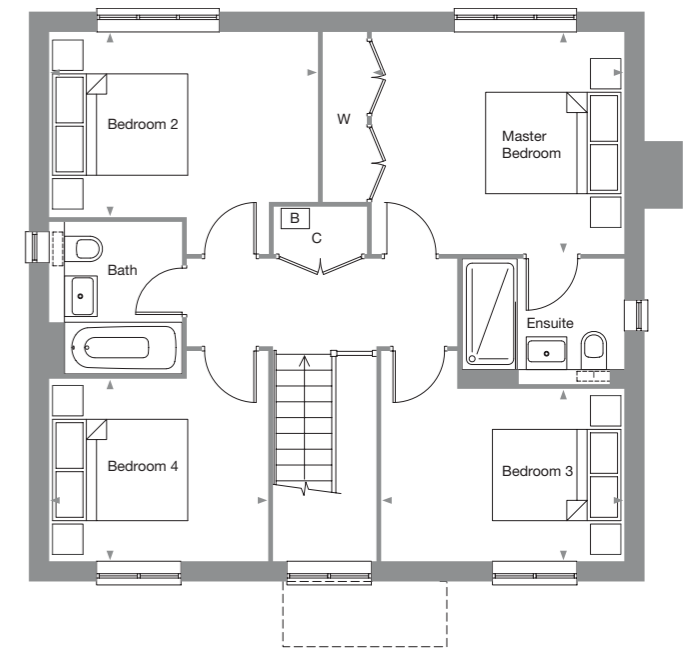
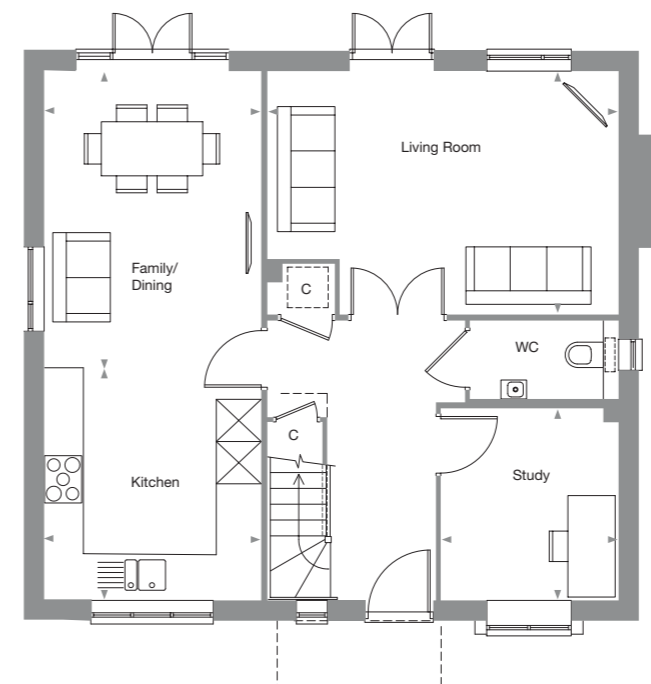
This contemporary home is well equipped for family living - with a study, spacious open plan family rooms and plenty of storage. Upstairs, you'll find four double bedrooms including an en-suite master bedroom.



GROUND FLOOR

FIRST FLOOR

Kitchen	3410 x 3190mm	11' 2" x 10' 6"	Master Bedroom	3705 x 3255mm	12' 2" x 10' 8"
Family/ Dining	4390 x 3190mm	14' 5" x 10' 6"	Bedroom 2	3945 x 2710mm	13' 0" x 9' 0"
Living Room	5165 x 3560mm	17' 0" x 11' 8"	Bedroom 3	3565 x 2520mm	11' 8" x 8' 3"
Study	2810 x 2600mm	9'3" x 8'6"	Bedroom 4	3210 x 2670mm	10' 6" x 8' 9"



Plan and CGI depicted are for plot 32



KEY

- W Wardrobe
- C Cupboard
- B Boiler

Specification.

FORM IS NOTHING WITHOUT FUNCTION – AND WE
 MAKE HOMES TO BE LIVED IN. WITH A CONSIDERED
 AND FOCUSED APPROACH TO DESIGN AND
 EQUIPMENT, WE CRAFT KITCHENS, BATHROOMS AND
 LIVING AREAS THAT ARE AS BEAUTIFUL IN THEIR
 USE AS THEIR AESTHETIC.

BEAUTIFULLY DESIGNED KITCHENS

- Contemporary kitchen design by Paula Rosa Manhattan
- Soft close doors and drawers
- Deep-edged laminate worktop and upstand with glass splashback to hob
- Under unit lighting
- One and half bowl stainless steel Rangemaster sink, with mono tap by Vado
- Stainless steel single oven
- Stainless steel four burner gas hob, with stainless steel chimney hood
- Integrated fridge/freezer 70/30 spit (A+ rating)
- Integrated washer/dryer (A/B rating, depending on home type)
- Integrated dishwasher (A+ rating)

STYLISH BATHROOMS

- Contemporary white sanitaryware, with chrome accessories by Vado
- Polished edge mirror in bathrooms
- Floor standing, concealed cistern WC
- White steel bath with shower screen, chrome accessories by Vado
- Ceramic wall tiling to selected areas
- Summer use towel warmers with TRVs

HEATING, ELECTRICAL AND LIGHTING

- Energy efficient combination boiler with flue gas heat recovery
- Gas fired radiator heating throughout
- WiFi programmable heating controls
- LED downlights in hall and landing, kitchen, cloakroom, bathroom and en-suite, with pendant lighting in remaining areas
- Brushed steel sockets above kitchen worktops
- White sockets and switch plates in all other areas, with integrated USB charging in kitchen and all bedrooms
- Multi-gang grid switch for kitchen appliances
- Shaver socket in all bathrooms
- Central extract unit incorporating humidistat
- Internal digital TV aerial with distribution amplifier
- Wired for SkyQ to living room, and all other rooms using SkyQ wireless technology
- TV/satellite point in living room and secondary TV points in all bedrooms
- Contemporary external lighting on the front and rear of home, and garages on selected plots

INTERIOR FINISHES

- White painted moulded internal doors, with contemporary chrome ironmongery
- White painted staircase, newel posts and handrail
- Wardrobe in master bedroom with hanging rails, and shelf above
- Amtico flooring in hall, cloakroom, kitchen, kitchen/dining room, bathrooms
- Coordinated carpet colour in all remaining areas
- Loft ladders
- Coordinated single paint finish on walls and satinwood paint finish on all internal joinery

SECURITY AND PEACE OF MIND

- Mains fed smoke heat detectors, with battery backup
- Mains fed carbon monoxide detector, positioned adjacent to gas boiler
- Fuse spur for future wireless alarm and wiring provision for future CCTV camera installation
- 10 year NHBC Buildmark Warranty, including 2 year defect and emergency out of hours cover

EXTERNAL

- Painted steel external entrance door with multi-point locking system
- Single garage to selected plots with painted steel up and over doors and additional driveway parking
- UPVC double glazed windows with French doors to living/dining room
- Closeboard fencing to rear gardens
- Landscaped front gardens and turfed rear gardens
- Paved paths and patio areas
- External tap in rear garden

ECOLOGY

- Hedgehog houses to selected plots
- Hedgehog holes through gravel boards in fencing, to provide routes for hedgehogs

About Thakeham Homes.

We don't just build houses: we are placemakers. We're committed to creating new, extraordinary places - where the highest attention to detail makes a positive difference.

We build for the future, for communities and for individuals.

Each development is different and tailored to its locale, with careful consideration of the area's heritage and feel - as well as the environment.

Our mission can be distilled to this: to exceed your expectation of what a home can be.

WELCOME HOME

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Email: info@thakeham.com

Visit: thakeham-homes.com

Floor plans shown for Halstead Lanes are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Furniture layouts are indicative only. The information in this document is indicative and is intended to act as a guide to the finished product only. Accordingly, due to Thakeham's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations, and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Halstead Lanes is a marketing name and does not necessarily form part of the approved postal address. Computer generated images are for illustrative purposes. All customers are advised to contact Thakeham to ascertain the availability of any particular property. March 2018.

