



The Barn

CARHOUSE LANE, WOKING, SURREY, GU21 4XS

CLARKE  GAMMON
WELLERS

The Barn

CARHOUSE LANE, WOKING, SURREY, GU21 4XS

A MAGNIFICENT NEW HOME BY KIRKBY HOMES WITH SPACIOUS, LIGHT AND BEAUTIFULLY FINISHED ACCOMMODATION.

We would suggest this is quite possibly one of the most delightful new homes we have had the pleasure in offering for sale - the attention to detail and quality of finish is absolutely, unquestionably, unparalleled.

Kirkby Homes are a privately owned property company based in Ascot, Berkshire. They pride themselves on the quality and finish of all of their projects, with a growing reputation for delivering individuality and attention to detail by using the best materials and products on the market today. All properties are finished to a high specification, with landscaped gardens and come with a 10 Year BLP Warranty.

- Magnificent new home set within an acre of stunning grounds
- Three reception rooms
- Modern and stylish kitchen with Siemens Integrated appliances and stone flooring
- Master bedroom with en-suite bathroom
- Three further bedrooms
- Luxury Saxony carpet to all bedrooms and hallway
- Wooden flooring to the dining room, drawing room and study
- Underfloor heating
- Landscaping by Chelsea Flower Show God Medal Winner
- EPC B

GUILDFORD

4 QUARRY STREET SURREY GUILDFORD GU1 3TY

T: 01483 880900

E: guildford.sales@clarkegammon.co.uk

www.clarkegammon.co.uk











SITUATION

The Barn set in an acre of gardens is perfectly situated with spectacular views over the surrounding settings, yet the property is less than 3 miles away from Chobham high street with everything you could possibly need including a post office, local cafés, restaurants, convenience stores, beauty salons and more. The property is impeccably positioned for all walks of life. Whether its the beautiful scenery providing the perfect location for an afternoon stroll, or the wide range of transport options for commuters, living in Chobham provides an idyllic setting for all your needs.

DIRECTIONS

Head out of Guildford on the Worplesdon Road/A322. After approximately 2 miles take the second exit to stay on the A322. At the roundabout take the second exit onto Bagshot Road/A322 and after about 350 yards turn right onto Berry Lane, continue on for one mile and then turn left onto Blackhorse Road. Turn right onto Hermitage Road/A324 after a mile. At the roundabout, take the second exit onto Lower Guildford Road. Turn right onto Anchor Hill and continue along this road onto Littlewick Road, take the first exit at the roundabout to stay on this road. After approximately one mile, at the roundabout take the first exit onto Carthouse Lane. The Barn will be situated on your left hand side.

THE BARN SPECIFICATION

KITCHEN AND UTILITY

- Luxury hand crafted, hand painted furniture with soft close cupboards and drawers.
- Siemens appliances including combi oven/microwave, coffee machine, 5 zone induction hob, cooker hood and integrated dishwasher.
- Stainless steel Fisherpaycal fridge/freezer and surround kit with built in ice maker, “Fast Freeze”, “Frost Free”, ice Boost, LED Lighting, Smart Touch control panel and Ultraslim water dispenser.
- Rangemaster oven
- Caple wine cabinet
- Double bowl ceramic Belfast farmhouse sink and Blanco mixer tap.
- Granite breakfast bar.
- 30mm solid granite worktops with 100mm stand.
- Under cabinetry LED lighting.
- ISE Boiling & cold filter tap.
- Cathedral Antique stone flooring.

BATHROOMS, SHOWER ROOMS AND CLOAKROOMS

- En suite bathroom to Master bedroom with Limestone flooring and wall tiles
- Luxury porcelain floor and wall tiles incorporating feature walls to all bathrooms
- En suite to bedroom 2 with large walk in shower unit.
- Wall hung, soft close WC's with dual flush push button fittings.
- All basins set within vanity units with LED lighting detail.
- Chrome taps and fittings throughout.
- LED motion sensor backlights in Bathrooms illuminate for night-time use.
- Cloakroom with WC, wash basin, floating LED shelves and Limestone flooring.

EXTERNAL DOORS AND WINDOWS

- High performance double-glazed, powder coated Aluminium windows with security locks.
- Bi-fold doors leading to private patio and landscaped garden.
- Factory painted, timber entrance doors with a high security, multi point locking system.

ELECTRICAL SECURITY AND HEATING

- Apple TV.
- Low energy down lighting throughout.
- Extractor fan and shaver sockets in all bathrooms.
- Mains operated heat and smoke detectors with battery back-up.
- All electrical face plates in brushed chrome.
- Telephone points in Lounge, Study and all Bedrooms.
- TV aerial points in all rooms.
- Pre wired for alarm systems
- Underfloor heating.
- Individual thermostat control valves to radiators in all bathrooms

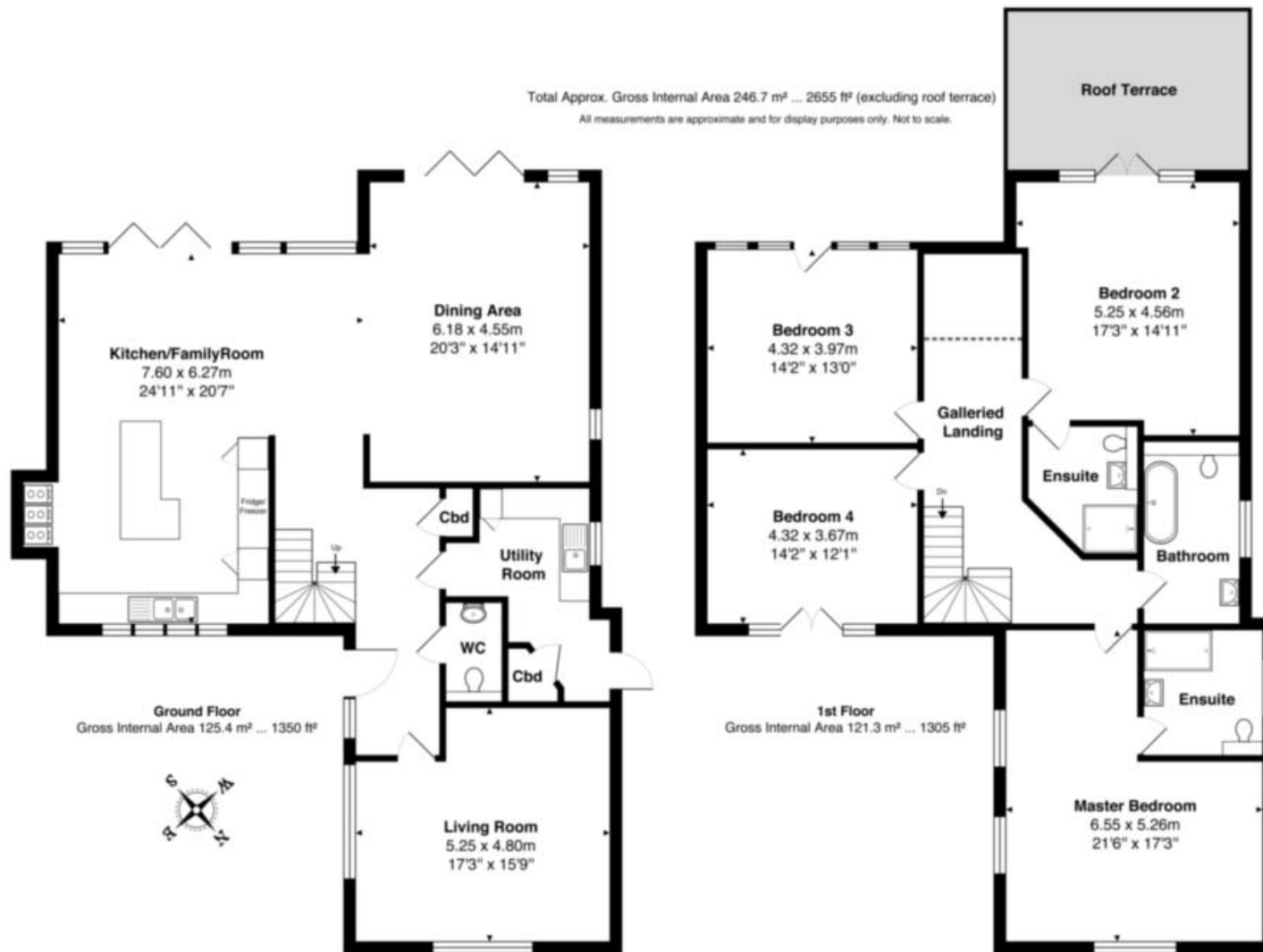
DECORATION AND FINISHES

- Visible oak detail with oak vaulted high ceilings throughout.
- Solid oak finished.
- Stone tiling to Hall, Kitchen/breakfast area, Utility and Cloakroom
- Luxury Saxony carpet to all bedrooms and hallway.
- Hardwood internal oak doors with polished chrome ironmongery.

EXTERNAL

- Landscaping by Chelsea Flower Show Gold Medal Winner.
- Indian sandstone patio area.
- Water tap and power point.
- External lighting to front and rear.

Kirkby Homes are committed to creating modern, low maintenance, energy efficient homes using traditional materials and finished to a high specification, all offered with a 10 year warranty.



AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

SHERE OFFICE
T: 01483 202 016

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101



CLARKE  GAMMON
WELLERS