



Catteshall Manor

A Country Manor Estate set in 19 acres





The design scheme for the Entrance Hall



Apartment number 7

CATTESHALL MANOR

A PEACEFUL OASIS

FROM PAST TO PRESENT

A PERFECT SETTING

BEAUTIFULLY RESTORED

OPULENT IN EVERY DETAIL

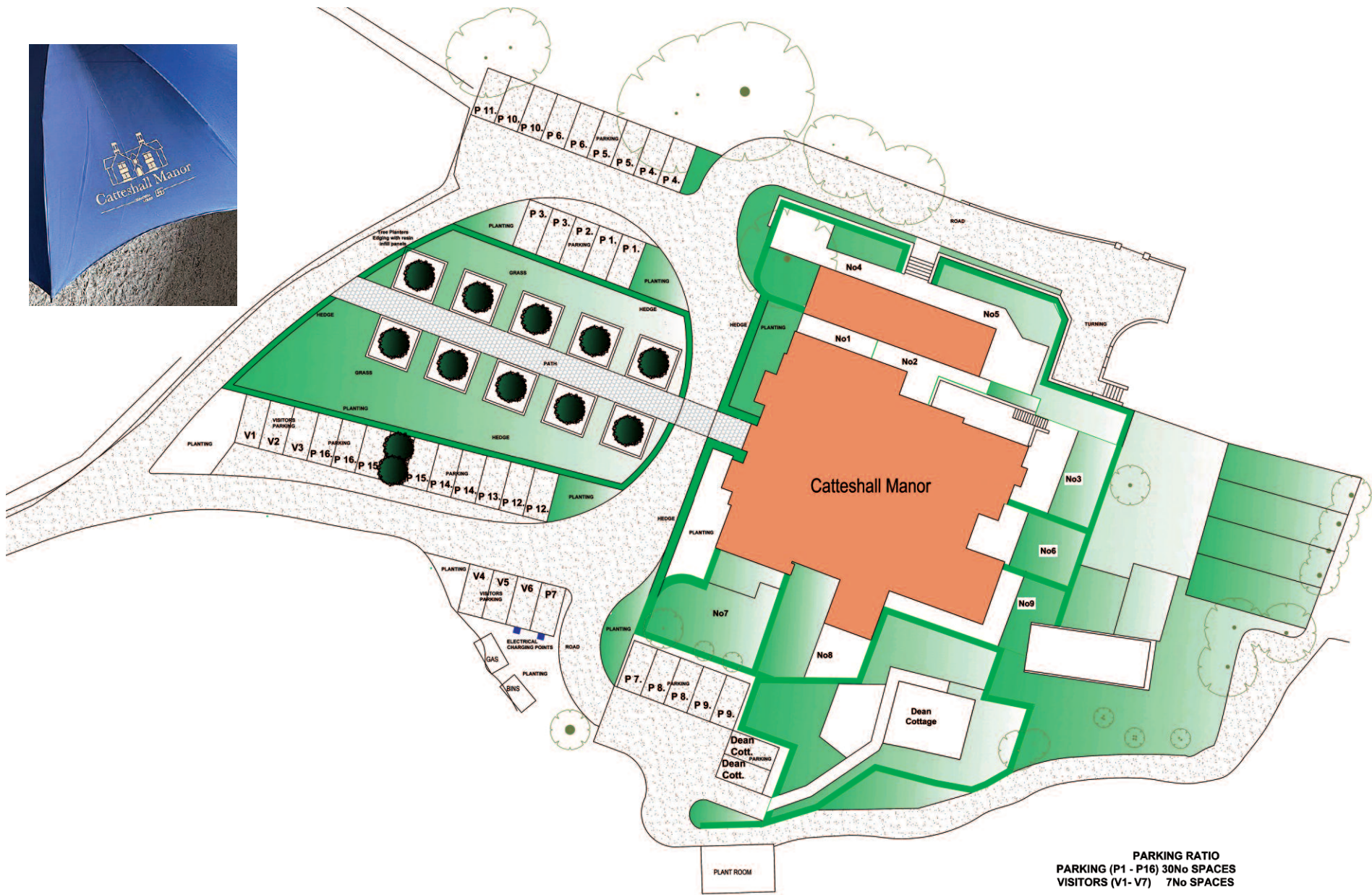
Standing in an elevated position with views across to the Hog's Back and surrounded by its own park-like grounds with extensive lawns and a lake, the estate is made up of Catteshall Manor, Catteshall Lodge and Dean Cottage, which is a converted chapel of ease, where it is understood pilgrims rested on their way to Canterbury hundreds of years ago.

Catteshall Lodge stands opposite the lake at the entrance to the long driveway which culminates in a circular driveway in front of Catteshall Manor, with Dean Cottage situated close by. All are constructed of what is believed to be Bargate stone beneath tiled roofs.

Parts of Catteshall Manor date from the time of Henry I, with many later additions including a new wing which was added in 1934 and a smaller addition in 1962. The property has seen many owners over the years since it was first granted by Henry I to Le Broc, whose son, Ranulf Le Broc, held it by the service of being an usher of the King's Chamber.

Set in 19 acres of countryside, this gated development comprises fourteen 1, 2 and 3 bedroom apartments, two 2 bedroom semi-detached Freehold houses and a detached two bedroom period cottage.





PARKING RATIO
PARKING (P1 - P16) 30No SPACES
VISITORS (V1- V7) 7No SPACES



THE SITE



Ground Floor

APARTMENT 1 - 744sq.ft

Kitchen/Living Room 6.04 x 5.77
 Bedroom 1 4.48 x 3.49
 Bedroom 2 3.49 x 2.48
 Bathroom

APARTMENT 2 - 488sq.ft

Kitchen/Living Room 7.35 x 3.62
 Bedroom 1 3.85 x 3.40
 bathroom

APARTMENT 3 - 1402sq.ft

Kitchen 4.96 x 2.60
 Living Room 6.19 x 5.32
 Bedroom 1 4.83 x 3.91
 Dressing Room & En-suite
 Bedroom 2 5.22 x 3.31
 Bedroom 3 3.78 x 2.34
 Bathroom

APARTMENT 6 - 580sq.ft

Kitchen/Living Room 5.49 x 4.99
 Bedroom 1 4.44 x 2.98
 Bathroom

APARTMENT 7 - 749sq.ft

Kitchen/Living Room 8.58 x 4.78
 Bedroom 1 3.50 x 2.74
 Bedroom 2 3.35 x 2.74
 Bathroom

APARTMENT 8 - 714sq.ft

Kitchen/Living Room 7.63 x 4.07
 Bedroom 1 5.00 x 3.00
 Bedroom 2 3.90 x 2.66
 Bathroom

APARTMENT 9 - 915sq.ft

Kitchen/Living Room 5.93 x 4.00
 Bedroom 1 5.92 x 4.1
 En-suite
 Bedroom 2 4.06 x 2.95
 Bathroom



These plans are for layout guidance only - all measurements are approximate. Please check all dimensions and shapes before making any decisions reliant upon them.



First Floor

APARTMENT 10 - 750 sq.ft

Kitchen/Living Room 8.60 x 5.80
 Bedroom 1 3.87 x 2.95
 En-suite
 Bedroom 2 3.32 x 2.70
 Bathroom

APARTMENT 11 - 502 sq.ft

Kitchen/Living Room 8.11 x 5.73
 Bedroom 1 3.47 x 3.14
 Bathroom

APARTMENT 12 - 725 sq.ft

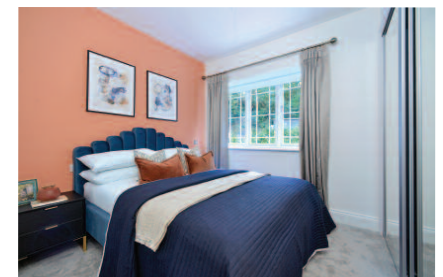
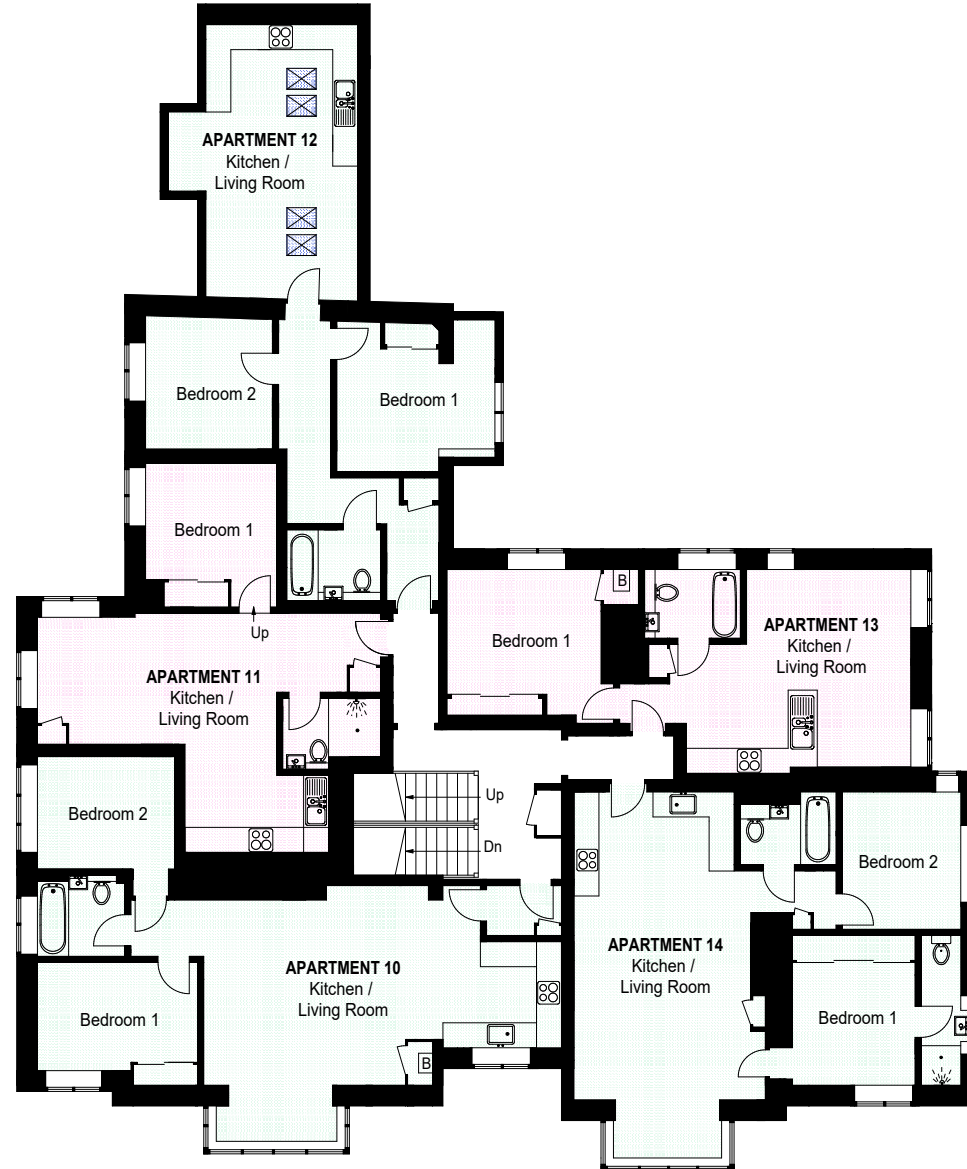
Kitchen/Living Room 6.55 x 4.53
 Bedroom 1 3.19 x 3.06
 Bedroom 2 3.80 x 3.55
 Bathroom

APARTMENT 13 - 504 sq.ft

Kitchen/Living Room 5.42 x 4.85
 Bedroom 1 3.71 x 3.68
 Bathroom

APARTMENT 14 - 757sq.ft

Kitchen/Living Room 8.79 x 4.69
 Bedroom 1 3.63 x 2.89
 En-suite
 Bedroom 2 3.29 x 2.85
 Bathroom



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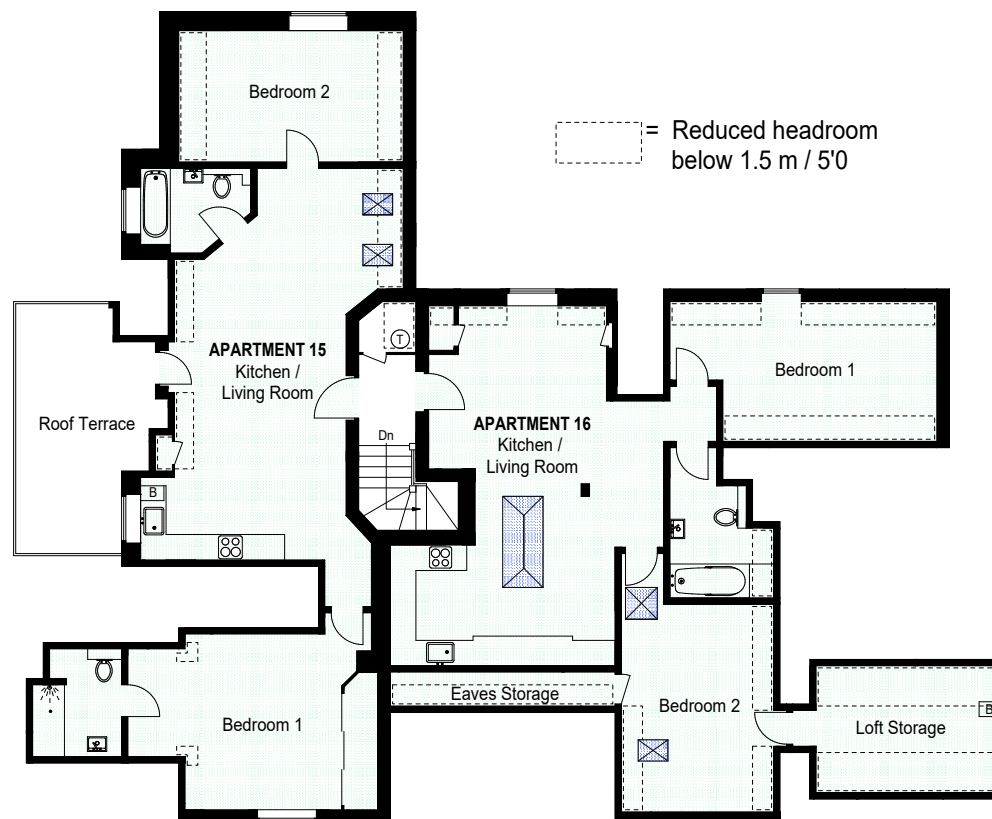
Second Floor

APARTMENT 15 - 1000 sq.ft

- Kitchen/Living Room 9.24 x 4.81
- Bedroom 1 5.93 x 4.12
- En-suite
- Bedroom 2 5.30 x 3.10
- Bathroom

APARTMENT 16 - 967 sq.ft including loft

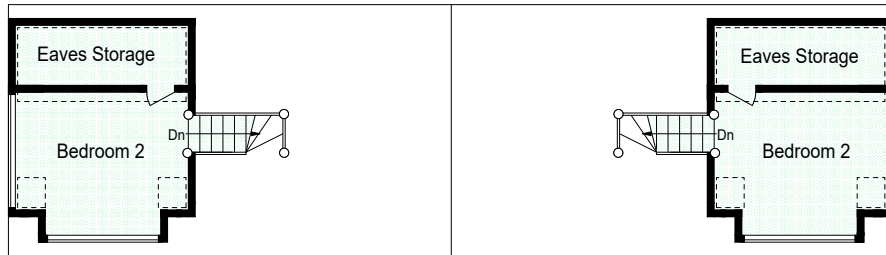
- Kitchen/Living Room 8.57 x 5.53
- Bedroom 1 6.28 x 3.28
- Bedroom 2 4.90 x 3.58
- Bathroom
- Loft Storage 4.31 x 3.02



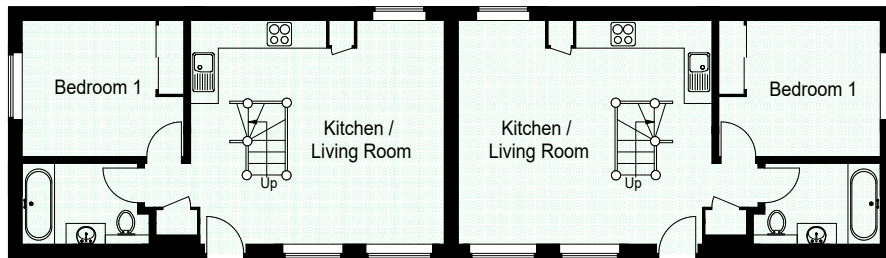
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The Houses



First Floor



Ground Floor

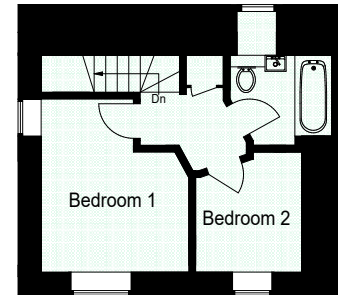
PLOT 5 - 674sq.ft

Kitchen/Living Room	5.50 x 4.83
Bedroom 1	3.50 x 4.94
Bedroom 2	3.75 x 3.11
Bathroom	
Eaves Storage	

PLOT 4 - 674sq.ft

Kitchen/Living Room	5.50 x 4.83
Bedroom 1	3.50 x 4.94
Bedroom 2	3.75 x 3.11
Bathroom	
Eaves Storage	

The Cottage



First Floor



Ground Floor

THE COTTAGE - 594sq.ft

Living Room/Kitchen	6.09 x 4.51
Bedroom 1	3.77 x 3.22
Bedroom 2	2.77 x 2.24
Bathroom	



THE HOUSES



THE COTTAGE



These plans are for layout guidance only - all measurements are approximate. Please check all dimensions and shapes before making any decisions reliant upon them.

Electrical Installation

1. Video door entry system with still frame capture for additional security also available with remote operation via smart device (TBC)
2. Rimless concealed downlighting to kitchen and bathroom areas
3. Brushed steel socket and switch plates
4. Electric towel rails to bathrooms with programmable time clock
5. Wired for BT fibre broadband
6. Wired for communal satellite and Digital TV living area and all bedrooms
7. Stand alone smoke alarm system

Heating and hotwater installation

1. Gas combi boiler for single source heating and hotwater concealed within dedicated cupboard/cabinet
2. Underfloor heating to all rooms with individual programmable thermostats

Bathrooms

1. Fully tiled with Statuario marble effect tiles and large inset mirrors
2. Contemporary sanitary ware incorporated within fitted anthracite cabinets
3. Most apartments benefit from bath and shower facilities with frameless glass screens

Kitchens

1. Shaker style kitchens in either Navy or Cream finish
2. Fitted Belfast sinks to some apartments
3. White composite stone worktops
4. Statuario type groutless marble tiled splashbacks
5. Suite of fully integrated Bosch appliances (except washer dryer which are Neue)

General finishes

1. Engineered board Oak flooring to all living areas
2. Light Grey carpet to all bedroom areas
3. Polished Chrome ironmongery to windows and doors
4. Traditional style moulded panel doors with moulded architraves and skirting
5. Oak finish apartment entrance doors to PAS24 security and relevant fire safety standard
6. Traditional style moulded fibrous plaster cornice to all

Living areas

7. Built in mirror front wardrobes to master bedrooms

Communal areas

1. Large entrance hall with original grand staircase and large Inglenook fireplace
2. Large format Porcelain floor tiling to main entrance and ground floor communal corridors
3. Upper communal floor areas finished in Carpet or Karndean (TBA)
4. Communal corridors segregate the apartments from the main entrance hall with Oak finished fire doors, traditional moulded architraves and skirtings
5. Moulded cornice to all communal areas
6. Frameless glass entrance door operated via door entry system

External areas

1. Secure automatic vehicular and pedestrian gates for entry onto the estate operated via door entry system
2. Set within 19 acres of landscaped grounds with a large natural lake
3. Dedicated parking areas for each apartment/house
4. Electric car charging facilities for residents' use

10 year Build Zone Guarantee



The pictures of the grounds were taken before the renovation



FROM EVERY ANGLE



Godalming

One of the finest locations in England

Godalming is a thriving historical market town, judged in 2013 to have the highest quality of lifestyle in Great Britain.

The picturesque high street is ablaze with unique shops, cafe and restaurants. It also benefits from a large Waitrose.

With stunning open countryside, beautiful walks and villages, this commuter town has easy access to the A3 linking up to the M25 at junction 10, plus both mainline stations of Godalming and Farncombe - London Waterloo is less than 45 minutes by train.





THE LOCATION



GRANDERA
HOMES 



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