



**CREST  
NICHOLSON**

# FERNHURST

HAWLEY • HAMPSHIRE

A village location in the Hampshire countryside, with excellent facilities and transport links nearby.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN HAWLEY

Hawley has the attributes of an English village: a hall, green, cricket ground and playground, while nearby Camberley and Farnborough provide much more.

On your doorstep

You'll find your day-to-day amenities conveniently located on your doorstep. For a wider selection of shops, eating experiences and leisure facilities Camberley and Farnborough are less than five miles away.

- 1 Sainsbury's
- 2 Watchmoor Nature Reserve
- 3 Tesco Extra
- 4 Marks and Spencer
- 5 Frimley Park Hospital
- 6 The Atrium
- 7 The New Inn
- 8 Blackwater Post Office
- 9 Lloyds Pharmacy
- 10 Blackwater & Hawley Leisure Centre




Education

The immediate area offers a great selection of primary and secondary schools - both well regarded state education and independent schools too. There is also a range of early years providers conveniently located for those commuting to London.

- 11 Hawley Pre School
- 12 Hawley Primary School
- 13 Hurst Lodge School (independent, primary and secondary)
- 14 Fernhill Primary Academy
- 15 Farnborough Grange Nursery / Infant Community School
- 16 Frogmore Infant and Junior schools
- 17 Fernhill School
- 18 Kings International College
- 19 Frogmore Community College
- 20 Cove School

Travel

Fernhurst has superb transport connections both by road and rail. Situated just four miles from the M3, Fernhurst offers easy access to the M25, London and the coast. Nearby Farnborough provides a train journey to central London in just 36 minutes.

-  Farnborough train station – 8 minutes
- Basingstoke town centre – 22 minutes
- Heathrow Airport – 24 minutes
-  Blackwater train station – 8 minutes
- Camberley town centre – 15 minutes
-  Guildford (from Blackwater) – 18 minutes
- London Waterloo (from Farnborough) – 36 minutes
- London Paddington (from Blackwater) – 52 minutes





## FERNHURST

Hawley Road, Hawley  
Hampshire GU17 9ES

For all enquiries please call

**01276 862 826**  
[crestnicholson.com/fernhurst](https://www.crestnicholson.com/fernhurst)

### A NEW DESTINATION IN HAWLEY

This village location on the Surrey Hampshire border, with easy access to both London and the coast, offers something for everyone.

The name Hawley dates back to Medieval times, meaning 'clearing or meadow'. Despite its popularity, this character remains evident in its ancient forest, country lanes, and dense tree coverings.

And while Hawley remains a village, the nearby towns on Farnborough and Camberley add a great range of services and facilities.

Just three miles from Fernhurst, Farnborough is best known for its airport, the popular Farnborough Airshow, and Farnborough Air Sciences Trust Museum. You can also enjoy the flying connection from the sophisticated Sky Bar located

on the top floor of the Aviator hotel – the ultimate spot to sip cocktails, overlooking panoramic views of the runway and the countryside beyond.

Camberley offers a leisure centre, an indoor shopping centre, an open air cinema, a theatre, a top-ranked golf club, and a cinema, bowling and restaurant complex. There's plenty to entertain children, including Gravity Force Trampoline Park, the Surrey Heath Museum, Imagination Children's Role Play, a pottery painting studio and soft play centre. The town hosts an annual car show, Christmas ice rink, monthly

artisan markets, 10km fun run and an annual beer festival.

A 20 minute walk from Fernhurst brings you to Hawley Lake which offers dinghy sailing, kayaking, windsurfing and wakeboarding/water-skiing and even a beach. Each Guy Fawkes Night a popular firework display is hosted on the lake.

Other attractive spots locally include Blackwater River and Valley, Cove Brook, Hawley Meadows, Blackwater Park and Yateley Lakes. Shepherd Meadows features an adventure play area, skate-park, football pitches and cricket pitches, a wonderful lake and café.





**CREST  
NICHOLSON**

**FERNHURST**

# DEVELOPMENT PLAN

A beautifully designed and stylish collection of 2, 3, 4 & 5 bedroom homes.

2, 3, 4 & 5 BEDROOM HOMES



2 BEDROOM HOMES

- The Cromer
- The Dromer
- Affordable Rent
- Shared Ownership

3 BEDROOM HOMES

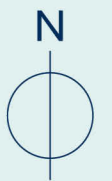
- The Redgrave
- The Evesham
- The Seaton
- The Chesham
- Affordable Rent
- Shared Ownership

4 BEDROOM HOMES

- The Romsey
- The Filey
- The Cranleigh
- The Hexham
- The Dartford
- The Keswick

5 BEDROOM HOMES

- The Roydon
- The Whixley
- The Stratford
- Mix of 1 & 2 Bed Affordable Rent



V Visitor Parking  
 SS Sub Station  
 BS Bin Store



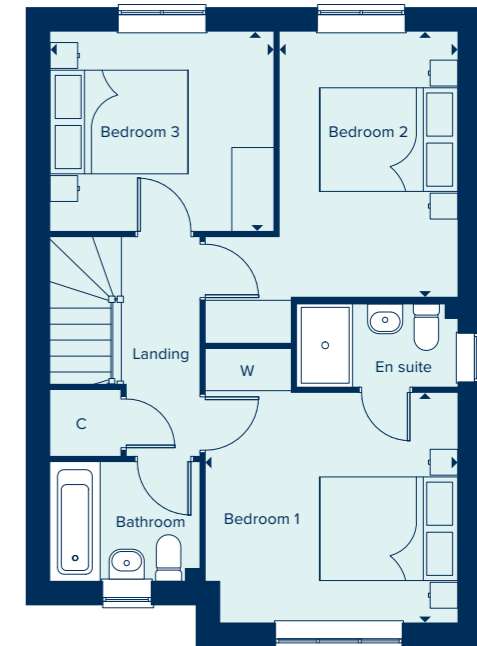
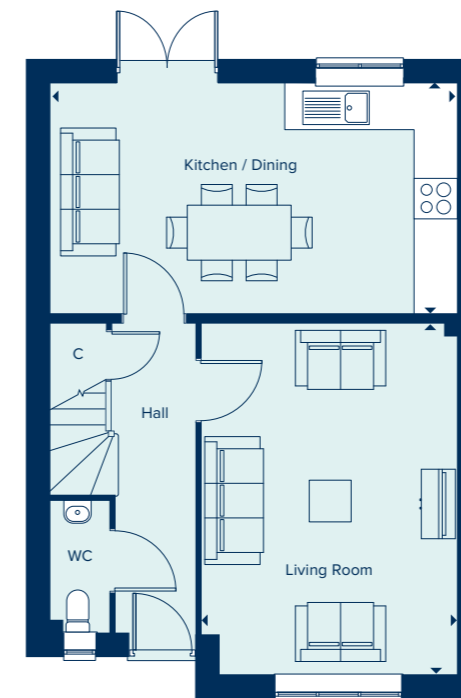
**THE SEATON**  
3 Bedroom Home

crestnicholson.com

# THE SEATON

One of the appealing factors of the Seaton is its open plan kitchen diner which provides direct access to the garden – and consequently views and natural light. Another is the generous main bedroom suite, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



**GROUND FLOOR**

**KITCHEN / DINING**

5.86m x 3.31m      19'3" x 10'10"

**LIVING ROOM**

5.05m x 3.67m      16'7" x 12'11"

**FIRST FLOOR**

**BEDROOM 1**

3.62m x 3.30m      11'11" x 10'10"

**BEDROOM 2**

3.81m x 2.56m      12'6" x 8'5"

**BEDROOM 3**

3.21m x 2.87m      10'6" x 9'5"

C Cupboard W Wardrobe

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**THE DARTFORD**

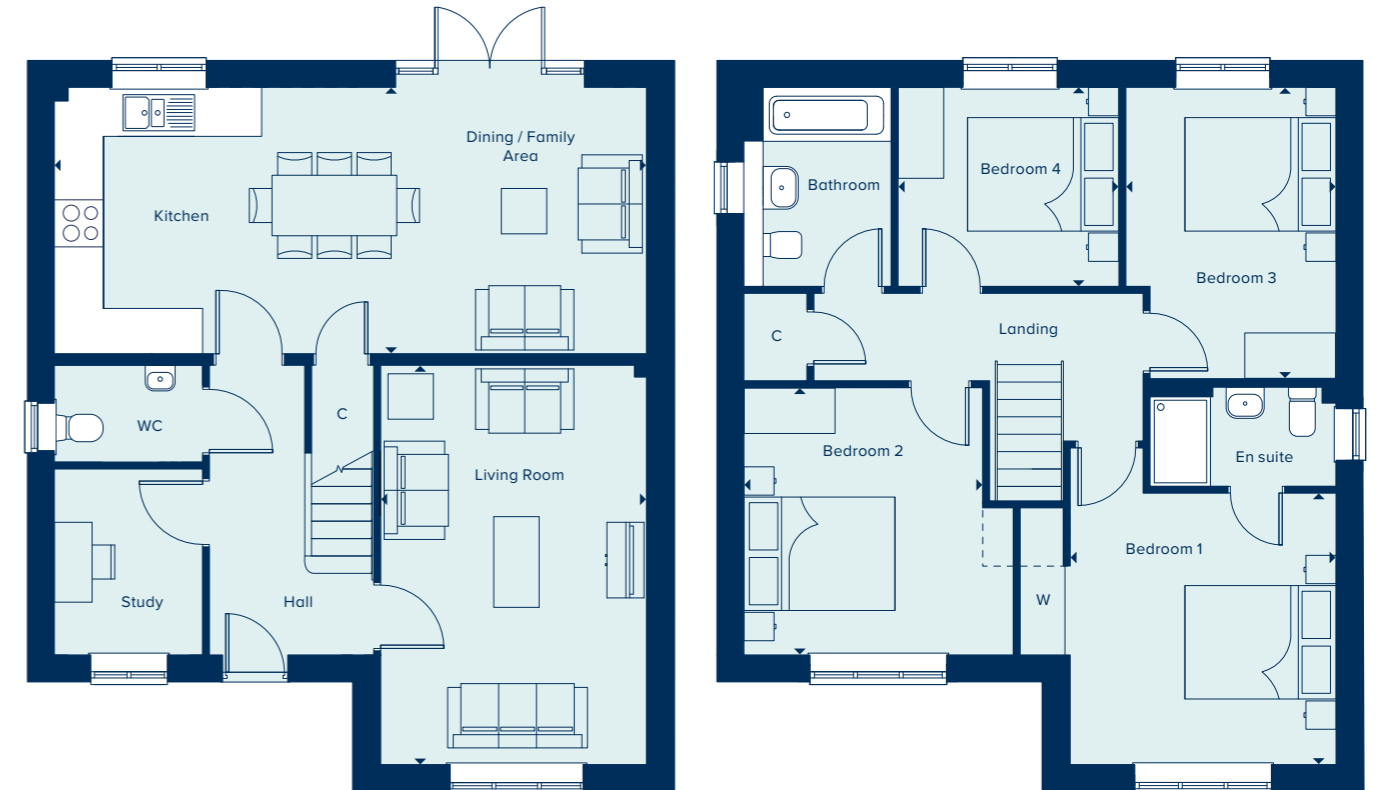
4 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

# THE DARTFORD

Ideally suited to modern living, The Dartford provides both extensive family space and the benefit of a home office. With a large, open plan kitchen/dining and family area in addition to a separate living room, this home offers considerable flexibility. Each of the four bedrooms is well proportioned, with the main bedroom having the luxury of an en suite shower room. Carefully selected products and materials throughout give this home a distinct mark of quality.

4 BEDROOM HOME



**GROUND FLOOR**

**KITCHEN / DINING / FAMILY AREA**

7.83m x 3.52m      25'8" x 11'7"

**LIVING ROOM**

5.28m x 3.52m      17'4" x 11'6"

**STUDY**

2.46m x 1.96m      8'1" x 6'5"

**FIRST FLOOR**

**BEDROOM 1**

3.59m x 3.52m      11'9" x 11'6"

**BEDROOM 2**

3.16m x 3.53m      10'4" x 11'7"

**BEDROOM 3**

3.85m x 2.78m      12'7" x 9'1"

**BEDROOM 4**

2.92m x 2.63m      9'7" x 8'7"

C Cupboard   W Wardrobe   - - - Bulkhead   • Specification

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**THE HEXHAM**  
4 Bedroom Home

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## THE HEXHAM

The Hexham is the ideal family home, a four bedroom property spread over three floors. The top floor hosts the main bedroom, en suite along with a second double bedroom and en suite. The two bedrooms on the first floor share a family bathroom, with each of the bedrooms being generously sized, there is an opportunity for a home office in the fourth. Downstairs, a kitchen-dining area and separate living area can accommodate the various demands of family life with the addition of a convenient ground floor cloakroom.

4 BEDROOM HOME



### GROUND FLOOR

#### KITCHEN / DINING AREA

4.80m x 2.80m      15'9" x 9'2"

#### LIVING ROOM

4.96m x 3.16m      16'3" x 10'4"

### FIRST FLOOR

#### BEDROOM 3

4.96m x 3.16m      16'3" x 10'4"

#### BEDROOM 4

4.96m x 3.16m      16'3" x 10'4"

### SECOND FLOOR

#### BEDROOM 1

4.96m x 3.16m      16'3" x 10'4"

#### BEDROOM 2

3.31m x 2.81m      10'10" x 9'3"

C Cupboard    W Wardrobe    ● Specification

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# THE WHIXLEY

The Whixley offers flexible spaces and a generous floorplate. The property features five bedrooms, a family bathroom and en suite, a utility room and a garage. The fifth would lend itself well to a home office, a snug, games or hobby room. Other features are the open plan kitchen diner, and separate, spacious and living room which is flooded with light from elegant bay windows.

5 BEDROOM HOME

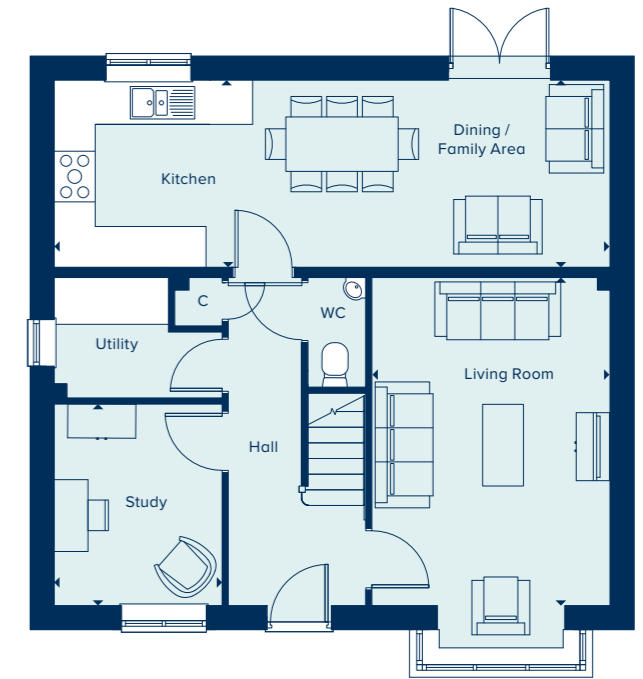


**THE WHIXLEY**  
5 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

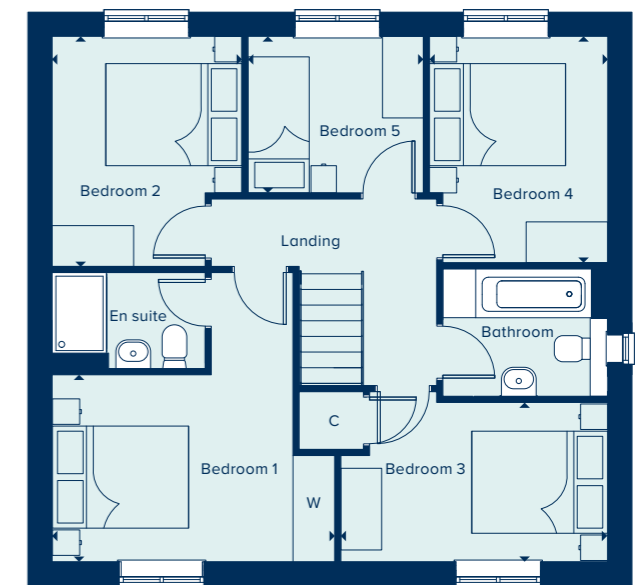
### GROUND FLOOR

<b>DINING / FAMILY AREA</b>		
5.25m x 2.75m	17'3" x 9'0"	
<b>KITCHEN</b>		
2.92m x 2.75m	9'7" x 9'0"	
<b>LIVING ROOM</b>		
4.82m x 3.50m	15'10" x 11'6"	
<b>STUDY</b>		
2.96m x 2.46m	9'9" x 8'1"	



### FIRST FLOOR

<b>BEDROOM 1</b>		
4.15m x 2.75m	13'7" x 9'0"	
<b>BEDROOM 2</b>		
3.38m x 2.79m	11'1" x 9'2"	
<b>BEDROOM 3</b>		
3.92m x 2.34m	12'10" x 7'8"	
<b>BEDROOM 4</b>		
3.32m x 2.62m	10'11" x 8'7"	
<b>BEDROOM 5</b>		
2.57m x 2.30m	8'5" x 7'7"	



C Cupboard W Wardrobe

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# SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>KITCHEN</b>				
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Integrated extractor hood	•			
Stainless steel chimney extractor hood		•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
<b>BATHROOM, EN SUITE AND CLOAKROOM</b>				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•

\*Integrated dishwasher included if there is a utility room \*\*Integrated washing machine included if there is no utility room.



	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>ELECTRICAL</b>				
Low energy LED 4-light spotlight bar to kitchen	•			
Low energy LED downlighters in white to kitchen		•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
<b>DECORATION</b>				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
<b>JOINERY AND DOORS</b>				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•	•
<b>HEATING</b>				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
<b>EXTERNAL FINISHES</b>				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
<b>SECURITY AND PEACE OF MIND</b>				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.





**CREST  
NICHOLSON**

## **FERNHURST**

Hawley Road, Camberley  
Surrey GU17 9ES

For all enquiries please call

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### **House Type Illustration**

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### **Development Map/Site Plan**

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