

COMING SOON



1 Woodcot Court

Woodcot Gardens | Cove | Farnborough | GU14 9RD

Asking Price £490,000



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Only 5 units left remaining! Light, spacious, and an impeccable finishes, these homes have been carefully designed for contemporary family living.

- Exclusive Development of 7 Houses
- 3 & 4 Bedroom Homes
- Minimum of 2 Parking Spaces
- Prices from £460k- £530k
- Finished to Very High Standards
- Zanussi Appliances
- Ground Floor Underfloor Heating
- En suite to Master

If you're a family in search of more space, take a look at the idyllic Woodcot Court development.

Walking through the front door, you are welcomed into a spacious entrance benefitted immediately to your left by a large storage cupboard, perfect for storing all your coats and shoes. Following the hallway through to your left is an open-plan kitchen diner space which features fitted a Howdens kitchen including Clerkenwell Gloss Dove Grey units, finished with Zanussi appliances including

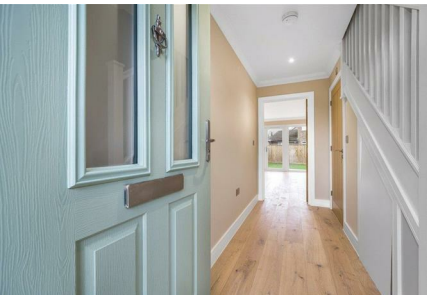


An exclusive selection of just seven high-finish new build homes!



a fridge freezer, oven, induction hob, dishwasher, and combi microwave.

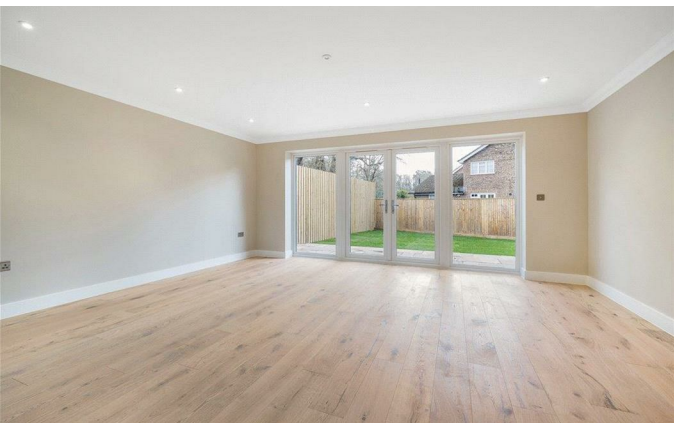
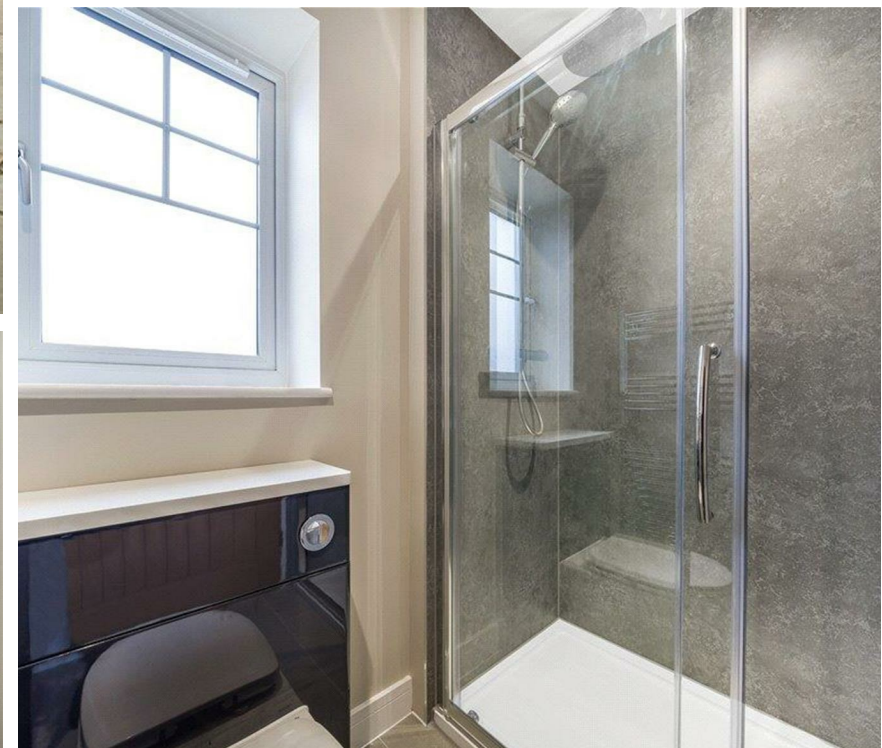
Continuing to the spacious living room, which offers the perfect communal family space. Elegant patio doors bring practicality to al fresco dining and social occasions, whilst providing an abundance of natural light to the main living space. The W/C is also practically placed off the hallway between the kitchen and living space for easy accessibility. Downstairs includes a stunning wooden finish flooring in the colour Ely, provided by Heritage Woodcraft GoodWood Collection, and is also finished with an underfloor heating system.



Heading up to the first floor, you are welcomed by the well-proportioned principal bedroom, featuring a carpeted finish in the colour Impala by Cormar Carpet Company in the Linwood Collection, and an ensuite finished in Balmoral Grey Slate with Anthracite vanity units and Esteem bathroom fittings. There are two further well-proportioned bedrooms, making use of every space, both serviced by a sizable family bathroom, all fitted with the same features as bedroom one.



Driveway parking for a minimum of two cars is further benefitted by additional visitors spaces, perfect for when your family and friends come



to visit! Each home also boasts a cycle storage unit.

The development is ideally located for local amenities, with Farnborough and Fleet town centres just a short drive away providing a variety of shops, restaurants, and leisure facilities.

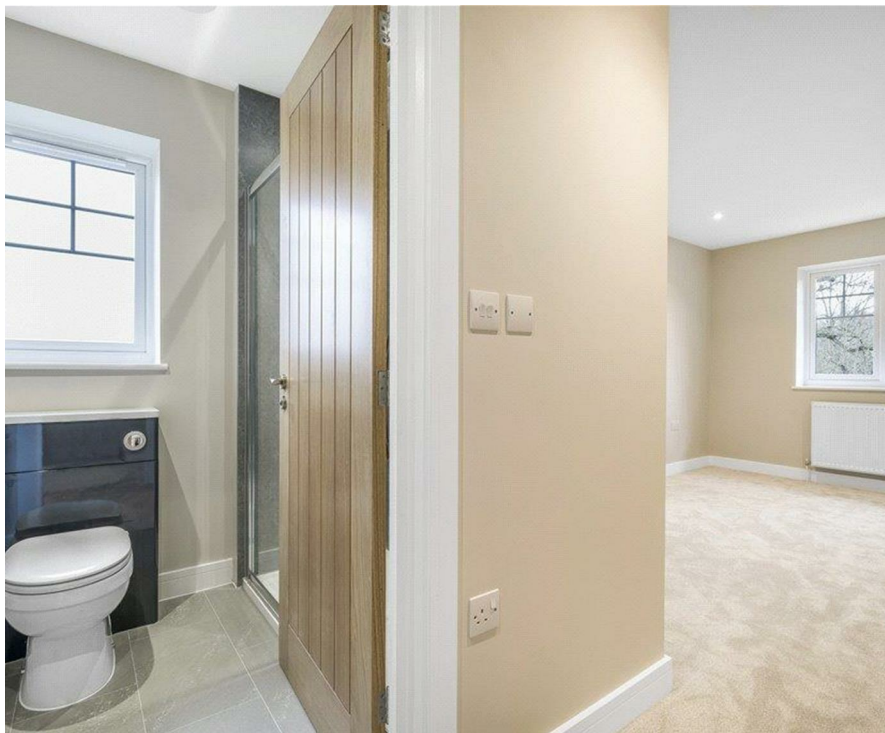
The local area provides some fantastic walks with Bramshott Farm Country Park, Fleet Pond Nature Reserve and the newly developed Southwood Country Park just a few minutes away.

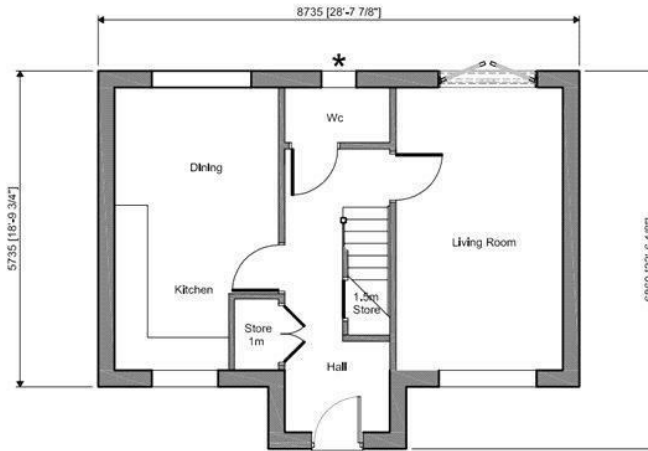
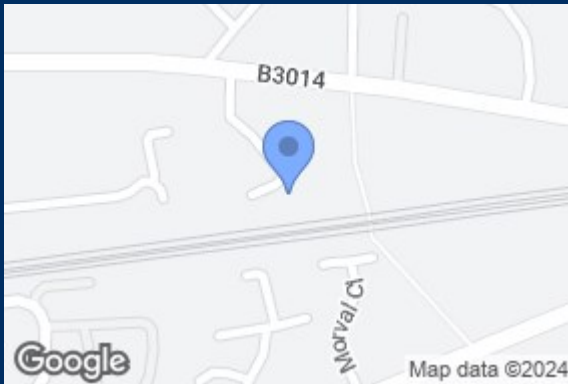
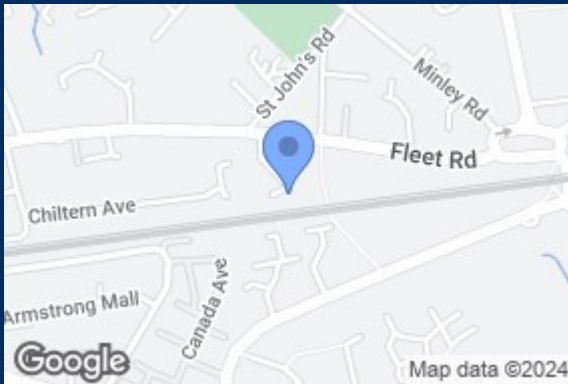
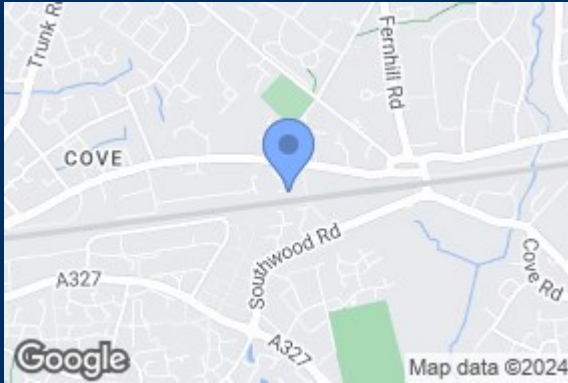
The area is also perfect for those looking to commute with Farnborough Main Railway Station providing direct links to London, and Farnborough North Railway Station with direct links to Reading just a short drive away.

Woodcot Court is also ideally situated for road access with the M3 approximately 2 miles away.

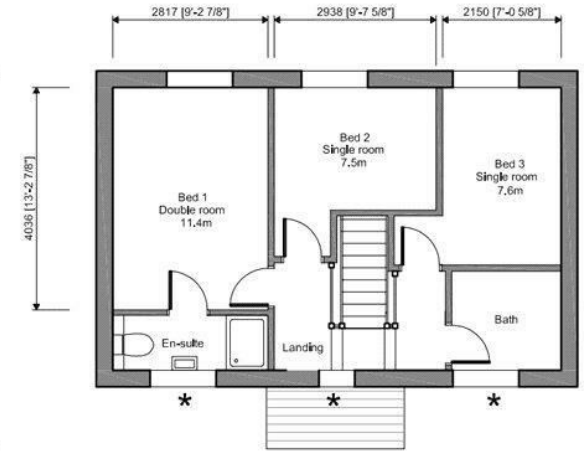
Disclaimer:

The photos are example photos from a previous site built by the developer.





Ground Floor Plan
 Plots 1, 2 & 3 (86sqm)
 3 Bed / 4 Person House
 * Obscure glazed



First Floor Plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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