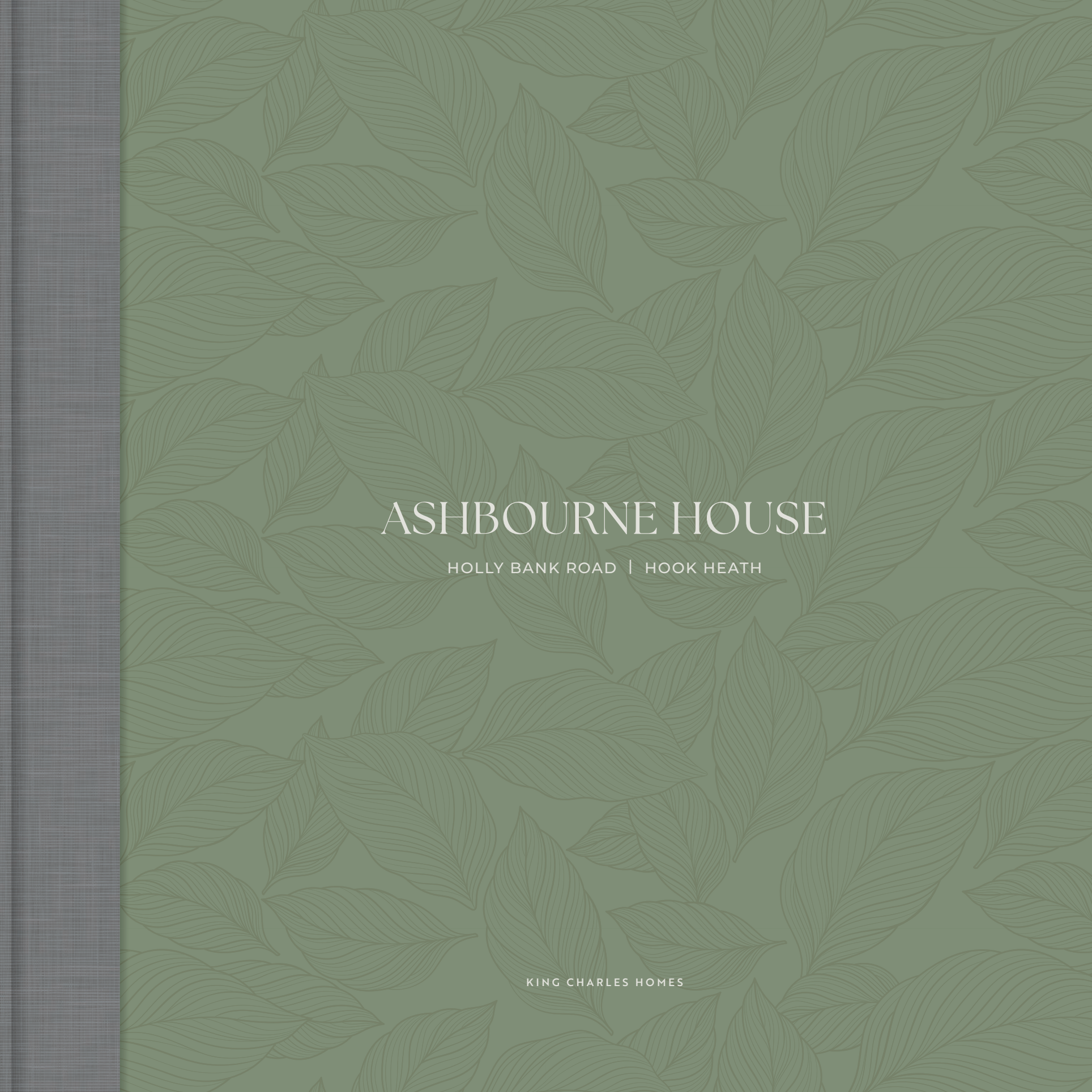
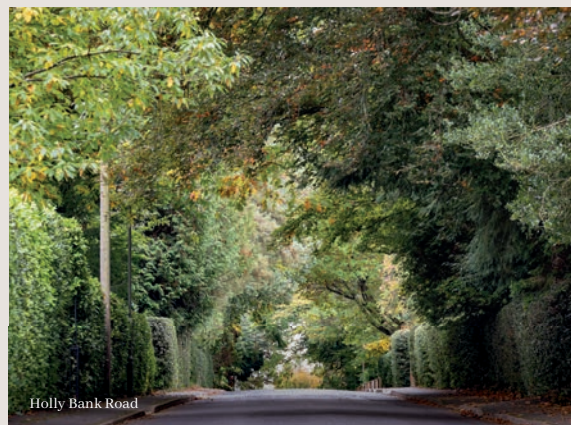




ASHBOURNE HOUSE

HOLLY BANK ROAD | HOOK HEATH

KING CHARLES HOMES



Inspired by the past Designed for today

Nestled in tranquil tree-lined gardens on desirable Holly Bank Road, just six 2 bedroom apartments and a magnificent 3 bedroom penthouse blend exquisite design with premium quality specifications and beautifully crafted finishes.

In the early 1900s many grand houses in Hook Heath were conceived by eminent Arts & Crafts architects, WG Tarrant and Sir Edwyn Lutyens, and it is their signature style that has inspired the external design of Ashbourne House. Residents will enjoy the convenience of private parking and cycle storage within the tree-lined grounds.



Computer generated illustration indicative only



Computer generated illustration indicative only



Unparalleled elegance and sophistication

Beautifully crafted, premium quality materials are utilised throughout, with every detail carefully considered to create elegant, luxurious living spaces. Perfectly blending form and function, contemporary shaker style kitchens feature quartz worktops and a comprehensive range of integrated Siemens appliances.



Woking Golf Club

Enjoy an aspirational lifestyle that perfectly balances urban convenience with easy access to the tranquillity of Surrey's beautiful countryside.

Hook Heath is known for its peaceful leafy roads, tranquil woodlands and air of refined elegance. For country walks, the nearby Basingstoke Canal, River Hoe and Mayford Meadow Nature Reserve provide plenty of variety, while golfers will enjoy the advantage of a choice of courses, including Woking Golf Club, ranked in the top ten of Surrey's courses.



Victoria Place Shopping Centre



Basingstoke Canal

Close to home, the rich tapestry of the Surrey Hills awaits you, where walking, cycling and horse-riding are popular pursuits. Discover historic villages, National Trust gardens and stately homes or visit the wonderful RHS Garden Wisley.

For day to day essentials, Mayford has a post office and general store, or for a bite to eat pop into The Bird in Hand, a welcoming gastropub with a tempting menu. St John's offers a further selection of retailers and restaurants, or for the weekly shop head to Waitrose at Goldsworth Park.

Woking town centre has undergone extensive revitalisation and become a popular destination for retail, dining and entertainment. Victoria Place hosts a selection of stores, including M&S, restaurants, a seven-screen cinema, gym and the New Victoria Theatre, renowned for the quality and diversity of its productions. Across the road from Victoria Place, Lightbox is a leading contemporary gallery and creative space.

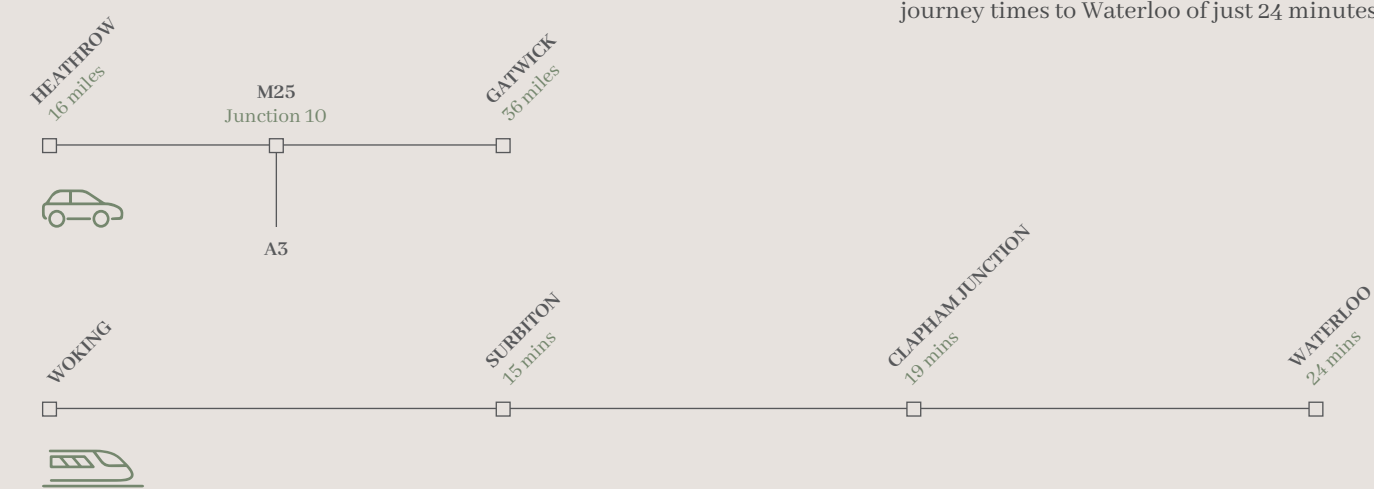


Perfectly placed

Wherever you want to go and however you choose to get there, Ashbourne House is perfectly placed for travel by road, rail and air.

With the M25, M3 and A3 all accessible within a 9 mile drive you'll enjoy easy access to the wider motorway network, the south coast and to Heathrow and Gatwick airports.

For trips to the capital, regular, fast services operate from Woking station with minimum journey times to Waterloo of just 24 minutes.



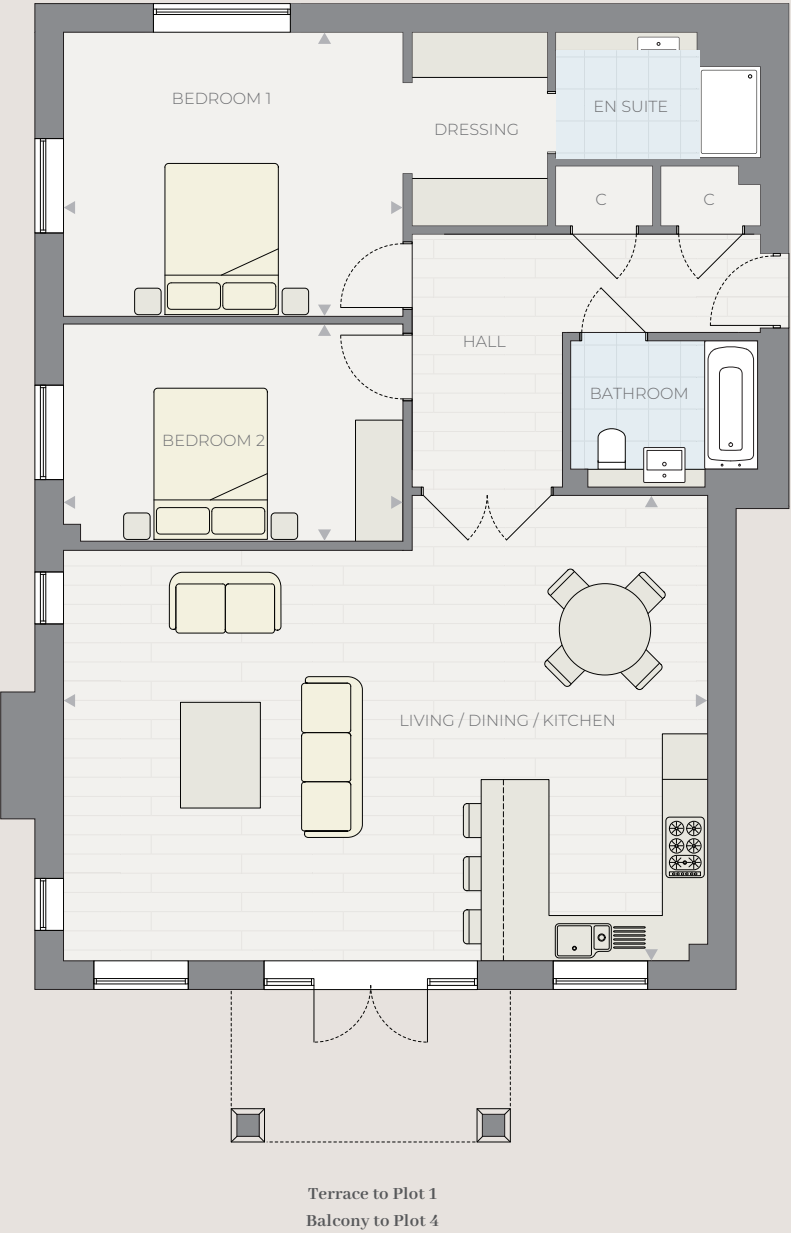
Numbers 1 & 4

2 bedroom apartment | Ground & first floors

Living / Dining / Kitchen	8.52m x 6.15m	28'0" x 20'2"
Bedroom 1	4.49m x 3.76m	14'9" x 12'4"
Bedroom 2	4.49m x 2.87m	14'9" x 9'5"
Total Internal Area	108.7 sq m	1170 sq ft



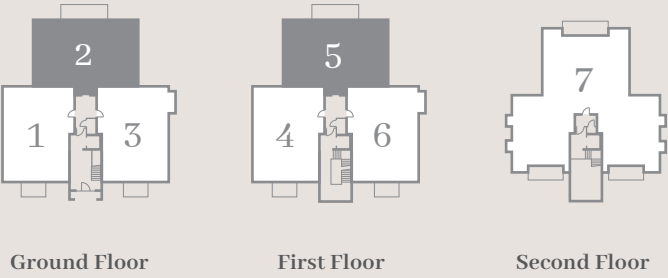
All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.



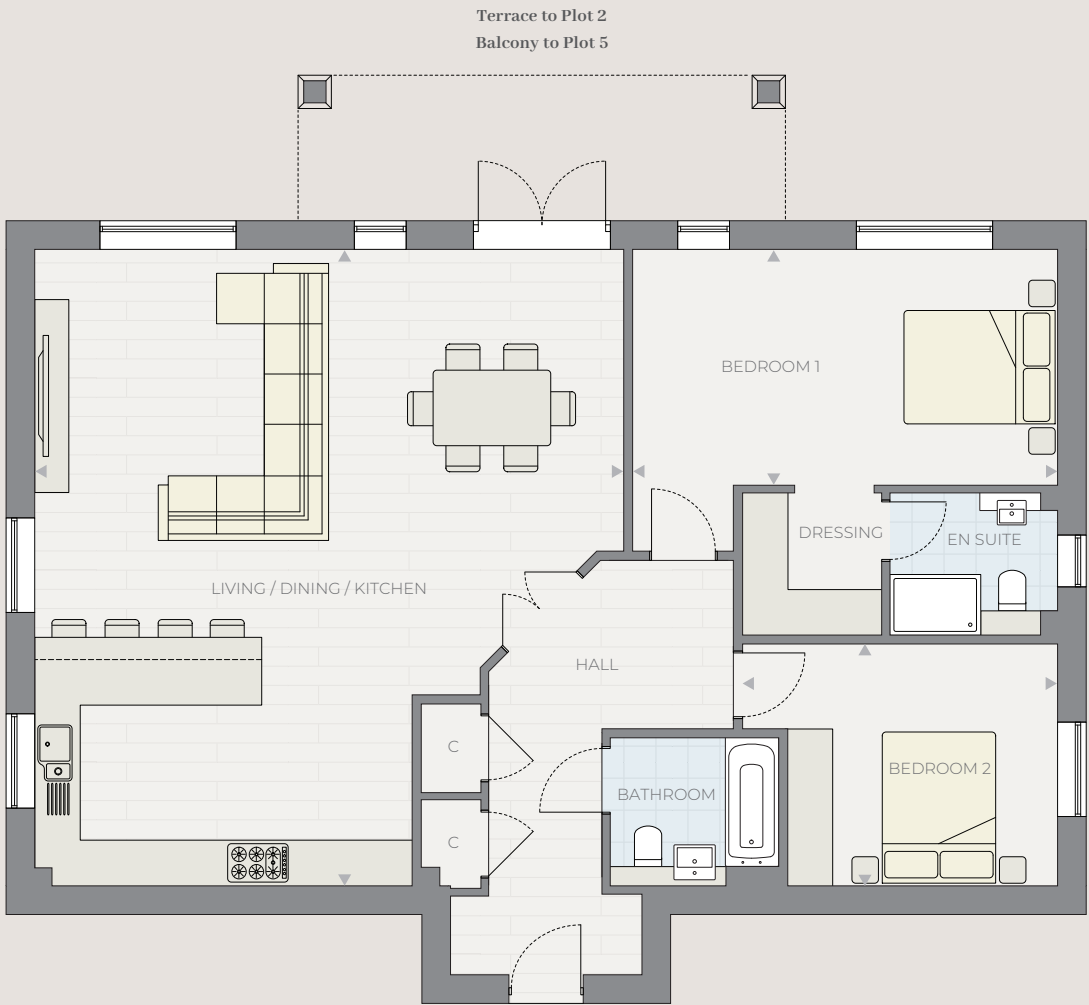
Numbers 2 & 5

2 bedroom apartment | Ground & first floors

Living / Dining / Kitchen	8.42m x 7.79m	27'8" x 25'7"
Bedroom 1	5.62m x 3.12m	18'5" x 10'3"
Bedroom 2	3.57m x 3.20m	11'9" x 10'6"
Total Internal Area	117 sq m	1259 sq ft



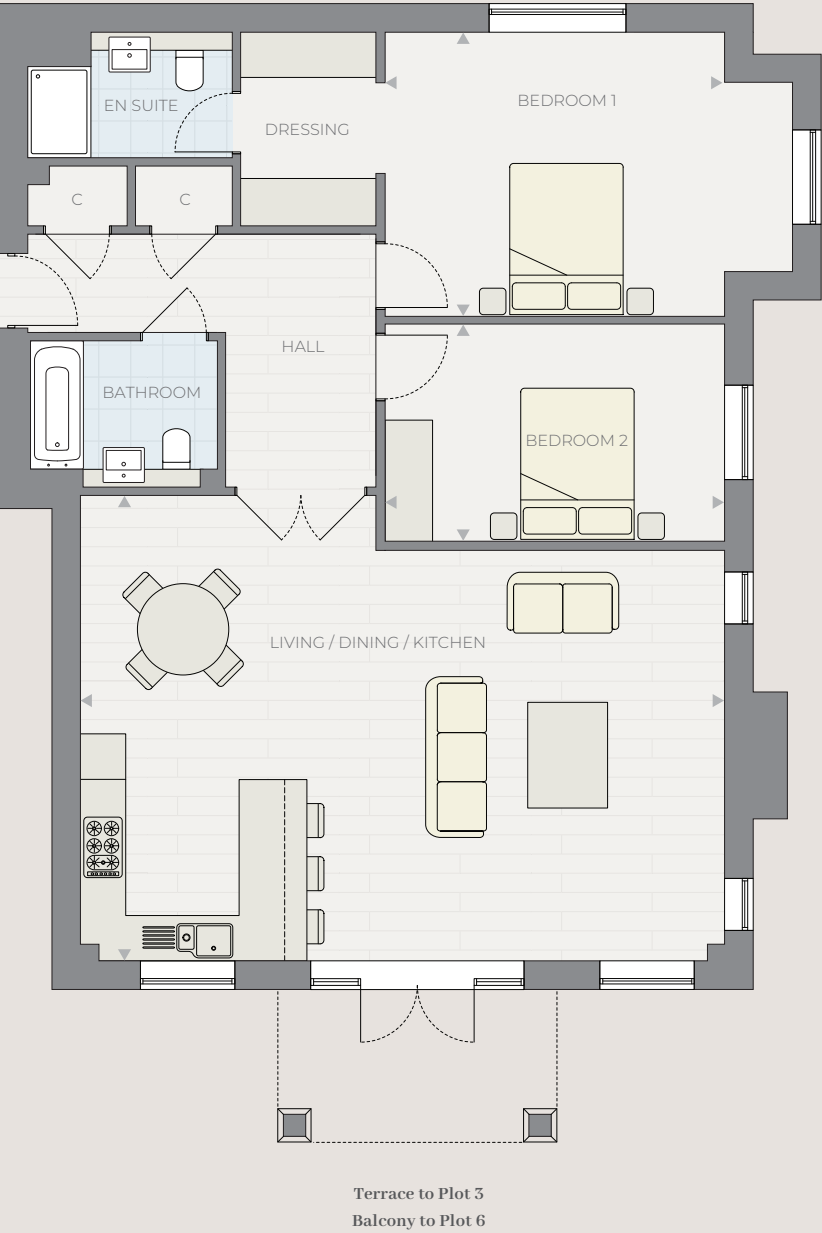
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Numbers 3 & 6

2 bedroom apartment | Ground & first floors

Living / Dining / Kitchen	8.52m x 6.15m	28'0" x 20'2"
Bedroom 1	4.49m x 3.76m	14'9" x 12'4"
Bedroom 2	4.49m x 2.87m	14'9" x 9'5"
Total Internal Area	111 sq m	1194 sq ft



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Number 7

3 bedroom penthouse | Second floor

Living / Dining / Kitchen	9.55m x 8.38m	31'4" x 27'6"
Bedroom 1	4.55m x 4.14m	14'11" x 13'7"
Bedroom 2	4.41m x 4.26m	14'6" x 14'0"
Bedroom 3	4.47m x 4.45m	14'8" x 14'8"
Total Internal Area	216 sq m	2325 sq ft



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A superior specification designed for how you want to live

KITCHENS

- Contemporary “shaker style” kitchens
- Silestone quartz worktops and upstands
- Waterfall stone to island in the penthouse
- A range of Siemens appliances including:
- Stainless steel single oven
- Combination oven and microwave
- Induction hob and extractor hood
- Integrated fridge freezer
- Integrated dishwasher
- Under cabinet LED lighting
- Stainless-steel sink with chrome tap
- Washer/dryer to utility cupboard

BATHROOMS & EN-SUITES

- White sanitaryware including concealed system WCs, baths and sinks
- Low profile shower trays with glass enclosure
- Wall mounted vanity unit with integrated storage
- Complementary chrome Hansgrohe taps
- Minoli floor tiles
- Full height Minoli wall tiling to bath and shower areas (half height elsewhere)
- Large format fitted mirrors
- Chrome heated towel rails
- Freestanding bath to the penthouse

FLOORING

- Antico wood effect flooring to hallway, living room and kitchen
- Luxurious carpets to bedrooms
- Choice of Minoli tiling to bathroom and en suite*

HEATING & INSULATION

- Zoned under floor heating
- Air source heat pump
- Pressurised hot water systems
- Double glazed windows with security locking mechanisms

ELECTRICAL AND LIGHTING

- Low voltage LED downlighters to kitchen / living room, principal bedroom, bathroom and en suite
- Dimmer switch to living room for feature pendant lighting
- Low-level (and high-level at clients request*) TV points with satellite provision to living room and bedrooms
- Telephone points to living room and principal bedroom
- Cat 6 wiring for broadband distribution, networking and smart home capabilities to living room and principal bedroom
- USB sockets to kitchen and principal bedroom
- Wired for future alarm

INTERNAL FEATURES

- Moulded skirting and architrave
- 2 panel door with brushed chrome ironmongery throughout
- Smooth plastered ceilings
- Neutral wall paint
- Fitted dressing room to the principal bedroom

COMMUNAL AREAS

- 8 person lift
- Solid staircase with oak balustrade
- Panelling to entrance lobby
- Satellite dish
- Multipoint locking front door sets
- Audio and video entry phone system
- Professionally landscaped grounds
- External bollard lighting
- Electric car charging points for each property
- Outside tap
- Cycle store

PEACE OF MIND

- The homes at Ashbourne House will come with a 10 year new homes warranty

*subject to build programme



