



The Holmbery, Alfold Gardens, Alfold, GU6 8JE

From £1,595,000 - Freehold

Energy efficient new 5 bedroom home featuring air source heat pump and underfloor heating throughout. EPC Rating: B



HOUSE TYPE
HOLMBERY
PLOT 19

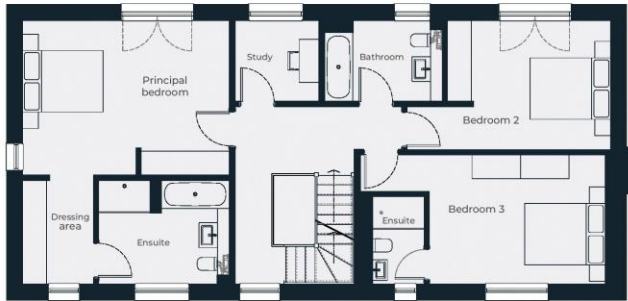
Main house 259 sq m (2,786 sq ft) Garage 30 sq m
Total 289 sq m (3,112 sq ft)

Living Room	6.56m x 5.98m	(21' 6" x 19' 7")
Dining Room	4.27m x 3.75m	(14' x 12' 11")
Kitchen	4.73m x 3.94m	(15' 6" x 12' 11")
Principal Bedroom	5.12m x 3.88m	(16' 10" x 12' 9")
Bedroom 2	3.80m x 3.27m	(12' 6" x 10' 9")
Bedroom 3	4.25m x 3.16m	(13' 11" x 10' 4")
Bedroom 4	4.09m x 3.72m	(13' 5" x 12' 2")
Bedroom 5	5.98m x 3.72m	(19' 7" x 12' 2")
Study	2.11m x 2.10m	(6' 11" x 6' 11")
Home office*	5.00m x 2.50m	(16' 4" x 8' 2")
Garage	5.50m x 5.50m	(18' 04" x 18' 04")

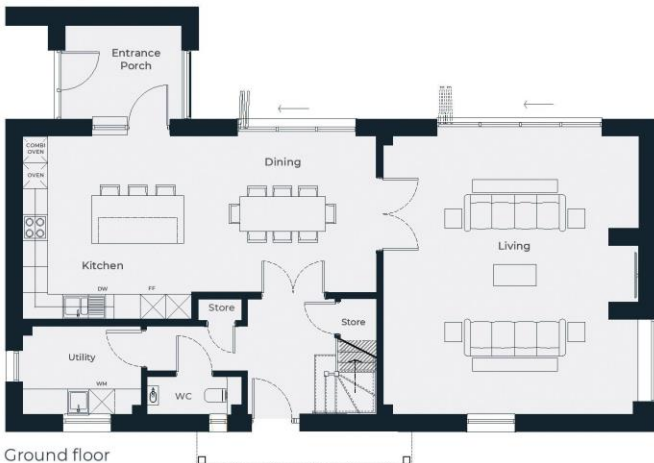
* Above garage



Second floor



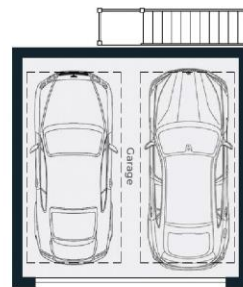
First floor



Ground floor



Plot 590.4 sq m



All areas and dimensions have been taken from architects plans prior to construction therefore whilst the information is believed to be correct, their accuracy cannot be guaranteed and does not form part of any contract. Maximum Net Internal Areas have been rounded to the nearest sq ft / sq m. The plan shows an indicative furniture layout by the interior designer.