



AQUINNA HOMES

ST LAWRENCE MEWS

ALBERTA CLOSE | LIPHOOK | HAMPSHIRE | GU30 7FA

AN EXCLUSIVE DEVELOPMENT OF 21 LUXURY, 2 AND 3 BEDROOM FAMILY HOMES,
EACH OFFERING PRIVATE COURTYARD GARDENS AND DEDICATED OFF STREET PARKING

WWW.AQUINNAHOMES.COM

AQUINNA'S LATEST NICHE DEVELOPMENT
AT ST LAWRENCE MEWS IS LOCATED IN
THE DELIGHTFUL VILLAGE OF LIPHOOK,
IN THE HEART OF HAMPSHIRE.

Close to open countryside, these twenty one luxury two and three bedroom, terraced homes offer bright, light and spacious **family homes for everyone**.

Each home offers private courtyard gardens and dedicated off street parking, with decorative dentil brickwork and individual porches over the front door.

All houses offer a downstairs cloakroom, master en-suite bathroom and a family bathroom. All homes benefit from contemporary open plan living with integrated kitchen, dining, living rooms except plots 1 and 1a which have an extra study room / third bedroom and a separate living room.

All houses are fitted with the latest in new build technology including cat 6 data cabling to future proof your home and solar panels. These homes are ideally placed to utilise the exceptional transport networks right on your very door step.



PORTSMOUTH / 27 MILES / 30 MINS BY CAR

HEATHROW / 41 MILES / 55 MINS BY CAR

GATWICK / 50 MILES

HAMPSHIRE...

HOME IS WHERE THE HEART IS...

Behind the visionary new community, extends the glorious open countryside.

The main-line Portsmouth to Waterloo rail links moments away, and the A3 tunnel opened in 2011 at the Devil's Punch Bowl, offering quick and easy routes between London and the South East.



RESTAURANTS

The Deers Hut
The Links Tavern
The Rising Sun, Milland

RECREATION

Champney's Forest Mere Health Spa
Greystott Hall
Hollycombe Working Steam Museum
Millenium Centre – Cinema & Community centre

SCHOOLS

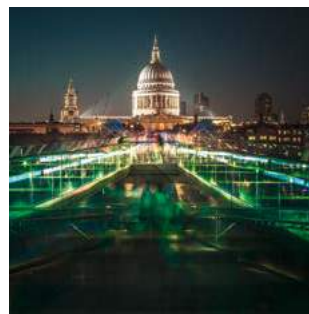
Bohunt School (top 50 state schools)
Mad Hatter's Nursery School
Liphook Infant and Juniors school
Bedales
Ranelagh
Churcher's College
Highfield Brookham Preparatory School
St George
Heathfield School

GOLF COURSES

The Old Thorn Golf Club
Liphook Golf Club
Hindhead Golf Club
Cowdray Park Golf Club
Blacknest Golf Club

OPEN SPACES

The Devil's Punch Bowl
Millenium Green
Weavers Down
Ludshott Common



PORTSMOUTH TO LONDON WATERLOO
DIRECT LINE / 7 MINUTES WALK / 2 TRAINS PER HOUR

/ 55 MINS BY CAR

LIPHOOK RAILWAY / 7 MINS WALK / 2 MINS BY CAR

WATERLOO / 65 MINS BY TRAIN

LIPHOOK – A VILLAGE ON THE
EAST HAMPSHIRE/WEST SUSSEX BORDER

45% of Hampshire is National Park,
the New Forest and the South Downs



M25 / 25 MILES

CHAMPNEY'S FOREST MERE SPA / 2.5 MILES

OLD THORN MANOR GOLF CLUB / 2 MILES

Canadian troops were stationed
here during the Second World War

Has a railway station on the
Portsmouth Line, Waterloo



Image of Champney's Forest Mere spa and manor house, courtesy of Champney's

LIPHOOK GOLF CLUB / 1.4 MILES

SAINSBURY'S SUPERSTORE / 0.4 MILES

WAITROSE HASELMERE / 5.2 MILES

*Times and distances from Google

AERIAL VIEW

The Aerial View depicts the 21 houses, each with its own private garden & dedicated parking



*Homes pre-sold to Radian Housing Association (Plots 2-8 inclusive)



A GREAT PLACE TO

WORK
REST &
PLAY





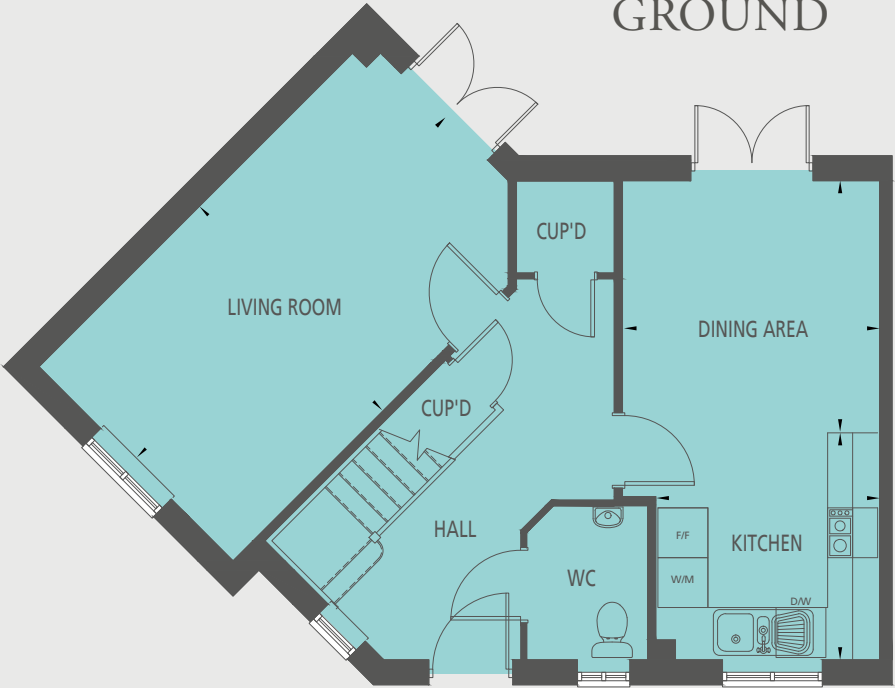
PLOTS 1 & 1A

1 and 1A offers a uniquely styled corner development with the benefit of a separate lounge and extra study / bedroom 3, each with its own private garden and dedicated parking.

Note: Plot 1 is shown, Plot 1A is handed

PLOTS 1 & 1A

GROUND



	m	ft
Living	5.52 x 3.25	18'2 x 10'8
Dining Area	3.04 x 3.01	10'0 x 9'10
Kitchen	2.70 x 2.64	8'10 x 8'8

FIRST



	m	ft
Bedroom 1	3.56 x 2.72	11'8 x 8'11
Bedroom 2	3.51 x 3.30	11'6 x 10'10
Study	3.11 x 2.98	10'3 x 9'10

Gross internal floor area: 99.0 sq. m / 1066 sq. ft.

Floor plans are for illustration purposes only and may be subject to change. Furnishings not included.



PLOTS 9, 10, 11

3 terraced houses each with its own private garden and dedicated parking



PLOTS 15, 16, 17

3 terraced houses each with its own private garden and dedicated parking



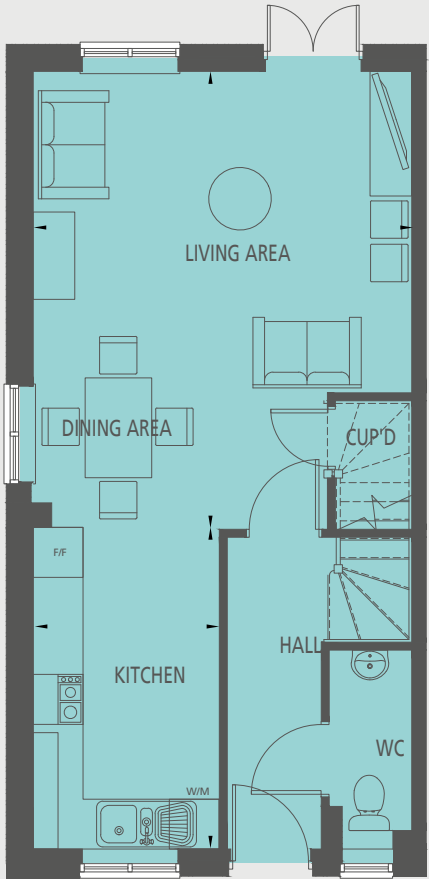
PLOTS 18, 19, 20

3 terraced houses each with its own private garden and dedicated parking

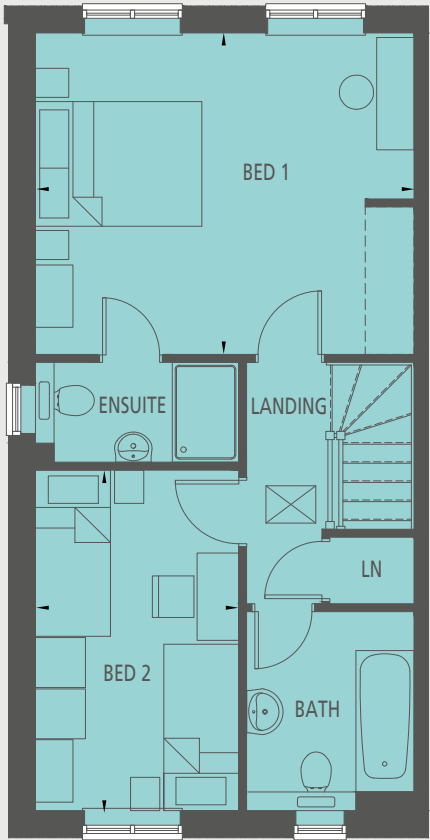
Note, Plots 9, 12, 15 & 20 as, Plots 10, 11, 13, 14 & 16-19 are handed

PLOTS 9–20

GROUND



FIRST



GROUND FLOOR

		ft
Living/Dining	5.51 x 4.55	18'1 x 14'11
Kitchen	3.85 x 2.24	12'7 x 7'4

FIRST FLOOR

	m	ft
Bedroom 1	4.55 x 3.87	14'11 x 12'8
Bedroom 2	4.10 x 2.44	13'5 x 8'0

Gross internal floor area: 85.1 sq. m / 916 sq. ft.

Floor plans are for illustration purposes only and may be subject to change. Furnishings not included.

DETAILED DESIGN SPECIFICATION

FOR PLOTS 1, 1A & 9 – 20

GENERAL



Gas-fired underfloor heating to ground floor

Built-in wardrobes to Bedroom 1 for all plots

Energy efficient downlighters to all rooms

Brushed stainless steel effect socket and light switches

Porcelanosa ceramic flooring to kitchen

French doors to rear

Staircase with oak handrails and newel caps

Composite front door

Contemporary architraves and skirtings

White PVC windows with acoustic glazing to all habitable rooms

SECURITY & HOME ENTERTAINMENT

Wiring for burglar alarm

BT points to Hall, Ground Floor Cupboard, Living, Master Bedroom and study (plots 1 & 1A only)

High level TV points and Sky+ wiring to Living Room and Master Bedroom

TV wiring to all other Bedrooms

Hard-wired CAT 6 connectivity to ethernet socket in Living and Master Bedroom to enable faster data transfer to Smart TV, Sky Box, PC, etc. (Smart TV, Sky Box, PC and router not included)

Double Sockets with USB charging outlets to Kitchen, Lounge, Master Bedroom and Bedroom 2



BESPOKE DESIGNER KITCHENS



Bespoke range of fully fitted contemporary kitchen cabinets to include pelmet lighting

Co-ordinated cimstone work surfaces and splash-back behind hob

Under slung stainless steel sink with fluted drainer in cimstone work surface

Gas hob and ceiling extractor hood by Siemens

Electric oven and separate microwave by Siemens

Integrated full height fridge, freezer and dishwasher by Siemens

Steaming 3-in-1 hot water tap

Washer dryer by Siemens

EXTERNAL SPACE

Access into garden via French doors at rear and side gate

Shed with bike storage in rear garden

External tap to rear

External power socket to rear



LUXURY BATHROOMS & EN-SUITES



Contemporary style white bathroom suite by Villeroy and Boch

Wall mounted Villeroy and Boch WC with concealed cistern

Tiled bath panels

Electric underfloor heating to En-suite

Fully tiled walls to Bathrooms/En-suites and WC by Porcelanosa with integrated mirrors to suit

Chrome Hansgrohe mixer tap

Heated ladder style chrome towel rail

Co-ordinated Porcelanosa ceramic floor tiles

Villeroy & Boch vanity units under basins

Fully fitted shower enclosure with chrome shower door (En-suite)

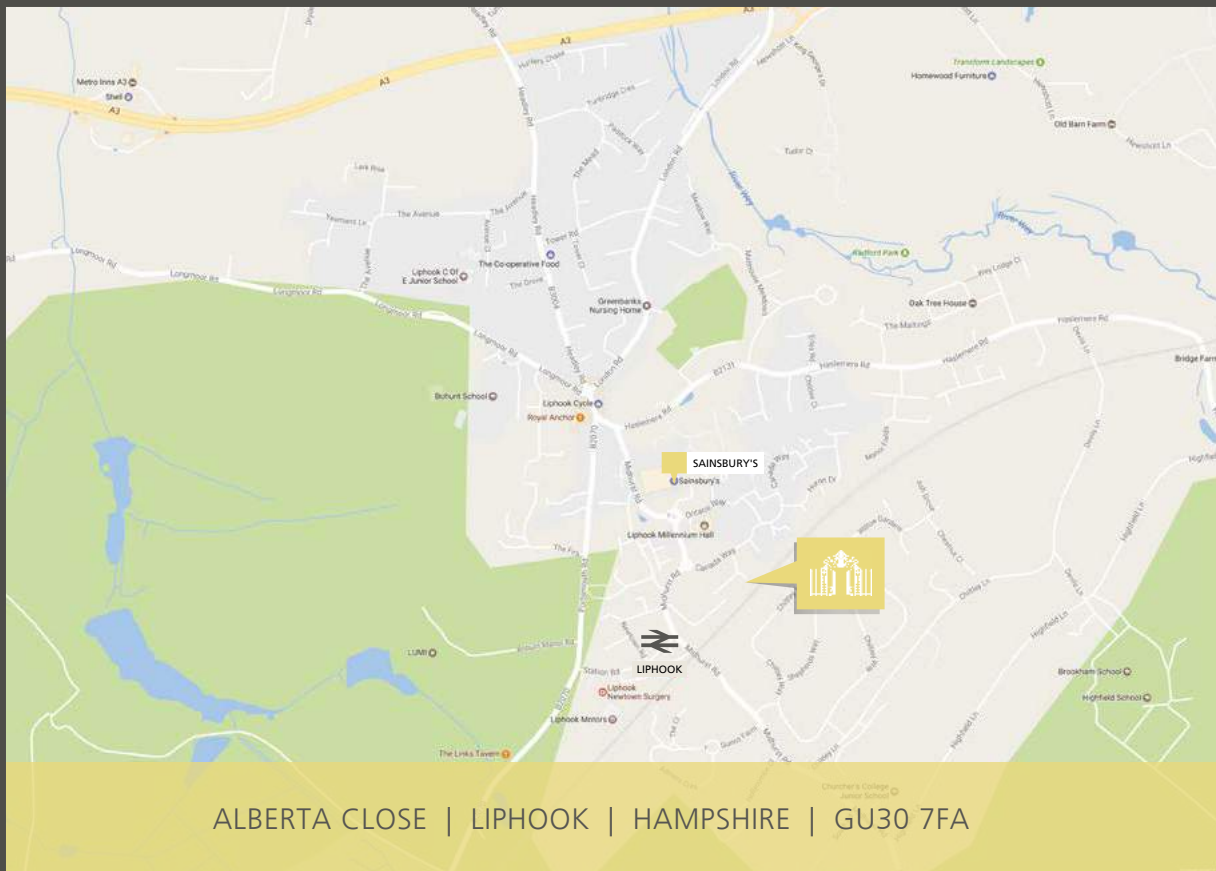
Hansgrohe thermostatic shower valve with handset and showerpipe (Master En-suite)

NHBC

10 year NHBC Buildmark Warranty







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AQUINNA HOMES
aspire...

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WWW.AQUINNAHOMES.COM

Aquinna Homes plc is an experienced and well funded homebuilder founded in 2004. We are committed to creating high quality aspirational homes in the very best locations throughout London and the South East. Our portfolio includes luxurious city apartments, delightful village mews, signature buildings inspired by renowned architects and substantial family homes. You are in safe hands with our experienced team of professionals who take pride in creating beautiful homes of outstanding quality, each with the Aquinna hallmark of attention to detail.

SELLING AGENTS

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