

Heathlands

Frimley

A collection of new houses and beautifully refurbished apartments in Frimley



Located in the Surrey town of Frimley to the north of Pine Ridge Golf Club, Heathlands is a delightful place to live. The locally listed Ridgewood Centre has been sympathetically refurbished as the centrepiece of the extensive landscaped communal grounds, including the restored original sunken garden. Phase II features a range of 2 bedroom refurbished apartments and new 1, 2, 3 & 4 bedroom homes, carefully positioned among retained trees

and mature shrubs and designed to blend in perfectly with the surrounding area.

Frimley has good local shops including a Waitrose supermarket, while Farnborough, with a wider choice of shops and High Street stores, is 4.6 miles away. Frimley has a choice of popular schools for all ages, and a large hospital. Frimley Green boasts The Lakeside leisure complex, famous for hosting the World Professional Darts Championships.

Frimley railway station provides easy access to Guildford, Ascot and London Waterloo (1hr 9 minutes with one change at Ash Vale, or 1hr 20 minutes direct train). By road, London is 31 miles away via the M3 motorway (J4, 2.6 miles), for swift access to the South West and M25 for London's airports.

Journey times and distances approximate.
Sources: AA Route Planner/National Rail Enquiries.

Heathlands Old Bisley Road, Frimley, Surrey GU16 9QE

A collection of new 1, 2, 3 & 4 bedroom homes and 2 bedroom refurbished apartments

01276 862 421


Linden
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Heathlands

Frimley

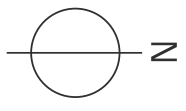
Development layout

- The Kingfisher
4 bedroom home
Homes 75 & 84
- The Peacock
3 bedroom home
Homes 92, 93, 94,
97 & 100
- The Buzzard
3 bedroom home
Homes 95 & 96
- The Weaver
3 bedroom home
Homes 70 & 89
- The Monarch
3 bedroom home
Homes 90 & 91
- The Copper
3 bedroom home
Homes 71, 72, 73,
85, 86, 87 & 88
- The Wren
3 bedroom home
Home 74
- The Lark
2 bedroom home
Homes 98 & 99
- The Finch
1 bedroom home
Homes 101 & 102
- The Crest Collection
2 bedroom
refurbished apartments
Homes 76, 77, 78,
79, 80, 81, 82 & 83
- 3 bedroom home
- 2 bedroom home
- 1 & 2 bedroom home
- 1 & 2 bedroom home

*Affordable housing

- ss Sub Station
- ▶ Garage Entrance
- v Visitors Parking Space
- bs Bin Store Area
- cs Cycle Store Area





Existing residential homes,
Heathlands Phase 1 by Linden Homes.

Heathlands

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3 bedroom home

Homes 92, 93, 94, 97 & 100



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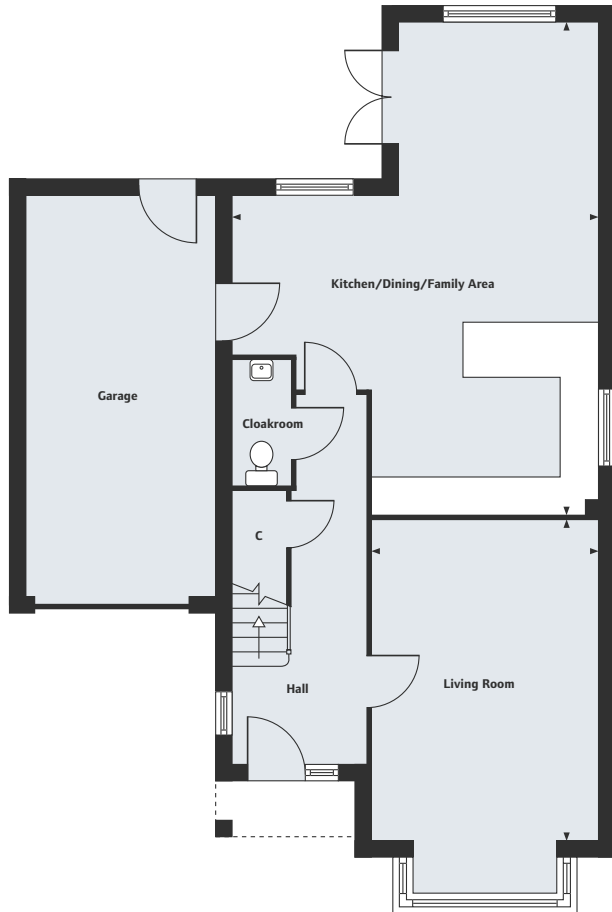
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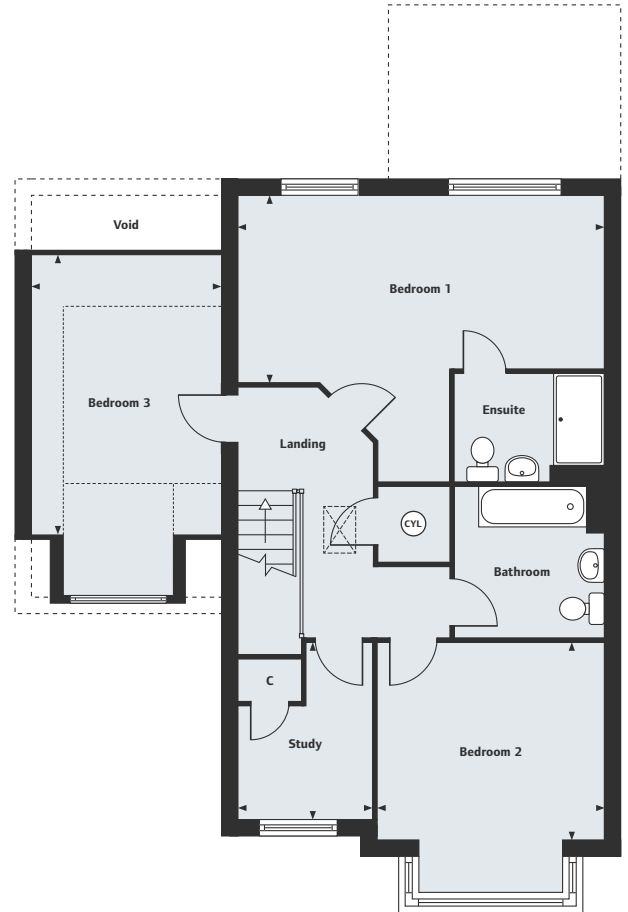
The Peacock

3 bedroom home



Ground Floor

Living Room	5.15m x 3.61m	16'11" x 11'10"
Kitchen/Dining/Family Area	7.93m x 5.86m	26'0" x 19'3"



First Floor

Bedroom 1	5.86m x 3.00m	19'3" x 9'10"
Bedroom 2	3.61m x 3.16m	11'10" x 10'5"
Bedroom 3	4.51m x 2.98m	14'10" x 9'9"
Study	2.83m x 2.16m	9'3" x 7'1"

Homes 93, 97 & 100 are handed.

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Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive.
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The Buzzard

3 bedroom home

Homes 95 & 96



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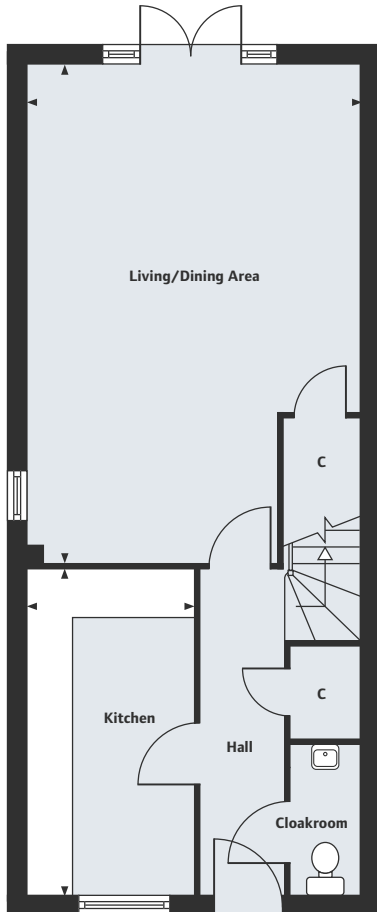

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The Buzzard

3 bedroom home



Ground Floor

Living/Dining Area

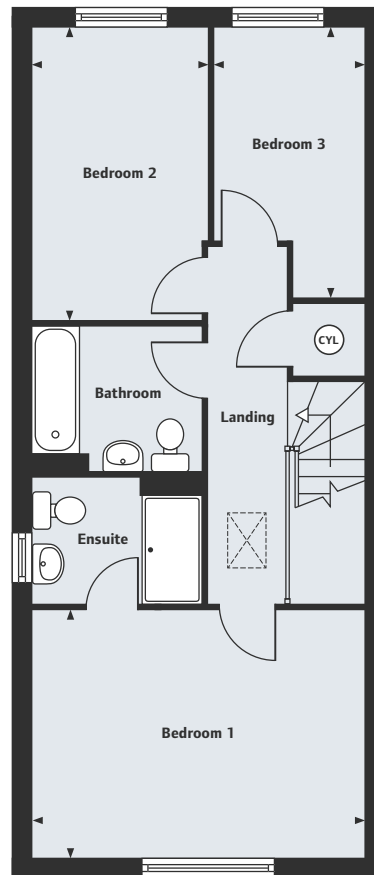
6.76m x 4.49m

22'2" x 14'9"

Kitchen

4.40m x 2.26m

14'5" x 7'5"



First Floor

Bedroom 1

4.49m x 3.36m

14'9" x 11'0"

Bedroom 2

3.96m x 2.36m

13'0" x 7'9"

Bedroom 3

3.66m x 2.03m

12'0" x 6'8"

Home 96 is handed.

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The Monarch

3 bedroom home

Homes 90 & 91



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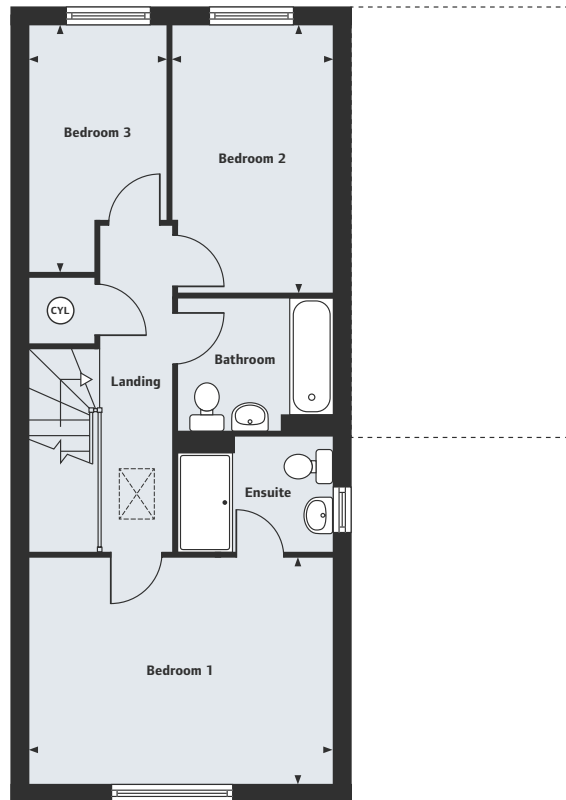
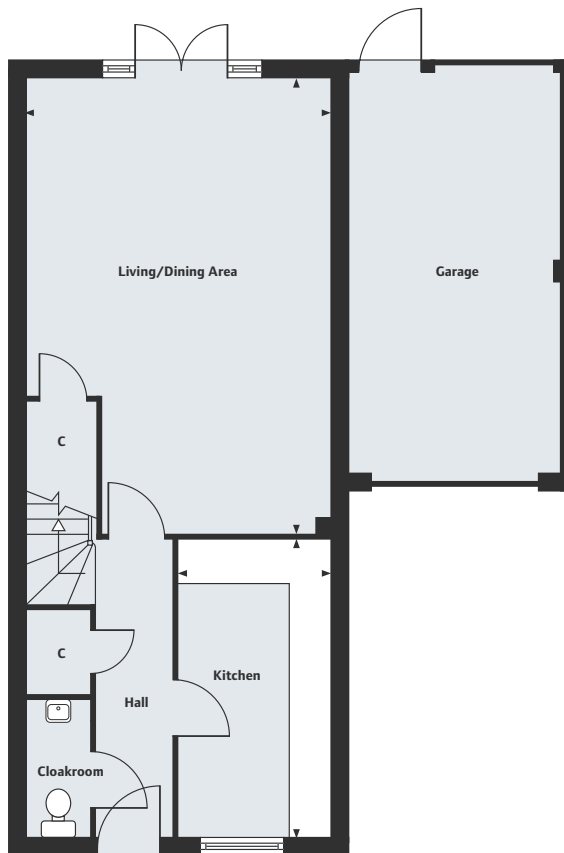

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The Monarch

3 bedroom home



Ground Floor

Living/Dining Area

6.76m x 4.49m 22'2" x 14'9"

Kitchen

4.40m x 2.26m 14'5" x 7'5"

First Floor

Bedroom 1

4.49m x 3.36m 14'9" x 11'0"

Bedroom 2

3.96m x 2.36m 13'0" x 7'9"

Bedroom 3

3.66m x 2.03m 12'0" x 6'8"

Home 91 is handed.

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The Weaver

3 bedroom home

Homes 70 & 89



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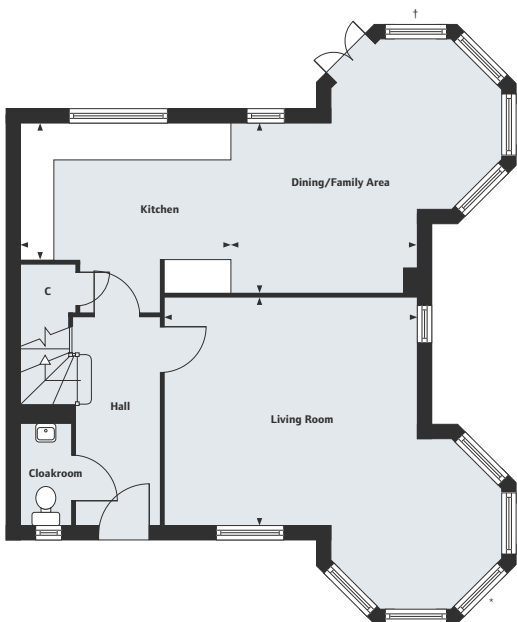
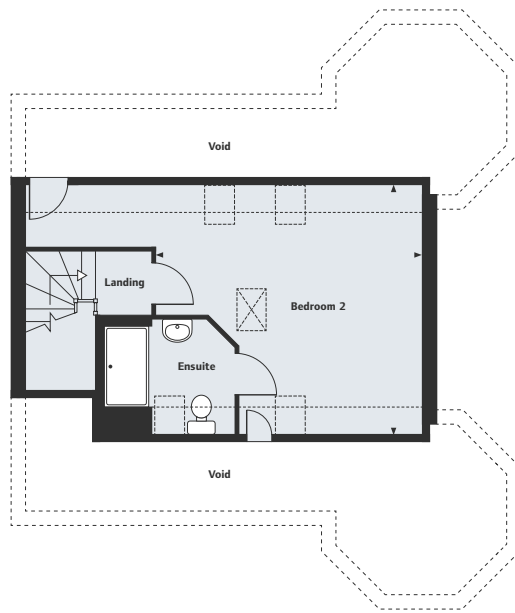
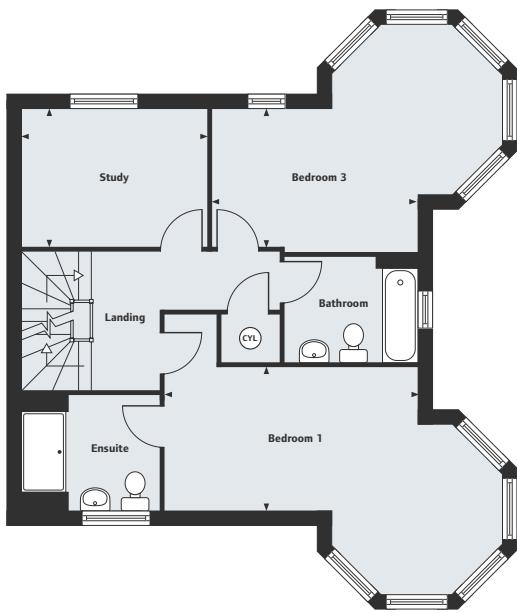

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The Weaver

3 bedroom home



Second Floor

Bedroom 2
4.86m x 4.54m 15'11" x 14'11"

First Floor

Bedroom 1
4.63m x 2.60m 15'2" x 8'6"
Bedroom 3
3.76m x 2.60m 12'4" x 8'6"
Study
3.39m x 2.51m 11'1" x 8'3"

Ground Floor

Living Room
4.59m x 4.13m 15'1" x 13'7"
Kitchen
3.86m x 2.46m 12'8" x 8'1"
Dining/Family Area
3.39m x 3.06m 11'1" x 10'0"

*Window to home 70 only. †Window to home 89 only. Home 89 is handed.

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The Copper

3 bedroom home

Homes 71, 72, 73, 85, 86, 87 & 88



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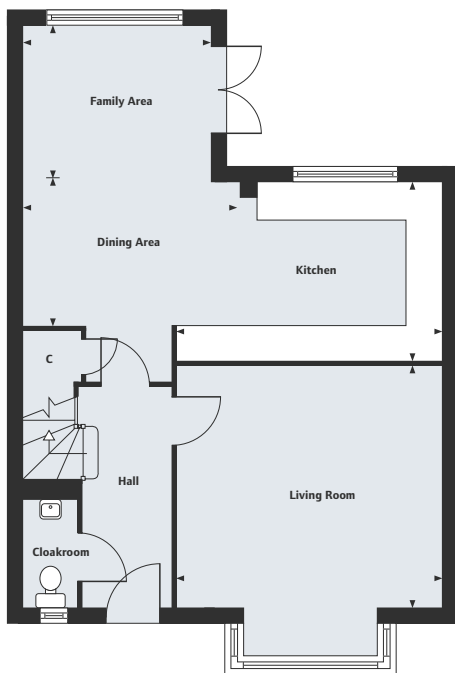
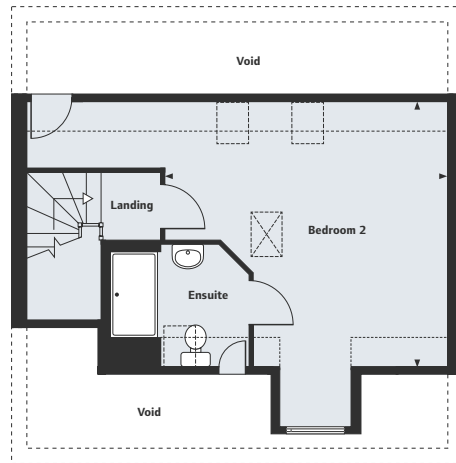
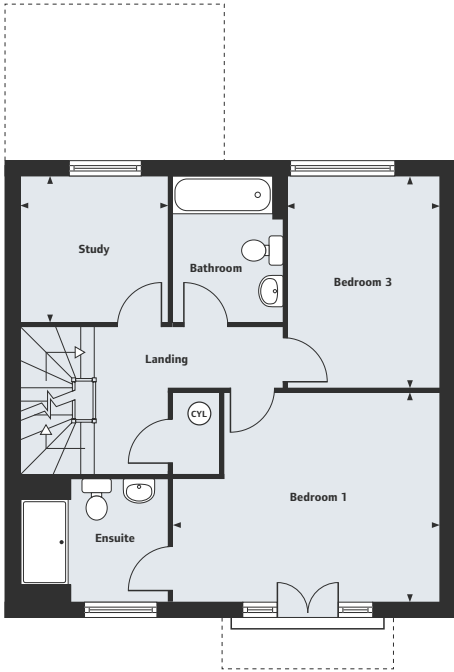
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The Copper 3 bedroom home



Second Floor

Bedroom 2
4.86m x 4.54m 15'11" x 14'11"

First Floor

Bedroom 1
4.60m x 3.58m 15'1" x 11'9"
Bedroom 3
3.66m x 2.60m 12'0" x 8'6"
Study
2.52m x 2.51m 8'3" x 8'3"

Ground Floor

Living Room
4.56m x 4.13m 15'0" x 13'7"
Kitchen
4.56m x 3.06m 15'0" x 10'0"
Dining Area
2.66m x 2.46m 8'9" x 8'1"
Family Area
3.21m x 2.70m 10'6" x 8'10"

Homes 72, 86 and 88 are handed.

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The Wren

3 bedroom home

Home 74



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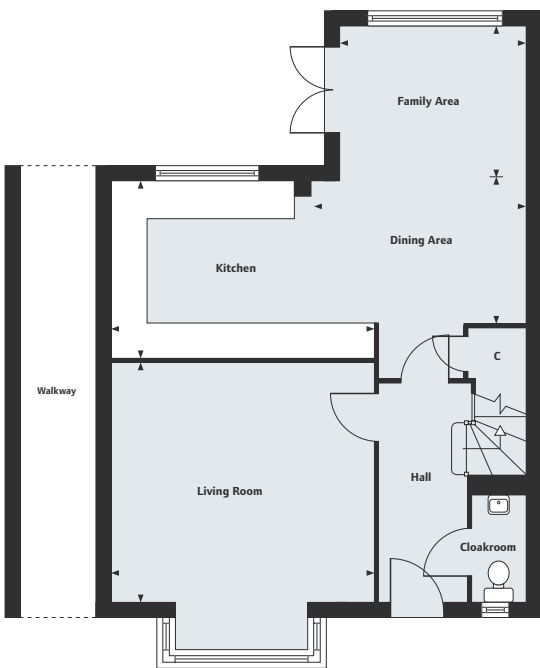
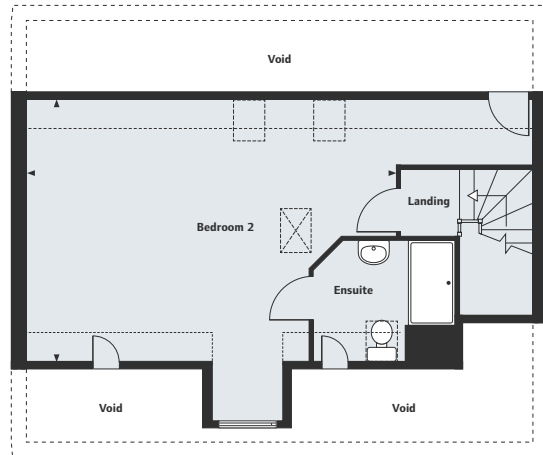
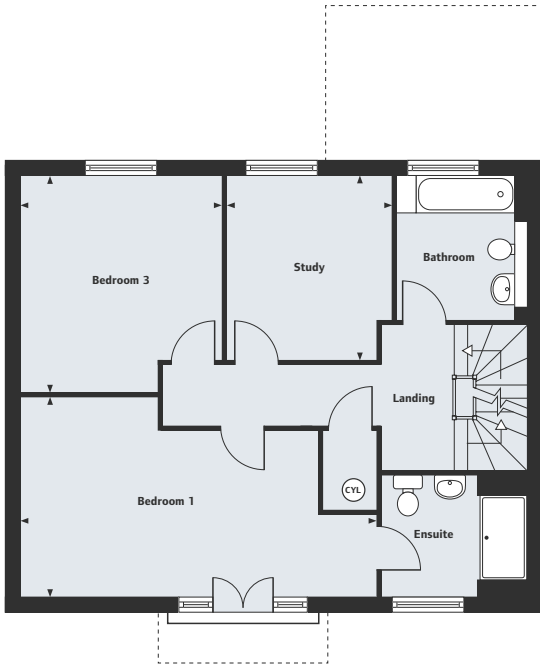
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The Wren 3 bedroom home



Second Floor

Bedroom 2
6.45m x 4.45m 21'2" x 14'11"

First Floor

Bedroom 1
6.21m x 3.46m 20'5" x 11'4"
Bedroom 3
3.78m x 3.50m 12'5" x 11'6"
Study
3.21m x 2.87m 10'6" x 9'5"

Ground Floor

Living Room
4.56m x 4.13m 15'0" x 13'7"
Kitchen
4.56m x 3.06m 15'0" x 10'0"
Dining Area
2.66m x 2.46m 8'9" x 8'1"
Family Area
3.21m x 2.70m 10'6" x 8'10"

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The Lark

3 bedroom home

Homes 98 & 99



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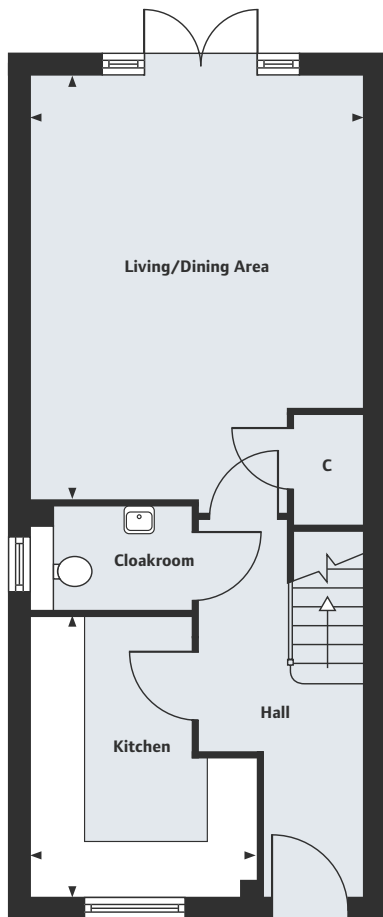
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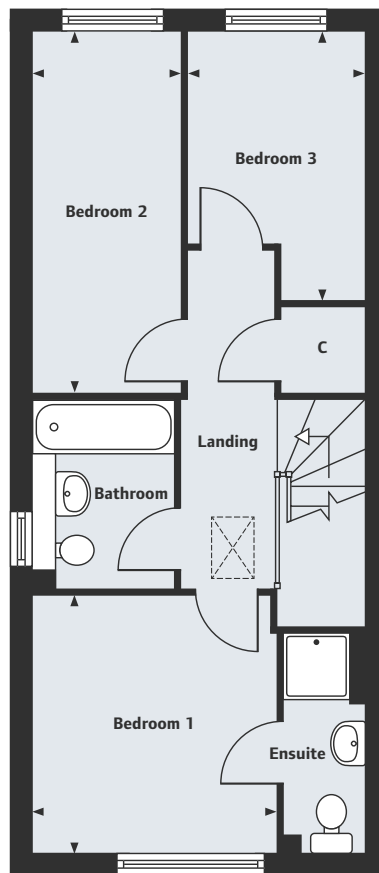
Frimley

The Lark 3 bedroom home



Ground Floor

Living/Dining Area	17'0" x 13'3"
Kitchen	3.41m x 2.75m



First Floor

Bedroom 1	3.13m x 2.97m	10'3" x 9'9"
Bedroom 2	4.41m x 1.79m	14'6" x 5'11"
Bedroom 3	3.27m x 2.15m	10'9" x 7'1"

Home 99 is handed.

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Specification

	2 bedroom homes	3 bedroom homes	4 bedroom homes
Kitchen			
Symphony kitchen with laminate worktop and upstands	•	•	•
Soft close doors and drawers	•	•	•
Double eye level oven	•	•	•
4 burner gas hob	•	•	•
Stainless steel and glass chimney hood with halogen lamps	•	•	•
Stainless steel splash back to hob	•	•	•
Integrated fridge/freezer	•	•	•
Integrated dishwasher	•	•	•
Space for dishwasher with plumbing and electrical supply	•		
Space for washer/dryer with plumbing and electrical supply	•	•	•
1½ bowl stainless steel sink with chrome mixer tap	•	•	•
Under unit lighting to kitchen units	•	•	•
Recessed spotlights to kitchen ceiling	•	•	•
Bathroom, ensuite and cloakroom			
Contemporary white sanitaryware and chrome fittings	•	•	•
Recessed ceiling spotlights to bathroom and ensuites	•	•	•
Heated towel rail	•	•	•
Half height tiling to walls with sanitaryware	•	•	•
Full height tiling to bath and/or shower area	•	•	•
Splashback tiling to handbasins	•	•	•
Electrical			
TV points in living room, kitchen/breakfast room/family room and bedroom 1	•	•	•
Telephone BT points to living room and study/home office (if applicable)	•	•	•
Pendant light fittings to other rooms including low energy fittings	•	•	•
White plastic switchplates and sockets	•	•	•
Other			
Walls in Almond White emulsion	•	•	•
Ceilings – flush smooth finish in white emulsion	•	•	•
Internal woodwork in gloss white	•	•	•
Walnut effect panel doors with chrome ironmongery	•	•	•
Softwood staircase with redwood newels and handrails	•	•	•
Gas fired system boiler with cylinder	•	•	•
External door with multipoint locking system and door bell	•	•	•
Low energy external light to front door		•	•
External tap to rear garden		•	•

Peace of mind

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

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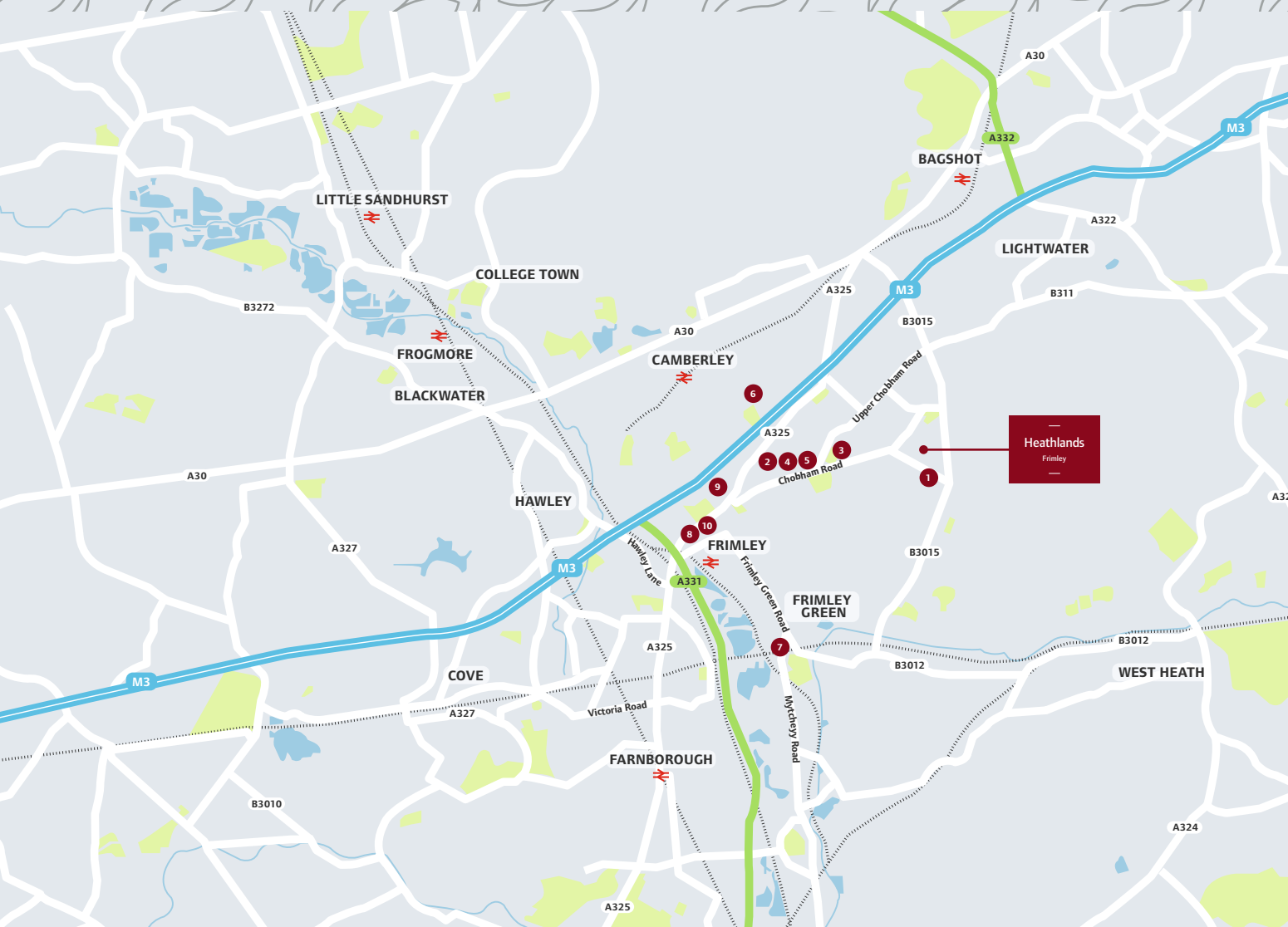
Please refer to the Sales Executive for details.
Specification may be amended at any time
without notice. Photography is for illustrative
purposes only and may include upgrades
and extras available at additional cost.
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Around the neighbourhood



1 PINE RIDGE GOLF COURSE GU16 9NX

4 ST AUGUSTINE'S CATHOLIC PRIMARY SCHOOL GU16 8PY

7 FRIMLEY LODGE PARK GU16 6HY

10 WAITROSE GU16 7JD

2 TOMLINCOTE SPORT CENTRE GU16 8PY

5 TOMLINCOTE SCHOOL AND 6TH FORM COLLEGE GU16 8PY

8 STATION ROAD SURGERY GU16 7HG

3 RAVENSCOTE COMMUNITY JUNIOR SCHOOL GU16 9RE

6 TEKELS PARK GU15 2LF

9 FRIMLEY PARK HOSPITAL GU16 7UJ

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