



ELIVIA  
— HOMES —

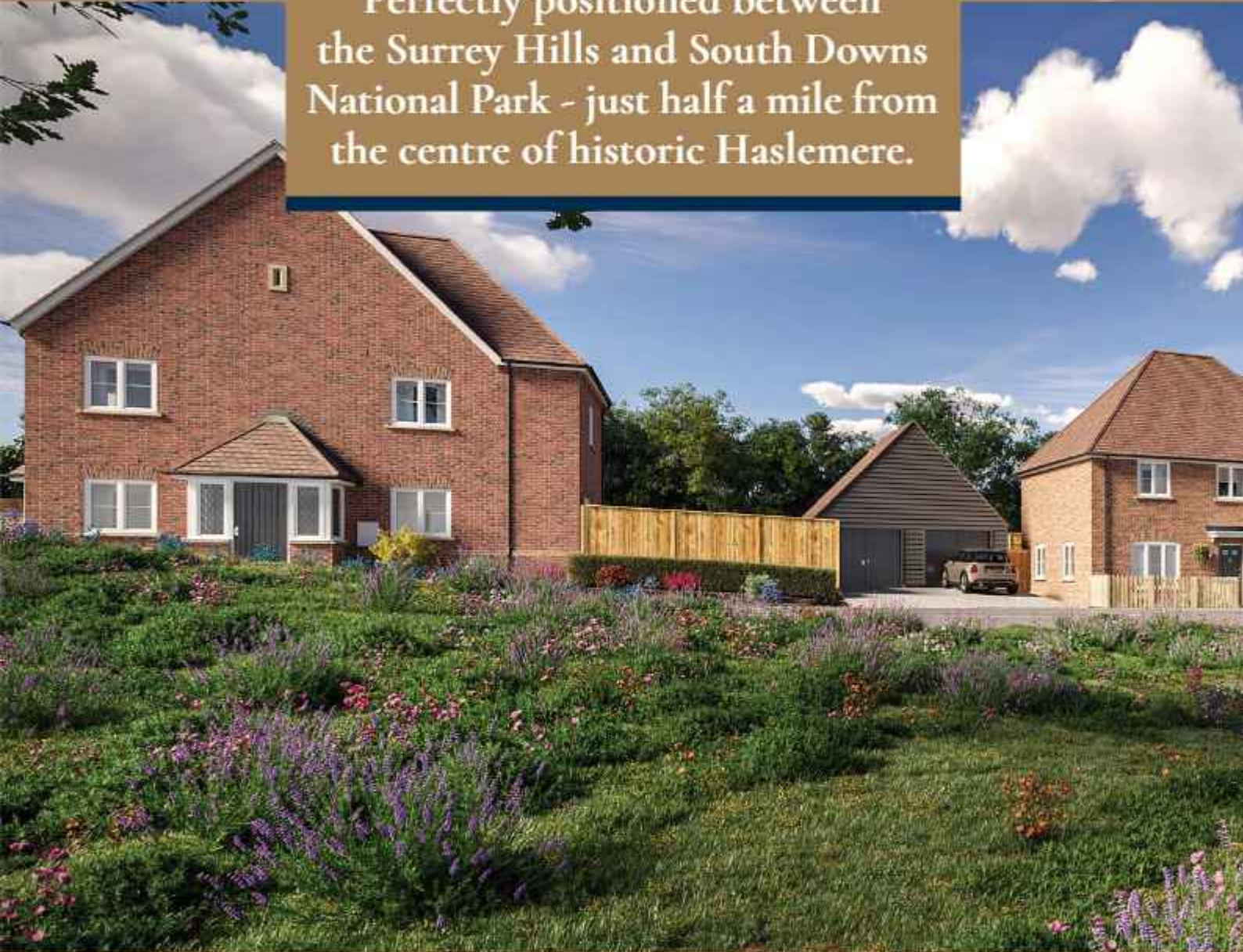
# Scotland Place

HASLEMERE

[WWW.ELIVIAHOMES.CO.UK](http://WWW.ELIVIAHOMES.CO.UK)

# E

Welcome to Scotland Place.  
Perfectly positioned between  
the Surrey Hills and South Downs  
National Park - just half a mile from  
the centre of historic Haslemere.



COMPUTER-GENERATED ARTIST'S IMPRESSION, INDICATIVE ONLY.

# H

SCOTLAND PLACE - HASLEMERE



# Scotland Place

H A S L E M E R E



The market town of Haslemere is home to Scotland Place, an outstanding collection of detached and semi-detached 3 and 4 bedroom homes. Located on the outskirts of the picture-postcard town of Haslemere, the elevated, rural setting enhances the appeal of this prestigious new development. Here you can enjoy the leisurely pace of countryside living, whilst making the most of the superb lifestyle opportunities the region has to offer. For those heading further afield for work or pleasure, countryside towns, quaint villages, the south coast and the capital are a quick and easy stop via main road routes or from nearby Haslemere Station.

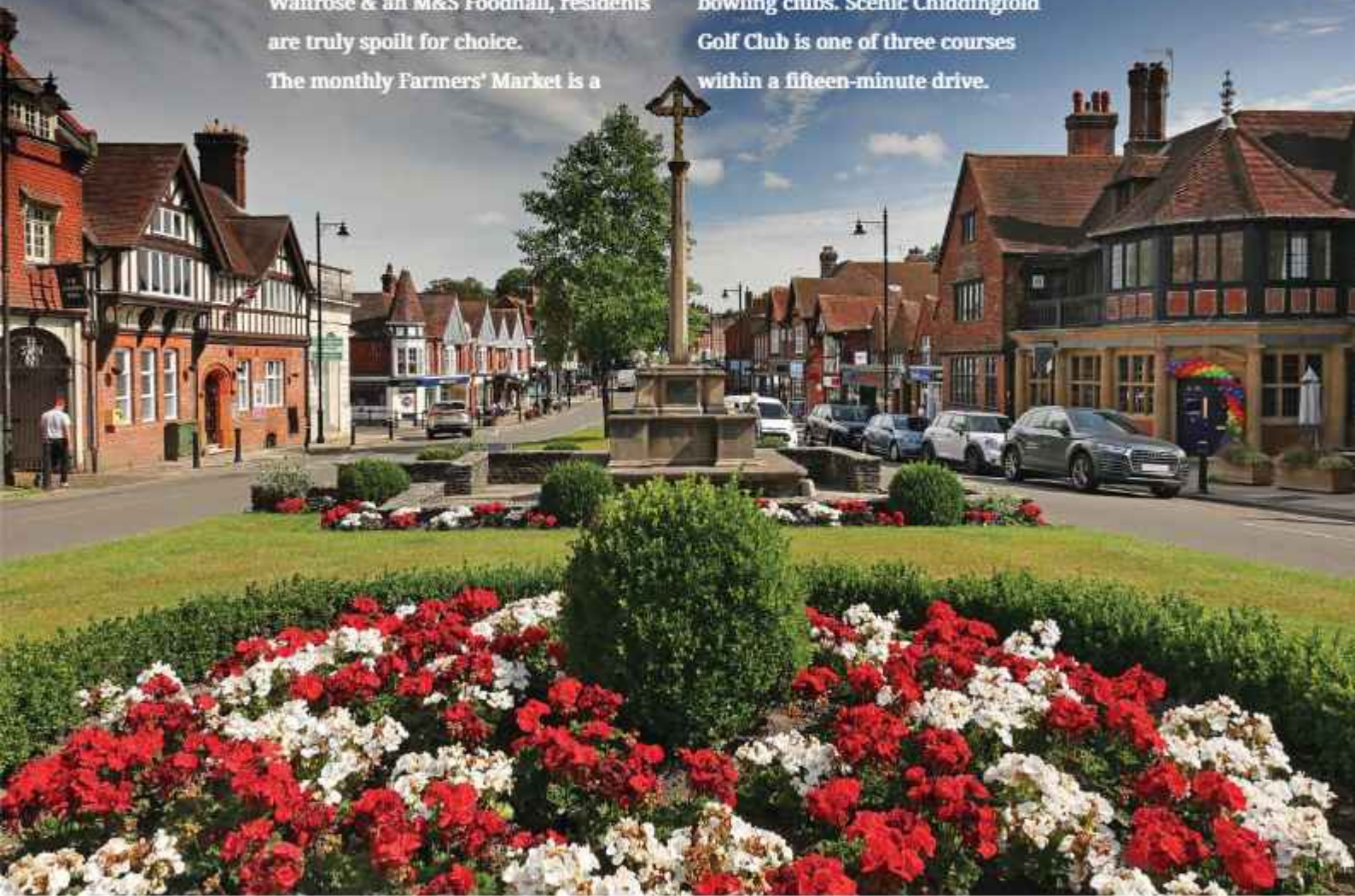


Regarded as one of the most desirable places to live in Surrey, the charming market town of Haslemere has it all.

Dotted with pretty streets, half-timbered buildings dating back to the 15th Century and reminders everywhere of its rich cultural heritage, Haslemere is a truly desirable market town. With an eclectic range of artisan shops, independent boutiques and high street favourites including Waitrose & an M&S Foodhall, residents are truly spoilt for choice.

The monthly Farmers' Market is a

particular highlight, and the town hosts wonderful seasonal events throughout the year. Enjoy theatre, live music performances, ballet and cinema screenings at Haslemere Hall, the town's popular arts venue. For families, there are excellent state and independent schooling options. For sporting enthusiasts, the local Recreation Ground is a short stroll from Scotland Place and is home to lively tennis, football, cricket and bowling clubs. Scenic Chiddingfold Golf Club is one of three courses within a fifteen-minute drive.







# Haslemere offers something for everyone, whilst commuting further afield to countryside, coastal and capital destinations is a breeze

The area boasts a superb range of traditional pubs, fine restaurants and lively eateries. Sample local produce at The Swan Inn or at The Crown Inn in nearby Chiddingfold, one of the oldest hostelries in England.



Try the popular Ask Italian, enjoy fine-dining at The Dilli or The Coppa Club, or meet friends for lunch at Hemingway's delightful coffee shop. Swan Barn Farm walk is an appealing loop walk starting from the medieval well just off the High Street.

Black Down offers endless walking and cycling trails, including the majestic Devil's Punch Bowl, an ever-changing tapestry of colourful heathland.

Want to try something different? Bottle your own gin at the Wessex Distillery, taste award-

winning wines at Blackdown Ridge, relax at the Voco Spa complex, visit beautiful Petworth House, or attend a Grayshott Pottery workshop – there's always something new to discover.



## CONNECTING YOU TO A NEW LIFESTYLE

Scotland Place has excellent access to road and rail connections across the county and beyond. The Station is half a mile from the High Street, with regular direct train services to London Waterloo. Join the A3 at Hindhead which links to the M25, and there are good connections to the south coast, London and beyond. Gatwick and Heathrow airports and Portsmouth ferry port are approximately 45-minutes by car.

### BY TRAIN

Godalming	9 mins
Petersfield	11 mins
Guildford	18 mins
Portsmouth	42 mins
London Waterloo	49 mins
Southampton	79 mins

### BY CAR

Haslemere Train Station	4 mins
Chiddingfold Golf Club	9 mins
Devil's Punch Bowl	10 mins
Petworth House	18 mins
Frensham Ponds	20 mins
Guildford	30 mins
Portsmouth	45 mins





## Everything for an active lifestyle is right on the doorstep

Above: Views high up from National Trust Black Down, one of the highest points in South East England and less than one and a half miles from Scotland Place. Haslemere recreation ground is just a three minute walk from Scotland Place and includes a number of sports clubs and facilities.





# Scotland Place

H A S L E M E R E



Setting the benchmark for family living, Scotland Place is designed to exceed purchaser expectations at every turn

A beautiful countryside setting and a leafy lane approach set the tone of this outstanding development. Impressive exteriors showcase the best of Elivia's traditional craftsmanship and attention to detail; careful consideration has been given to the type and variety of materials used to ensure the scheme sits sensitively within its environment. Each home includes a driveway or an area for private parking, most have a double garage or car barn, whilst some even benefit from extra living space above to become a studio, office or annex.



Sustainability is key, with a biodiversity net gain and approximately 40% of the development will be dedicated to green spaces. The development will also provide an electric cycle hub with e-bikes available for residents' use. Once both of the development's build phases are complete, a thoughtfully planned walking route around the development will include a wildflower meadow, landscaped parkland plus designated family-friendly play areas... Scotland Place is ready to welcome you home.



An air source heat pump system is fitted to every home. This can not only *reduce* carbon emissions, it can *increase* savings on your energy bills compared to traditional heating systems.



The impressive interiors include every contemporary design feature and function on your wish list - spacious layouts and versatile room options, underfloor heating, energy efficient Quooker tap to include boiling water on demand, practical and stylish storage, integrated highly specified appliances, luxury bathrooms...the list is endless. The benefit of energy efficient Air Source Heat pumps and EV charging points further enhance the development's green credentials.







Beautifully designed  
and finished down to  
every last detail

Throughout your home at Sadler's Court, you will find an exemplary, luxurious specification and finish. This reflects the Elivia ethos of selecting only trusted and high-performing brands, using trusted specialists and highly skilled craftsmen to complete your home. This means the home will not only be beautifully built, but will perform perfectly for generations to come.



EXISTING PROPERTY

WILDFLOWER  
MEADOW WALK

PLAY AREA EQUIPMENT  
AND APPARATUS

PLAY AREA EQUIPMENT  
AND APPARATUS

PHASE TWO  
FUTURE DEVELOPMENT

EXISTING PROPERTY



EXISTING PROPERTY



Home Entrance



## Phase One at Scotland Place. The range of new homes available

42

THREE BEDROOM SEMI-DETACHED HOUSE

41

THREE BEDROOM SEMI-DETACHED HOUSE  
WITH BONUS ROOM

5 - 7 - 9 - 40 - 50

THREE BEDROOM DETACHED HOUSES

3 - 4\* - 6 - 8 - 38\* - 44 - 46 - 47 - 48\*

FOUR BEDROOM DETACHED HOUSES

1 - 2 - 43 - 45\*

THREE BEDROOM DETACHED HOUSES  
WITH BONUS ROOM

34\* - 39 - 49\*

FOUR BEDROOM DETACHED HOUSES  
WITH BONUS ROOM

\*INCLUDES AN ADDITIONAL ROOM OVER THE DETACHED GARAGE OR CAR BARN



HOUSE NUMBER

42



COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY.



**A three bedroom semi-detached house  
with driveway parking**







GROUND FLOOR

 AIR SOURCE HEAT PUMP

PHASE TWO - FUTURE DEVELOPMENT



- Semi-detached home over two levels
- Driveway parking with cycle store
- Spacious open-plan kitchen / dining area
- Three double bedrooms
- En suite and fitted wardrobes to bedroom 1
- Fitted wardrobes to bedroom 2
- Glazed double doors to terrace and garden





FIRST FLOOR

Total Internal Living Area: 128.5 sq m / 1,386 sq ft

## NUMBER FORTY TWO

Kitchen / Dining	7.05m x 3.88m	23'2" x 12'9"	Bedroom 1	4.50m x 3.56m	14'9" x 11'8"
Living Room	5.51m x 3.80m	18'1" x 12'6"	Bedroom 2	4.34m x 3.56m	14'3" x 11'8"
			Bedroom 3	3.39m x 2.60m	11'2" x 8'6"



HOUSE NUMBER

41



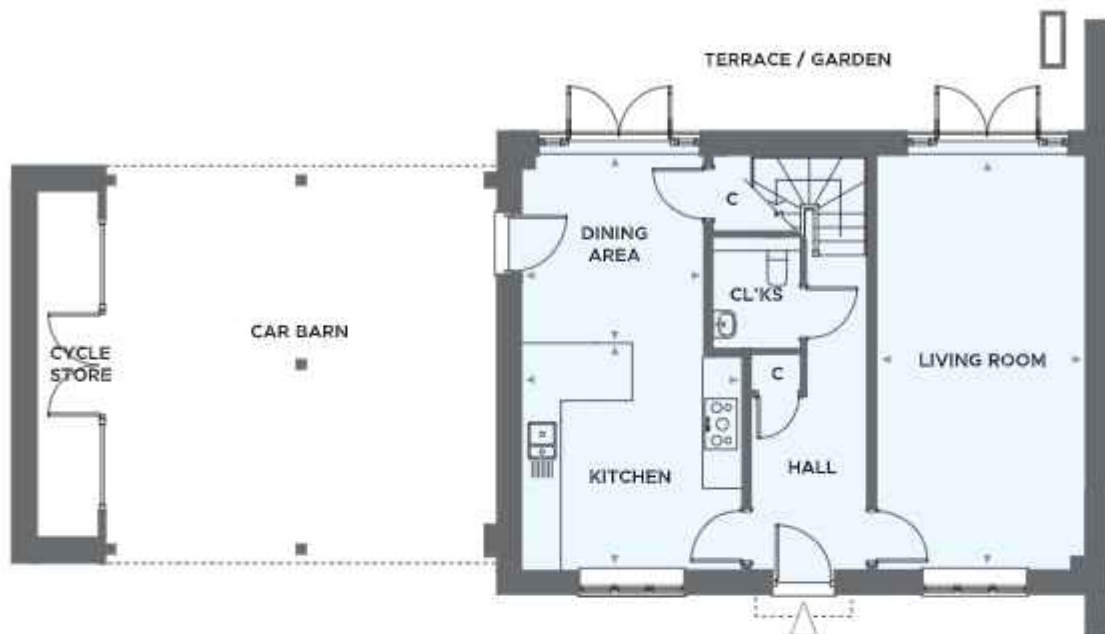
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**A three bedroom semi-detached house  
with bonus room and integral double car barn**







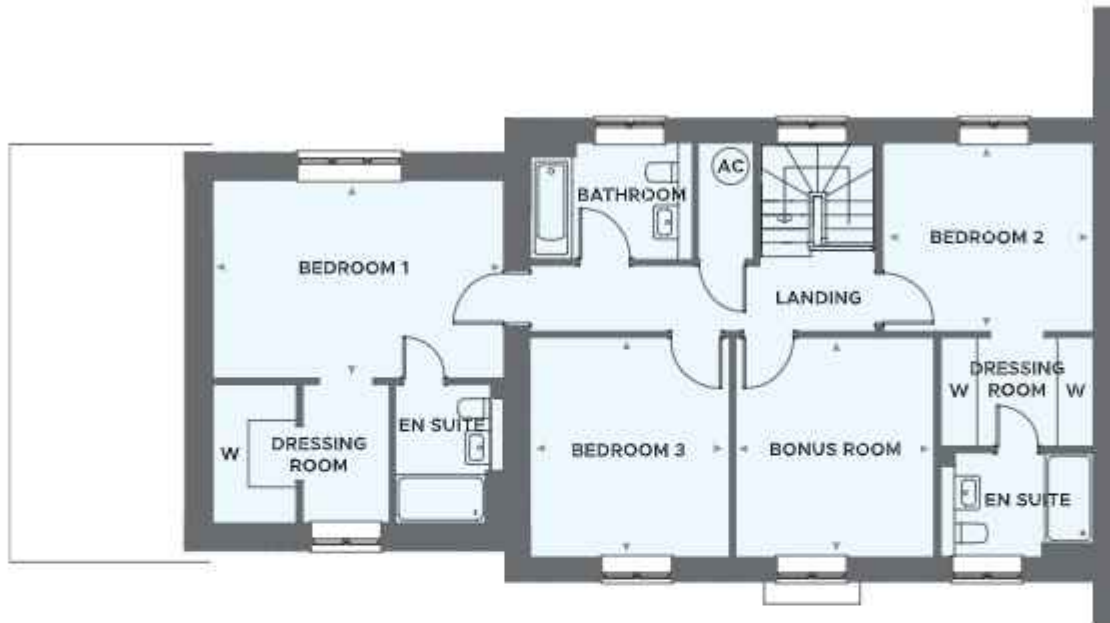
GROUND FLOOR

 AIR SOURCE HEAT PUMP

PHASE TWO - FUTURE DEVELOPMENT



- Semi-detached home over two levels
- Integral double car barn with additional parking area
- Cycle store
- Spacious open-plan kitchen / dining area
- Three double bedrooms with bonus room
- En suite and dressing room with fitted wardrobes to bedroom 1 & 2
- Two sets of glazed double doors to terrace and garden



**FIRST FLOOR**

Total Internal Living Area: 155.3 sq m / 1,671 sq ft  
Not including car barn.

**NUMBER FORTY ONE**

Kitchen	3.75m x 3.64m	12'4" x 11'11"	Bedroom 1	4.82m x 3.27m	15'10" x 10'9"
Dining Area	3.10m x 3.01m	10'2" x 9'11"	Bedroom 2	3.49m x 3.12m	11'5" x 10'3"
Living Room	6.85m x 3.45m	22'6" x 11'4"	Bedroom 3	3.63m x 3.28m	11'11" x 10'9"
			Bonus Room	3.63m x 3.30m	11'11" x 10'10"



HOUSE NUMBERS

# 5 & 50



COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY.



**A three bedroom detached house  
with driveway parking  
No.50 has a separate double garage**







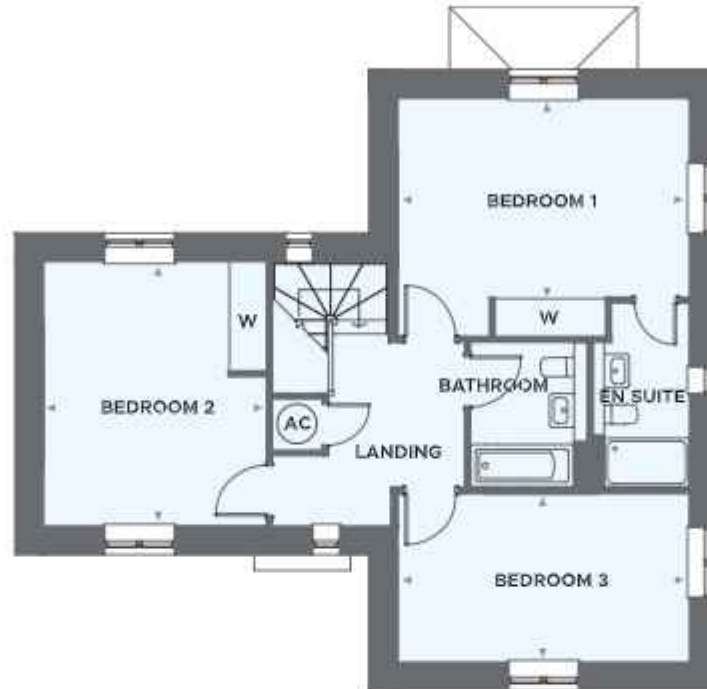
GROUND FLOOR

 AIR SOURCE HEAT PUMP

PHASE TWO - FUTURE DEVELOPMENT



- Detached home over two levels
- Driveway parking with cycle store to No.5
- Driveway parking with separate double garage to No.50
- Spacious open-plan kitchen / dining / living area with utility cupboard
- Separate study
- Three double bedrooms
- En suite and fitted wardrobes to bedroom 1
- Fitted wardrobes to bedroom 2
- Two sets of glazed double doors to terrace and garden



FIRST FLOOR

Total Internal Living Area: 142.4 sq m / 1,533 sq ft

**NUMBER FIVE**  
**NUMBER FIFTY - mirrored layout**

Kitchen	4.81m x 4.08m	15'10" x 13'5"	Bedroom 1	4.81m x 3.28m	15'10" x 10'9"
Dining / Living	5.23m x 4.81m	17'2" x 15'10"	Bedroom 2	4.36m x 3.68m	14'4" x 12'1"
Study	3.68m x 2.87m	12'1" x 9'5"	Bedroom 3	4.81m x 2.78m	15'10" x 9'1"



HOUSE NUMBER

7



COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY.

**A three bedroom detached house  
with separate double garage**







GROUND FLOOR

 AIR SOURCE HEAT PUMP

PHASE TWO - FUTURE DEVELOPMENT



- Detached home over two levels
- Driveway parking with separate double garage
- Spacious open-plan kitchen / dining area
- Three double bedrooms
- En suite to bedroom 1
- Fitted wardrobes to bedroom 2 & 3
- Glazed double doors to terrace and garden



FIRST FLOOR

Total Internal Living Area: 121 sq m / 1,302 sq ft

## NUMBER SEVEN

Kitchen	3.60m x 3.39m	11'10" x 11'2"	Bedroom 1	3.69m x 3.47m	12'1" x 11'5"
Dining Area	3.69m x 3.47m	12'1" x 11'5"	Bedroom 2	4.34m x 2.77m	14'3" x 9'1"
Living Room	4.79m x 3.69m	15'9" x 12'1"	Bedroom 3	3.45m x 3.39m	11'4" x 11'2"



HOUSE NUMBERS

40 & 9

I



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**A three bedroom detached house  
with driveway parking  
No.9 has a separate double garage**







PHASE TWO - FUTURE DEVELOPMENT



- Detached home over two levels with design variations
- Driveway parking with cycle store to No.40
- Driveway parking with separate double garage to No.9
- Spacious open-plan kitchen / family / dining area
- No.40 includes a front bay window to both the living room and family / dining area
- Three double bedrooms
- En suite and dressing area with fitted wardrobes to bedroom 1
- Fitted wardrobes to bedroom 2
- Glazed double doors to terrace and garden



\*No.40 only

### FIRST FLOOR

Total Internal Living Area: 122.9 sq m / 1,322 sq ft  
 No.9: 121.8 sq m / 1,311 sq ft

**I**

**NUMBER FORTY**

**II**

**NUMBER NINE - mirrored with layout variation**

Kitchen	3.40m x 3.10m	11'2" x 10'2"	Bedroom 1	3.66m x 3.02m	12'0" x 9'11"
Family / Dining	5.24m x 3.21m	17'2" x 10'7"	Bedroom 2	3.32m x 3.28m	10'11" x 10'9"
Living Room	6.16m x 3.21m	20'3" x 10'6"	Bedroom 3	3.51m x 2.74m	11'6" x 9'0"



HOUSE NUMBER

3



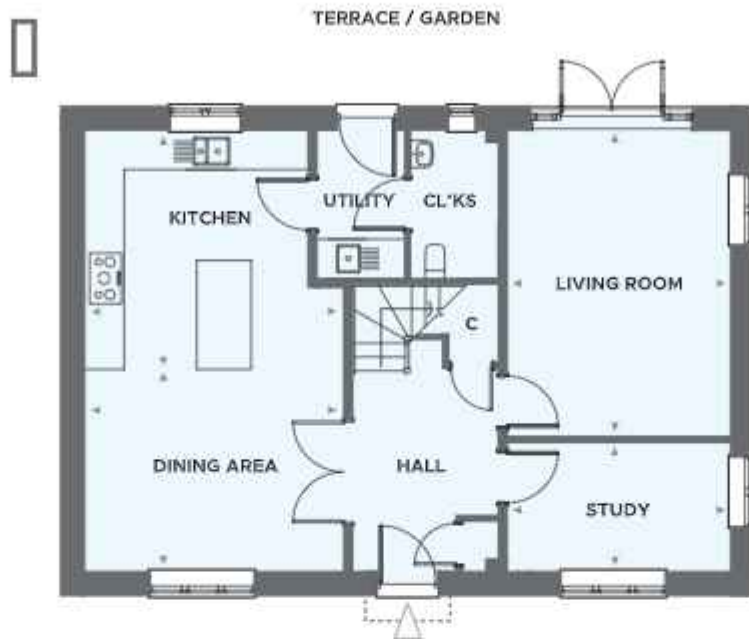
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**A four bedroom detached house  
with separate double garage**







GROUND FLOOR

 AIR SOURCE HEAT PUMP

PHASE TWO - FUTURE DEVELOPMENT



- Detached home over two levels
- Driveway parking with separate double garage
- Spacious open-plan kitchen / dining area with separate utility room
- Separate study
- Four double bedrooms
- En suite and fitted wardrobes to bedroom 1
- Fitted wardrobes to bedroom 2
- Glazed double doors to terrace and garden



FIRST FLOOR

Total Internal Living Area: 155.5 sq m / 1,674 sq ft

### NUMBER THREE

Kitchen	4.28m x 3.95m	14'0" x 13'0"	Bedroom 1	4.32m x 3.42m	14'2" x 11'3"
Dining Area	4.28m x 3.34m	14'0" x 10'11"	Bedroom 2	4.06m x 3.72m	13'4" x 12'3"
Living Room	5.06m x 3.68m	16'7" x 12'1"	Bedroom 3	4.55m x 3.12m	14'11" x 10'3"
Study	3.68m x 2.13m	12'1" x 7'0"	Bedroom 4	3.12m x 2.57m	10'3" x 8'5"



HOUSE NUMBERS

# 4, 47 & 48

I



COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY.



**A four bedroom detached house  
with separate double garage or car barn**  
No.4 has a studio over the double garage  
No.48 has a studio over the double car barn



II



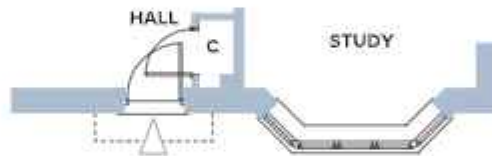




TERRACE / GARDEN



GROUND FLOOR

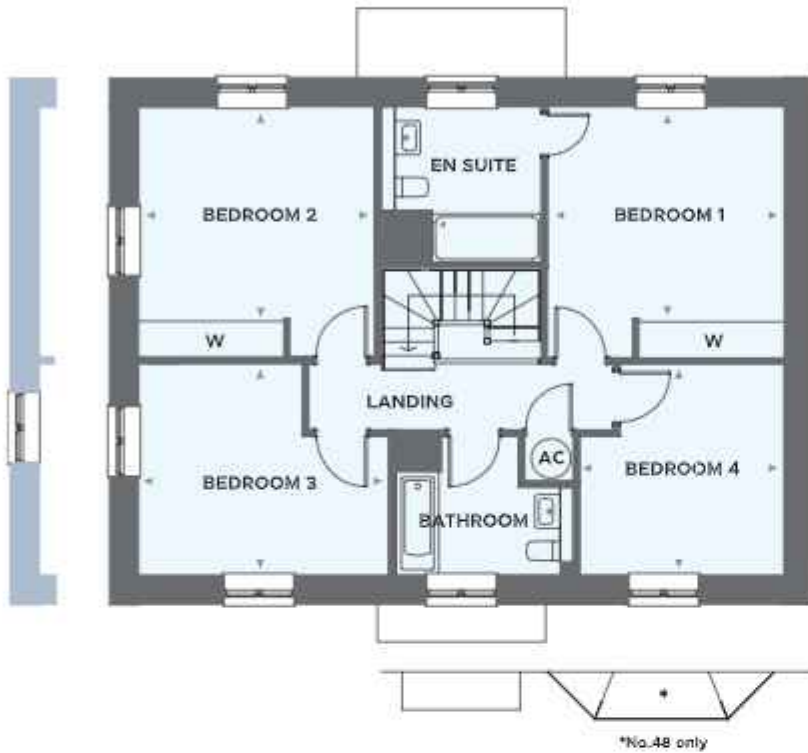


 AIR SOURCE HEAT PUMP

PHASE TWO - FUTURE DEVELOPMENT



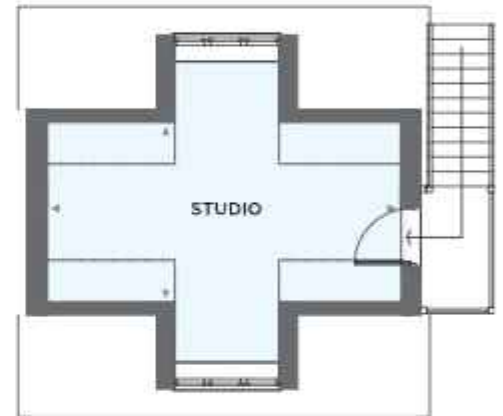
- Detached home over two levels with design variations
- Driveway parking with separate double garage to No.47, studio over to No.4
- Studio over separate double car barn to No.48 with additional parking area
- Spacious open-plan kitchen / dining area with separate utility room
- Separate study (bay window to No.48)
- Four double bedrooms
- En suite and fitted wardrobes to bedroom 1
- Fitted wardrobes to bedroom 2
- Glazed double doors to terrace and garden



FIRST FLOOR



NO.4 STUDIO OVER GARAGE  
REFER TO SITE PLAN FOR LOCATION



NO.48 STUDIO OVER CAR BARN  
REFER TO SITE PLAN FOR LOCATION

Total Internal Living Area: 168.3 sq m / 1,811 sq ft  
 No.48: 169.8 sq m / 1,827 sq ft  
 Not including No.4 & No.48 studio

**I**

**NUMBER FOUR  
 NUMBER FORTY SEVEN - mirrored layout**

**II**

**NUMBER FORTY EIGHT - mirrored with layout variation**

Kitchen	3.86m x 3.52m	12'8" x 11'6"	Bedroom 1	3.91m x 3.50m	12'10" x 11'6"
Dining Area	4.22m x 3.86m	13'10" x 12'8"	Bedroom 2	3.89m x 3.49m	12'9" x 11'6"
Living Room	5.29m x 3.86m	17'4" x 12'8"	Bedroom 3	4.13m x 3.49m	13'7" x 11'5"
Study	3.86m x 2.36m	12'8" x 7'9"	Bedroom 4	3.49m x 3.38m	11'5" x 11'1"
			No.4 Studio	5.85m x 4.18m	19'2" x 13'9"
			No.48 Studio	5.98m x 3.04m	19'7" x 10'0"



HOUSE NUMBERS

# 6&38



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**A four bedroom detached house  
with separate double garage  
No.38 has an annex over the double garage**







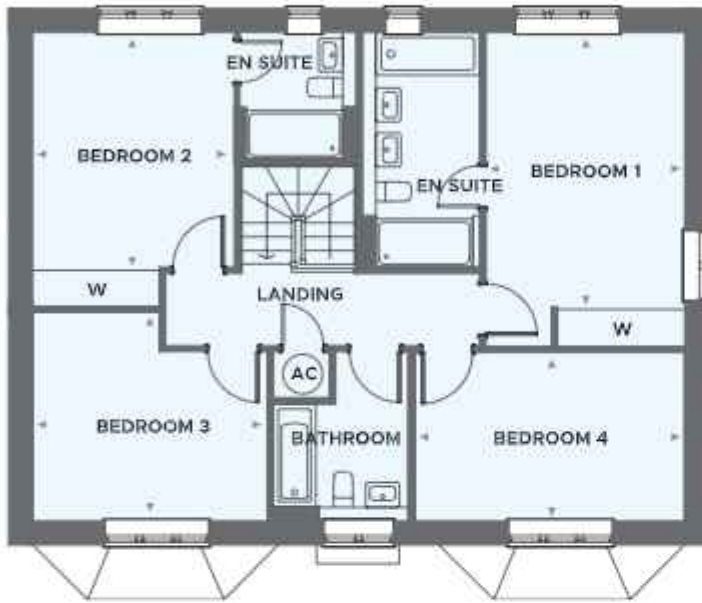
GROUND FLOOR

 AIR SOURCE HEAT PUMP

PHASE TWO - FUTURE DEVELOPMENT



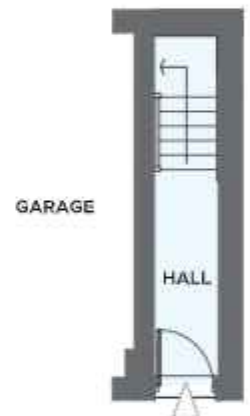
- Detached home over two levels
- Driveway parking with separate double garage to No.6
- Driveway parking with annex over separate double garage to No.38
- Cycle store to No.38
- Spacious open-plan kitchen / dining area
- Separate study
- Four double bedrooms
- En suite and fitted wardrobes to bedroom 1
- Fitted wardrobes to bedroom 2
- Two sets of glazed double doors to terrace and garden
- Annex includes kitchenette & shower room



FIRST FLOOR



NO.38 ANNEX OVER GARAGE  
REFER TO SITE PLAN FOR LOCATION



ANNEX  
GROUND FLOOR

Total Internal Living Area: 177 sq m / 1,904 sq ft  
Not including No.38 annex

**NUMBER SIX  
NUMBER THIRTY EIGHT - mirrored layout**

Kitchen	4.70m x 3.27m	15'5" x 10'9"	Bedroom 1	4.54m x 3.28m	14'11" x 10'9"
Dining Area	3.85m x 3.37m	12'8" x 11'1"	Bedroom 2	3.88m x 3.33m	12'9" x 10'11"
Living Room	5.41m x 3.73m	17'9" x 12'3"	Bedroom 3	3.88m x 3.45m	12'9" x 11'3"
Study	3.73m x 2.57m	12'3" x 8'5"	Bedroom 4	4.45m x 2.78m	14'7" x 9'1"
			No.38 Annex	5.27m x 4.08m	17'4" x 13'5"



HOUSE NUMBERS

8



COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY.



**A four bedroom detached house  
with separate double garage**







**PHASE TWO - FUTURE DEVELOPMENT**



- Detached home over two levels
- Driveway parking with separate double garage
- Spacious open-plan kitchen / dining / family area
- Four double bedrooms
- En suite with fitted wardrobes to bedroom 1
- En suite to bedroom 2
- Fitted wardrobes to bedroom 3
- Glazed double doors to terrace and garden



Total Internal Living Area: 179 sq m / 1,929 sq ft

## NUMBER EIGHT

Kitchen	4.17m x 3.45m	13'8" x 11'4"	Bedroom 1	4.44m x 3.45m	14'7" x 11'4"
Dining / Family	6.27m x 3.45m	20'7" x 11'4"	Bedroom 2	4.43m x 3.31m	14'7" x 10'10"
Living Room	6.61m x 4.43m	21'8" x 14'7"	Bedroom 3	4.43m x 3.21m	14'7" x 10'6"
			Bedroom 4	3.45m x 3.02m	11'4" x 9'11"



HOUSE NUMBERS

# 44 & 46

I



COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY.



**A four bedroom detached house  
with attached double car barn**



11



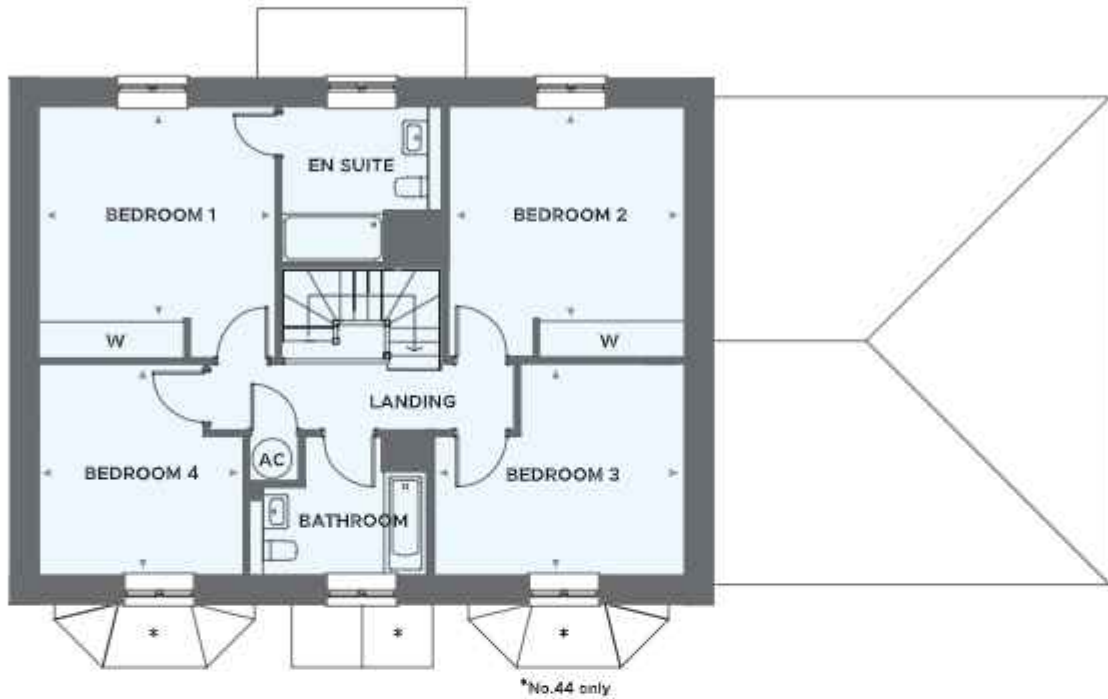




PHASE TWO - FUTURE DEVELOPMENT



- Detached home over two levels with design variations
- Attached double car barn with driveway and / or additional parking area
- Spacious open-plan kitchen / dining area
- Separate utility to No.46
- Separate study
- No.44 includes a front bay window to both the study and kitchen / dining area
- Four double bedrooms
- En suite and fitted wardrobes to bedroom 1
- Fitted wardrobes to bedroom 2
- Glazed double doors to terrace and garden



FIRST FLOOR

Total Internal Living Area: 168.2 sq m / 1,810 sq ft

No.46: 168.3 sq m / 1,811 sq ft

Not including car barn

I

NUMBER FORTY FOUR

II

NUMBER FORTY SIX - mirrored with layout variation

Kitchen	3.86m x 3.52m	12'8" x 11'6"	Bedroom 1	3.91m x 3.50m	12'10" x 11'6"
Dining Area	4.22m x 3.86m	13'10" x 12'8"	Bedroom 2	3.89m x 3.49m	12'9" x 11'5"
Living Room	5.29m x 3.86m	17'4" x 12'8"	Bedroom 3	4.14m x 3.49m	13'7" x 11'5"
Study	3.86m x 2.36m	12'8" x 7'9"	Bedroom 4	3.49m x 3.38m	11'5" x 11'1"



HOUSE NUMBERS

1&45



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**A three bedroom detached house  
with bonus room and separate double garage  
No.45 has a studio over the double garage**



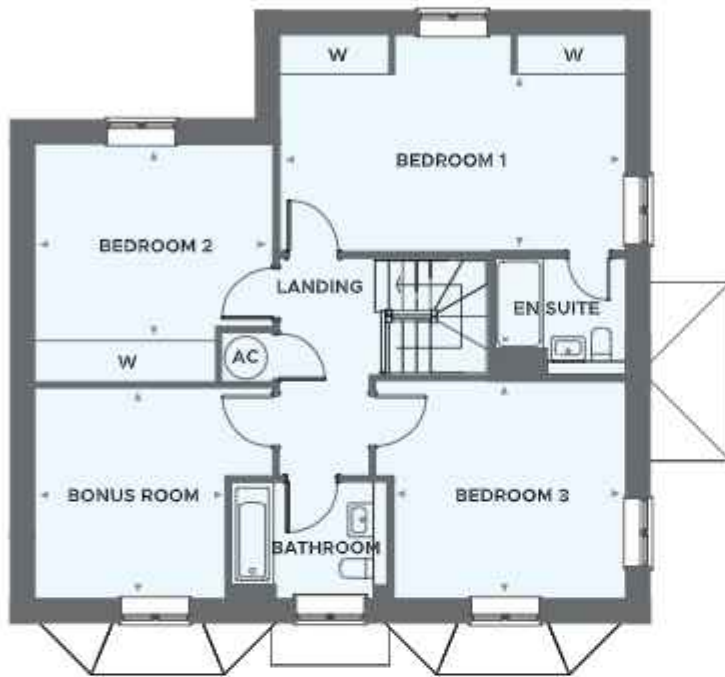




PHASE TWO - FUTURE DEVELOPMENT



- Detached home over two levels
- Driveway parking with separate double garage to No.1
- Driveway parking with studio over separate double garage to No.45
- Spacious open-plan kitchen / dining area with separate utility room
- Separate study
- Three double bedrooms with a bonus room
- En suite and fitted wardrobes to bedroom 1
- Fitted wardrobes to bedroom 2
- Two sets of glazed double doors to terrace and garden



FIRST FLOOR



NO.45 STUDIO OVER GARAGE  
REFER TO SITE PLAN FOR LOCATION

Total Internal Living Area: 172.7 sq m / 1,858 sq ft  
Not including No.45 studio

**NUMBER ONE**  
**NUMBER FORTY FIVE - mirrored layout (house only)**

Kitchen / Dining	5.71m x 3.55m	18'9" x 11'8"	Bedroom 1	5.71m x 2.94m	18'9" x 9'8"
Living Room	8.16m x 3.90m	26'9" x 12'10"	Bedroom 2	3.94m x 3.33m	12'11" x 10'11"
Study	4.06m x 2.58m	13'4" x 8'6"	Bedroom 3	3.83m x 3.59m	12'7" x 11'9"
			Bonus Room	3.49m x 3.14m	11'5" x 10'4"
			No.45 Studio	5.85m x 4.18m	19'2" x 13'9"



HOUSE NUMBER

2



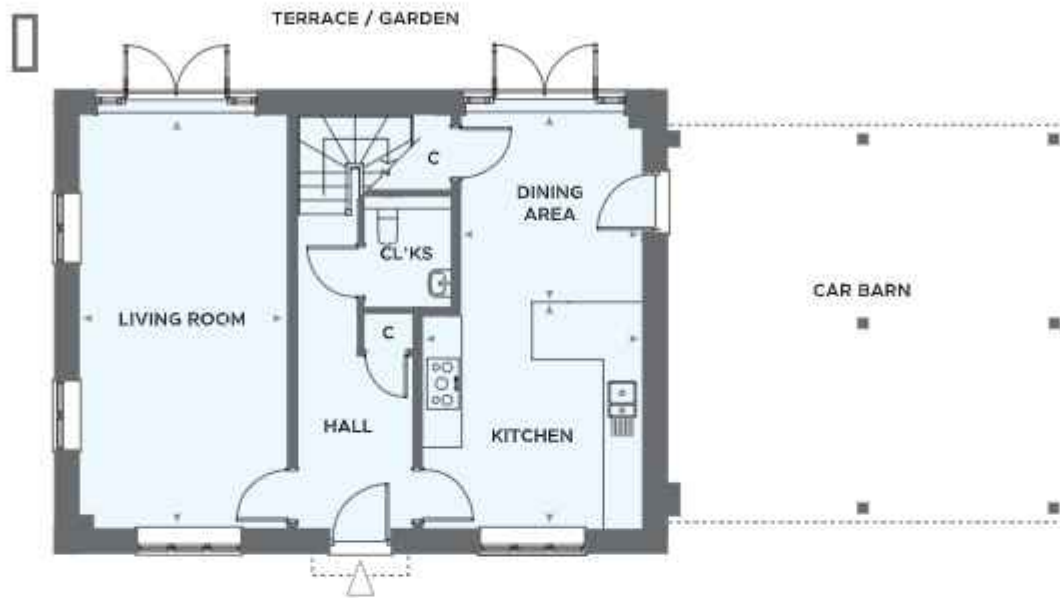
COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY.



**A three bedroom detached house  
with bonus room and integral double car barn**







GROUND FLOOR

▭ AIR SOURCE HEAT PUMP

PHASE TWO - FUTURE DEVELOPMENT



- Detached home over two levels
- Integral double car barn with additional parking area
- Cycle store
- Spacious open-plan kitchen / dining area
- Three double bedrooms with bonus room
- En suite and dressing room with fitted wardrobes to bedroom 1 & 2
- Two sets of glazed double doors to terrace and garden



FIRST FLOOR

Total Internal Living Area: 160.8 sq m / 1,730 sq ft  
Not including car barn.

## NUMBER TWO

Kitchen	3.75m x 3.64m	12'4" x 11'11"	Bedroom 1	4.82m x 3.27m	15'10" x 10'9"
Dining Area	3.10m x 3.01m	10'2" x 9'11"	Bedroom 2	3.49m x 3.12m	11'5" x 10'3"
Living Room	6.85m x 3.45m	22'6" x 11'4"	Bedroom 3	3.63m x 3.30m	11'11" x 10'10"
			Bonus Room	3.61m x 3.28m	11'10" x 10'9"



HOUSE NUMBER

43



COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY.



**A three bedroom detached house  
with bonus room and separate double garage**







PHASE TWO - FUTURE DEVELOPMENT



- Detached home over two levels
- Driveway parking with separate double garage
- Spacious open-plan kitchen / dining area with separate utility room
- Separate study
- Three double bedrooms with bonus room
- En suite and fitted wardrobes to bedroom 1
- Fitted wardrobes to bedroom 2.
- Two sets of glazed double doors to terrace and garden



FIRST FLOOR

Total Internal Living Area: 167.7 sq m / 1,826 sq ft

### NUMBER FORTY THREE

Kitchen / Dining	5.71m x 3.54m	18'9" x 11'7"	Bedroom 1	5.71m x 2.93m	18'9" x 9'7"
Living Room	7.51m x 3.90m	24'8" x 12'10"	Bedroom 2	4.02m x 3.29m	13'2" x 10'9"
Study	4.06m x 2.85m	13'4" x 9'4"	Bedroom 3	3.83m x 3.60m	12'7" x 11'10"
			Bonus Room	3.40m x 3.14m	11'2" x 10'4"



HOUSE NUMBERS

# 34 & 49



COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY.



**A four bedroom detached house  
with bonus room and studio over  
the separate double garage**







GROUND FLOOR

 AIR SOURCE HEAT PUMP

PHASE TWO - FUTURE DEVELOPMENT



- Detached home over two levels
- Driveway parking with studio over separate double garage
- Spacious open-plan kitchen / dining and family area
- Separate study
- Four double bedrooms with bonus room
- En suite and dressing room with fitted wardrobes to bedroom 1
- En suite and fitted wardrobes to bedroom 2
- Two sets of glazed double doors to terrace and garden



FIRST FLOOR



STUDIO OVER GARAGE  
REFER TO SITE PLAN FOR LOCATION

Total Internal Living Area: 246.2 sq m / 2,650 sq ft  
Not including studio

**NUMBER THIRTY FOUR  
NUMBER FORTY NINE**

Kitchen / Dining	6.94m x 6.16m	22'9" x 20'3"	Bedroom 1	4.61m x 4.25m	15'2" x 13'11"
Family Area	3.33m x 2.77m	10'11" x 9'1"	Bedroom 2	5.21m x 4.28m	17'1" x 14'0"
Living Room	6.39m x 4.88m	21'0" x 16'0"	Bedroom 3	4.25m x 3.91m	13'11" x 12'10"
Study	3.47m x 3.33m	11'5" x 10'11"	Bedroom 4	3.69m x 2.87m	12'1" x 9'5"
			Bonus Room	3.20m x 3.01m	10'6" x 9'11"
			Studio	5.85m x 4.18m	19'2" x 13'9"



HOUSE NUMBER

39



COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY.



**A four bedroom detached house  
with bonus room and integral double car barn**







GROUND FLOOR

 AIR SOURCE HEAT PUMP

PHASE TWO - FUTURE DEVELOPMENT



- Detached home over two levels
- Integral double car barn with additional parking area
- Cycle store
- Spacious open-plan kitchen / dining area
- Separate study
- Four double bedrooms with bonus room
- En suite and dressing room with fitted wardrobes to bedroom 1
- En suite and fitted wardrobes to bedroom 2
- Two sets of glazed double doors to terrace and garden



FIRST FLOOR

Total Internal Living Area: 209.5 sq m / 2,254 sq ft  
Not including car barn.

### NUMBER THIRTY NINE

Kitchen / Dining	5.71m x 3.54m	18'9" x 11'7"	Bedroom 1	5.62m x 4.90m	18'5" x 16'1"
Living Room	7.51m x 3.90m	24'8" x 12'10"	Bedroom 2	5.71m x 2.93m	18'9" x 9'7"
Study	4.06m x 2.52m	13'4" x 8'3"	Bedroom 3	4.21m x 4.02m	13'10" x 13'2"
			Bedroom 4	3.79m x 3.58m	12'5" x 11'9"
			Bonus Room	3.45m x 2.19m	11'4" x 7'2"



SCOTLAND PLACE - HASLEMERE



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# The Specification

## KITCHEN

- Shaker style kitchen
- Quartz worktops and splash backs
- Electric, stainless steel single oven with additional combi oven
- 5 burner induction hob and extractor cooker hood
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel 1 1/2 bowl sink
- Quooker, 3 way tap for boiling, warm and cold water
- Integrated wine fridge
- Amtico flooring

## UTILITY†

- Plumbing, wiring and space for washing and drying machines
- Stainless steel bowl sink with mixer tap (where applicable)
- Quartz worktops and splash back
- Amtico flooring

## BATHROOM & EN SUITE

- Modern styled bathrooms and en suites with chrome fixings and Roca sanitary ware
- Vanity unit basin\* with chrome mixer taps
- Toilets with soft-close seats
- Chrome shower head with slide rail
- Clear glass sliding door shower screen and glass bath shower screen
- Heated chrome towel rails (size dependent on layout)
- Ceramic wall tiles on selected areas, edges trimmed with brushed chrome strip
- Shaver socket
- Amtico flooring

## MEDIA & CONNECTIVITY

- Prewired for Sky Q service in the living room
- TV points in all bedrooms and study (where applicable)
- Telephone points in living room, hallway and bedroom 1
- USB charger points incorporated in sockets within kitchen, living room, study and bedroom 1 (where applicable)

† Selected homes only.

\*Vanity unit to bedroom 1 en suite only.

## FINISHING DETAILS

- Modern style painted internal doors with chrome finish door furniture
- Carpeted, closed-tread, painted staircase with oak hand rail and spindles
- Painted, three stepped architrave and skirting boards
- Fitted wardrobes where shown in floor plans
- Carpets to all principal rooms unless otherwise specified

## HEATING, ELECTRICAL & LIGHTING

- Energy efficient Air Source Heat Pump system with mains pressure hot water system and central programmer
- Underfloor heating to ground floor
- Radiators to first floor
- LED down lights in kitchen, utility, all bathrooms, en suites and cloakrooms
- Pendant lighting in all other rooms
- External lights for all external doors
- External, weatherproof power socket
- Facility for future wireless alarm system

## STUDIO OR ANNEX†

- Studio over the double garage or car barn to No.4 - 34 - 45 - 48 - 49
- Annex over the double garage to No.38 - includes kitchette and shower room
- Fused spur in place for electric radiator
- Amtico flooring

## EXTERNAL

- Electrical vehicle charging point
- Cycle store to selected houses only
- Landscaped front
- Turf in the rear garden
- Close board fencing around gardens
- External water tap

## GARAGE / CAR BARN†

- Separate double garage to No.1 - 3 - 4 - 6 - 7 - 8 - 9 - 34 - 38 - 43 - 45 - 47 - 49 - 50
- Separate double car barn to No.48
- Attached or integral double car barn to No.2 - 39 - 41 - 44 - 46
- Double power sockets and strip lighting

## WARRANTY

- Q Assured Build 10 year warranty





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