



FARNCOMBE





# THE SIDINGS

Welcome to Farncombe – village charm, effortless connectivity and a thriving local community.

Ideally positioned in the heart of Farncombe, just moments from the station, The Sidings offers an exceptional balance of village charm and everyday convenience.

Farncombe’s vibrant high street is a short walk away, with a range of independent shops, cafés and essential amenities, while the nearby town of Godalming provides an excellent selection of boutiques, restaurants and traditional pubs.

Surrounded by the attractive countryside of the Surrey Hills, the area offers easy access to parks, riverside walks and outdoor spaces, creating an ideal setting for both relaxation and recreation.

The area also benefits from a superb selection of schools with Broadwater Secondary School within walking distance and Loseley Fields a short walk. Independent schools are also well represented with Charterhouse close by.

Thoughtfully designed, the homes at The Sidings feature carefully considered layouts, high-quality finishes and light-filled interiors, creating stylish and comfortable living spaces suited to modern lifestyles.



## LOCATION

Farncombe Street & Owen Road, Farncombe

Located in the centre of Farncombe, the development enjoys an exceptionally well-connected setting, positioned in close walking distance to Farncombe Train Station.

The station provides regular mainline services to London Waterloo, Guildford and Portsmouth, making it an ideal location for commuters and those seeking easy regional access.

Local bus services operate nearby, offering convenient travel throughout Farncombe, Godalming and the surrounding areas.

For motorists, straightforward access to the A3 links the development efficiently to the M25, London and the wider South East.





## THE DEVELOPMENT

The Sidings is an exclusive collection of just six homes by local developers Castle Green Developments.

This thoughtfully designed development blends contemporary architecture with practical, well-considered layouts to create stylish and comfortable homes suited to modern living. Each house has been carefully planned to maximise natural light, space and functionality, with high-quality finishes and fixtures throughout. Underfloor heating to the ground floor and high-performance acoustic glazing further enhance comfort and day-to-day living.

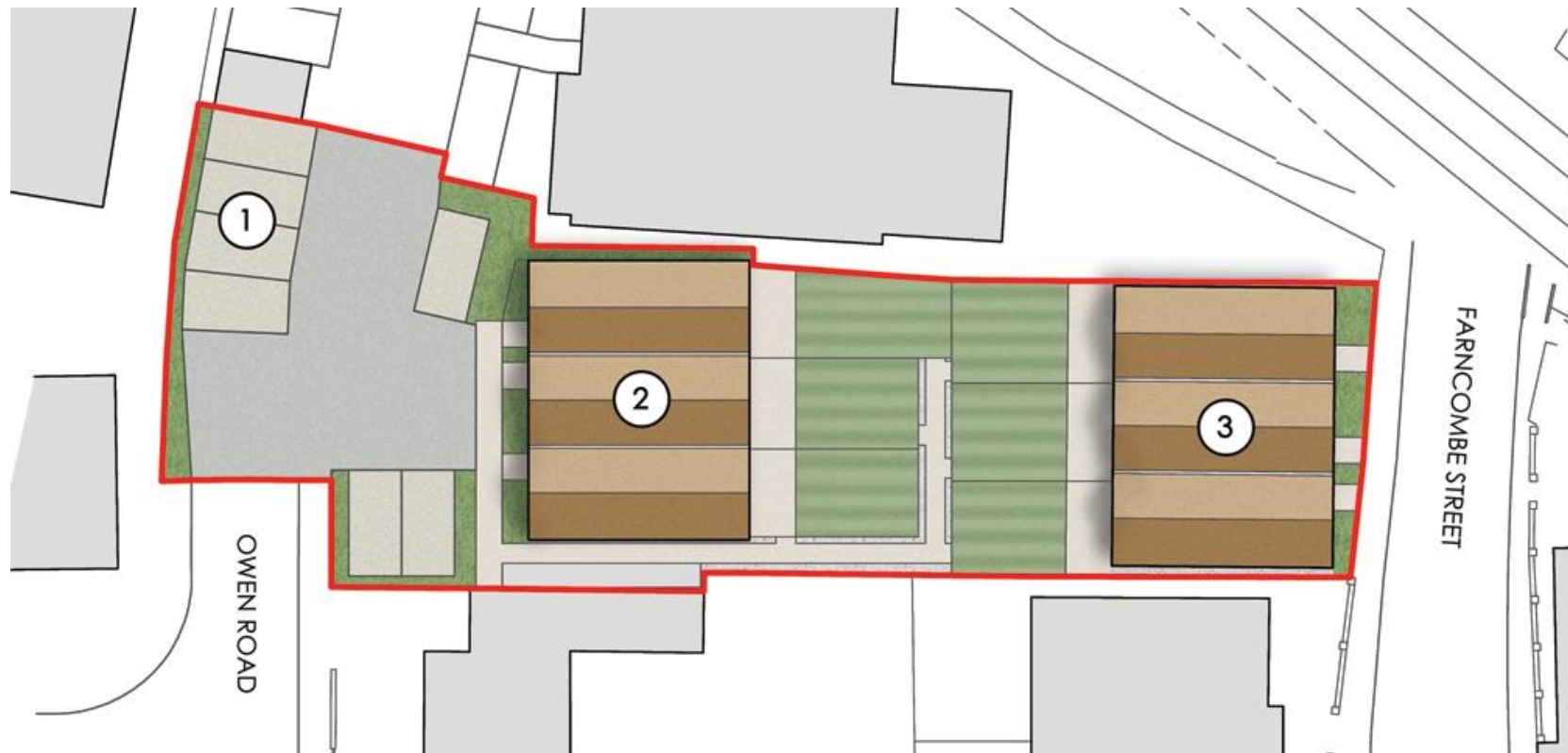
This small development has been meticulously designed to offer generous internal accommodation with a natural connection to private, landscaped individual gardens.

Sustainability and efficiency are integral to the design, with each home benefiting from a range of modern, energy-efficient features including solar PV panels, electric vehicle charging provision and a whole-house ventilation system, helping to improve air quality, retain warmth and reduce running costs.

## KEY FEATURES

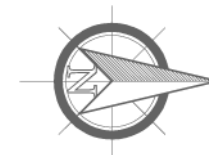
- Private allocated parking for each home
- Electric vehicle charging provision to every property
- Private gardens serving all homes
- High-speed broadband provision throughout
- Energy-efficient features to support sustainable living and help reduce running costs
- Roof-mounted solar PV panels generating renewable electricity
- Underfloor heating to ground floor
- Acoustic double glazing throughout
- Mist fire protection system
- Secure cycle and refuse storage

## SITE PLAN



### Key

1. Parking Courtyard
2. Plots 4 – 6 (Owen Road)
3. Plot 1 – 3 (Farncombe Street)



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## GROUND FLOOR

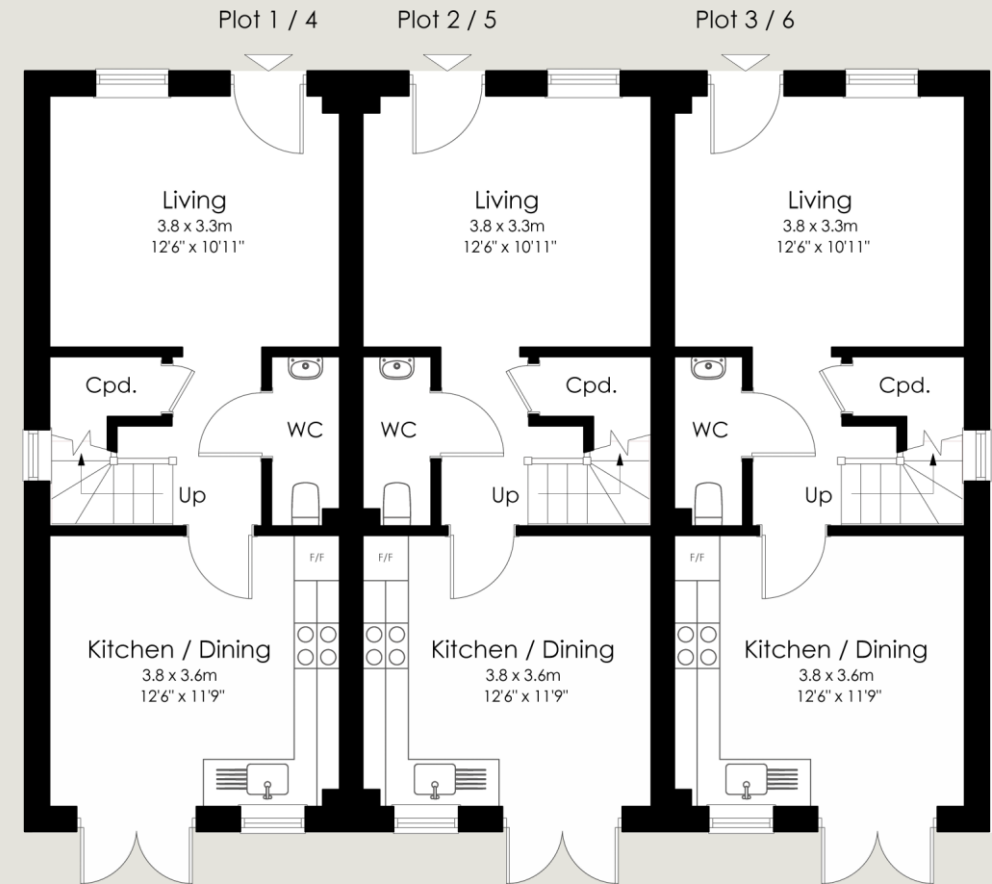
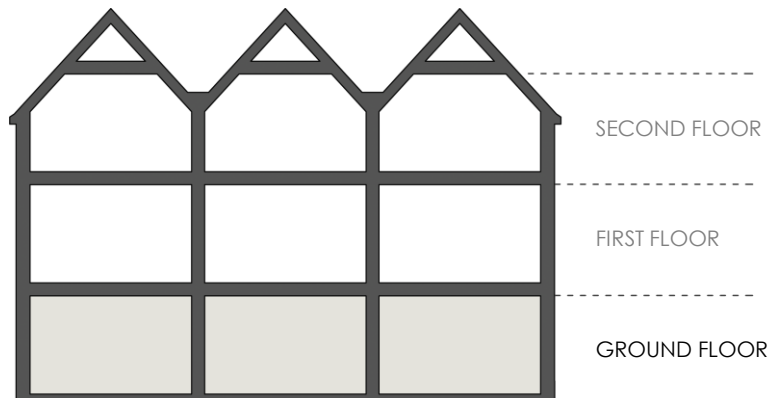
The ground floor of each home has been thoughtfully arranged to create a welcoming and practical living space.

A comfortable living room is positioned to the front of the property, providing a relaxing setting for everyday living.

To the rear, the kitchen and dining area forms the heart of the home, offering a bright and sociable space for cooking, dining and entertaining. French doors open directly onto the private garden, allowing natural light to fill the room and creating a natural connection between the internal living space and the garden.

A convenient cloakroom and useful storage complete the ground floor, with stairs rising to the upper levels.

## FLOOR ARRANGEMENT



## Ground Floor Layout

	Metric	Feet/Inches
Living Room	3800 x 3300	12' 6" x 10' 11"
Kitchen / Dining Room	3800 x 3600	12' 6" x 11' 9"
WC	900 x 2250	2' 11" x 7' 5"

Ground Floor Area:	36 SqM	388 SqFt
Total Gross Internal Area:	108 SqM	1163 SqFt

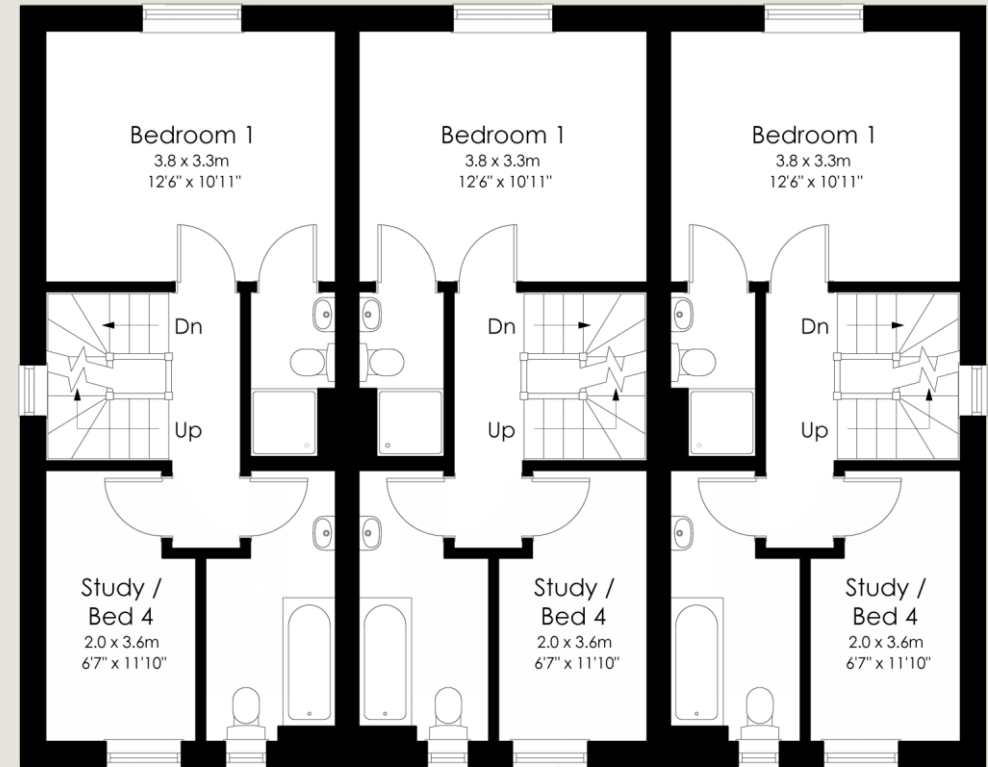
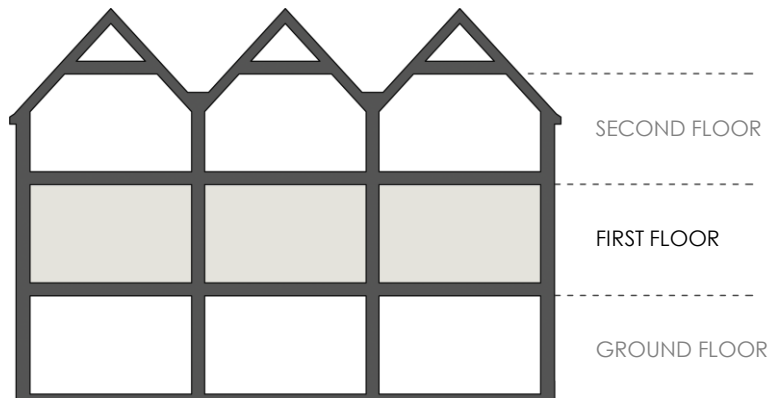
## FIRST FLOOR LAYOUT

The first floor provides the principal bedroom, a well-proportioned double bedroom complete with its own en-suite shower room.

A versatile additional room is also located on this level and can be used as a study, nursery or additional bedroom depending on individual needs. A separate family bathroom serves the remaining accommodation, creating a flexible layout suited to modern living.

The stairs continue to the second floor where two further bedrooms are located.

## FLOOR ARRANGEMENT



## First Floor Layout

	Metric	Feet/Inches
Bedroom 1	3800 x 3300	12' 6" x 10' 11"
Study / Bedroom 4	2000 x 3600	6' 7" x 11' 10"
Bathroom	1700 x 3600	5' 7" x 11' 10"

Ground Floor Area:	36 SqM	388 SqFt
Total Gross Internal Area:	108 SqM	1163 SqFt

## SECOND FLOOR LAYOUT

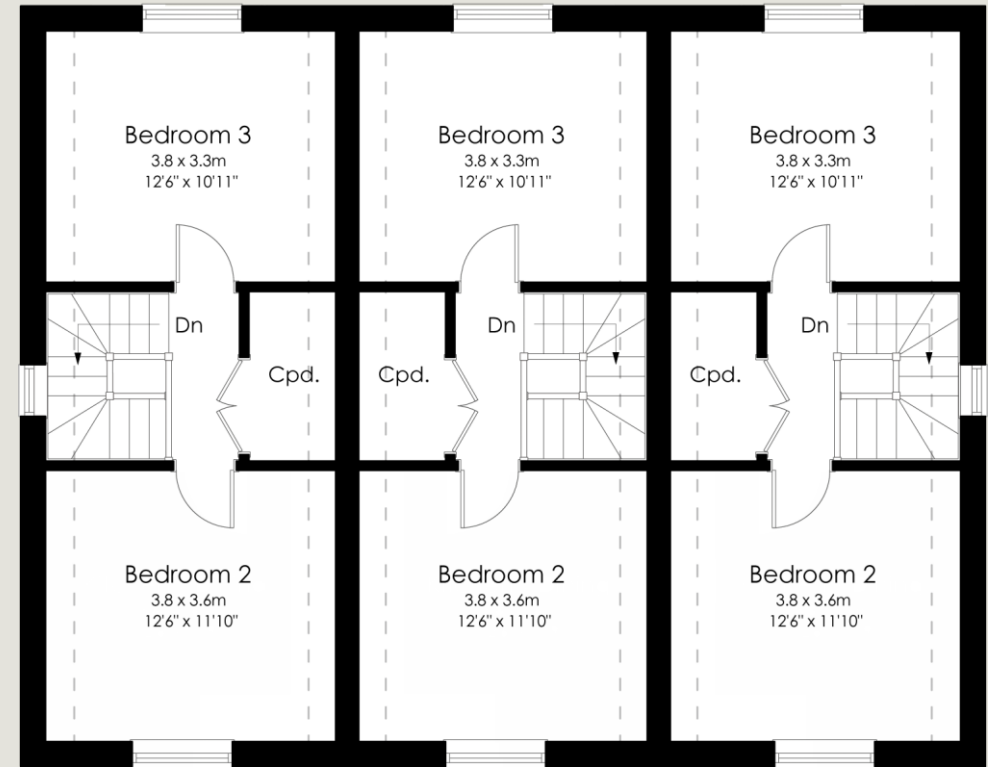
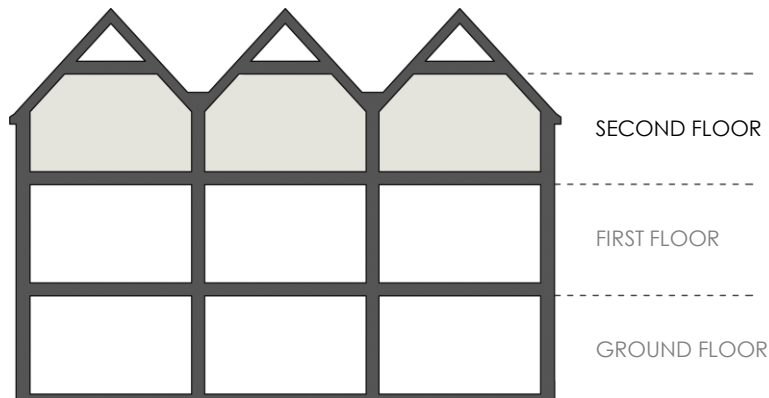
The second floor provides two further well-proportioned bedrooms arranged around the central staircase.

These rooms offer comfortable accommodation suitable for family members, guests or home working.

With good natural light and useful built-in storage, the upper floor completes the home's thoughtfully arranged three-storey layout.

Service areas have been carefully integrated within the design to maximise usable space while supporting the home's energy-efficient systems.

### FLOOR ARRANGEMENT



### Second Floor Layout

	Metric	Feet/Inches
Bedroom 2	3800 x 3300	12' 6" x 10' 11"
Bedroom 3	3800 x 3600	12' 6" x 11' 9"

Ground Floor Area:	36 SqM	388 SqFt
Total Gross Internal Area:	108 SqM	1163 SqFt



## BUILT TO THE HIGHEST SPECIFICATION

### INTERNAL FIXTURES AND FINISHES

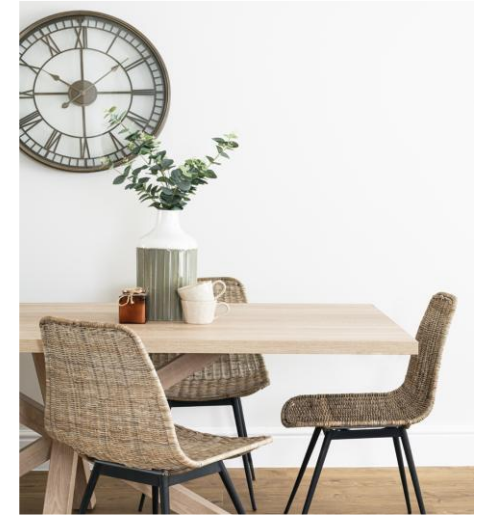
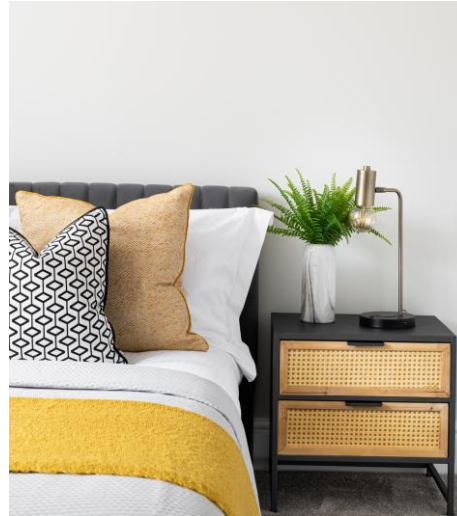
- Walls and Ceilings:** Finished in a fashionable 'Silver Feather' colour, a delicate white with subtle warm grey undertone.
- Flooring:** Wood effect Luxurious Vinyl Tile flooring to living areas and bathrooms.  
Luxurious 'Lasting Romance' carpet to all bedrooms.
- Doors:** Contemporary style '5 panel' entrance doorsets and matching internal doors.
- Ironmongery:** Polished chrome door furniture.
- Skirting and architraves:** Contemporary skirtings and architraves throughout.

### KITCHEN

- Furniture:** Premium range shaker style kitchen furniture.
- Worktops:** Quartz stone worktops, splashbacks and upstands.
- Appliances:** Bosch appliances include; multi-function oven, induction hob, fridge / freezer, washer / dryer & dishwasher, all integrated into the kitchen furniture.

### BATHROOM & ENSUITES

- Furniture:** High quality sanitaryware, vanity units, illuminated mirrored cabinets and heated towel rails. Baths fitted with full height shower fittings and bath screens. Low profile Quartz stone shower trays with glass shower screens.
- Tiling:** Porcelain tile to wall areas.



## TECHNICAL INSTALLATION

Heating:	Energy-efficient central heating system powered by renewable technology, with underfloor heating to the ground floor.
Internet:	Fibre broadband supplied directly to each dwelling and CAT6 ethernet network installed throughout.
Renewable Energy:	Roof-mounted solar PV panels generating renewable electricity.
Ventilation:	Whole-house heat recovery ventilation system providing continuous fresh, filtered air while improving energy efficiency.
Lighting:	LED downlighters to kitchens and bathrooms, with pendant lighting to other rooms. Dimmer switches to kitchen / living areas and bedrooms.
EV charging:	Electric vehicle charge point provided for each dwelling.
Power:	USB sockets to kitchens and bedrooms.
Safety:	Mains powered heat and smoke detectors and mist fire protection system installed throughout.

## EXTERNAL FINISHES

Access:	Exclusive driveway access from Owen Road.
Parking:	Designated private parking for each home, with electric vehicle charging provision.
Private spaces:	Private gardens to each home, with both paved and lawn areas.
Design:	Modern architectural design featuring contemporary zinc framing, anthracite window finish to match and brick detailing throughout.
Doors & windows:	Aluminium doors and flush sash uPVC windows throughout. High-performance double glazing designed to enhance comfort and reduce external noise.
Storage:	Secure refuse and cycle storage for each dwelling.

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## ABOUT CASTLE GREEN DEVELOPMENTS LTD

Castle Green Developments is a well-established, family-run property development company, specialising in bespoke residential projects across Surrey and South East London.

Based in Godalming, we have earned a strong local reputation for delivering individually designed homes that combine quality, character, and attention to detail.

Every property is built to exacting standards, with craftsmanship and care at the heart of what we do. Our team is highly experienced and take great pride in every aspect of the work we deliver — from the initial concept through to the finishing touches.

By managing each build entirely in-house, from the ground up, we ensure that the highest standards are maintained at every stage of construction.

Castle Green Developments create homes built to stand the test of time — traditionally constructed to the highest specification and meticulously designed for luxurious modern living. Each home offers discerning buyers a truly bespoke and enduring place to call home.

To find out more about Castle Green Developments please visit our website at [www.castlegreendevelopments.co.uk](http://www.castlegreendevelopments.co.uk).



## WARRANTY

The Sidings is guaranteed by a 2 Year after-sales builder warranty together with an insurance backed 10 Year Buildzone Warranty.

Buildzone's building inspectors have carried out a series of inspections at critical stages of construction to ensure Building Regulation compliance and will issue a completion certificate once the project has been completed.

Purchasers will be provided with all of the information required to comply with Castle Green Developments' obligations under the industry's Consumer Code for House Builders, operated in conjunction with the warranty provider.

If any purchaser believes that they have not received the correct level of information they should immediately contact the sales advisor or their solicitor to request details required.

