

KAN HOMES LTD

Bell Road, Haslemere GU27 3DQ



THE PROPERTY

These 4 bedroom, 3 bathroom houses offer versatile accommodation with an open plan south facing living area and the benefit of a studio to the rear of the garden.

The ground floor offers a welcoming hallway, study, snug, utility, WC with an open plan south facing living/kitchen and dining area

The first floor includes 3 bedrooms with a master ensuite alongside a family bathroom

Parking area is located to the front of the property

SITUATION

11 Bell Road is located 1.6 miles from Haslemere train station with direct trains to London Waterloo in under an hour

1.2 miles to the charming town of Haslemere with many shops, restaurants and cafes

The A3 is also close, giving easy connection to Guildford, Portsmouth and the M25

Surrounded by the countryside of the South Downs National Park and The Surrey Hills Area of Outstanding Natural Beauty

Excellent schools including Camelsdale Primary School, Shottermill Infant School, St Bartholomew's C of E School, Shottermill Junior School, St Ives and Woolmer Hill Secondary School







SPECIFICATION





KITCHEN

Elegant “Linea” Wren kitchen units
Quartz worktop and upstand
Viceroy 75L built in oven
Viceroy combination microwave
Viceroy 4 zone induction hob
AEG canopy hood
Neff Fully integrated dishwasher with home connection
CDA 70/30 Integrated Fridge Freezer





LAUNDRY ROOM

Beko freestanding washing machine
Beko freestanding heat pump dyer

BATHROOM AND EN-SUITE

Contemporary white wall hung vanity units
High quality chrome basin and bath mixer taps
Thermostatically controlled chrome mixer shower
Full-height tiling around shower enclosure and bathroom/en-suite floor
Stylish chrome towel radiators
Fitted Shaver point

SPECIFICATION

ELECTRICAL

LED downlighters throughout the house
White dome pendant light above the kitchen island
Mains power smoke alarms with battery backup throughout the house
Fully installed security alarm
Underfloor heating on ground floor
Programmable radiators on the first floor
Mechanical ventilation heat recovery (MVHR)
Weatherproof electric power point outside the property
Air conditioning

ENVIRONMENTAL FEATURES

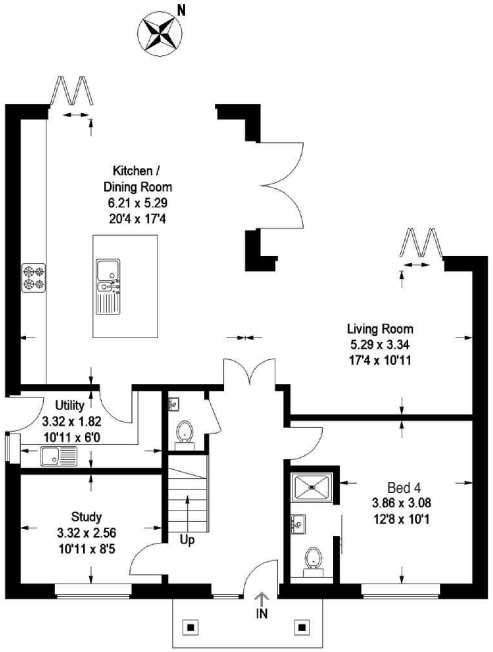
Air source heat pump
Solar panel system ready got battery backup
Energy efficient LED light bulbs
Electrical vehicle charging point
Highly insulated building fabric

INTERNAL

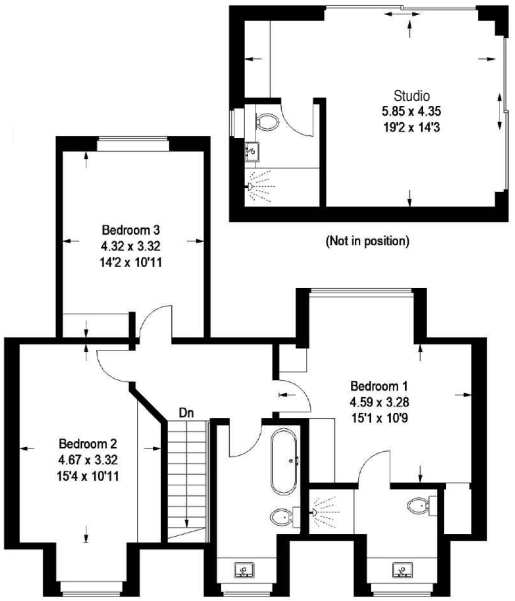
Stylish white 4 panel internal doors and chrome finished door handles
Chrome switches and power sockets on the ground floor
White switches and power sockets fitted on the first floor
All ceilings and woodwork painted white, and one colour throughout the house, using Dulux paint
Ground floor tiled apart from the family room which will be carpeted
Staircase, hallway and bedrooms on the first floor to be carpeted (one colour throughout the house)

The property will have a 10 year Build Warranty

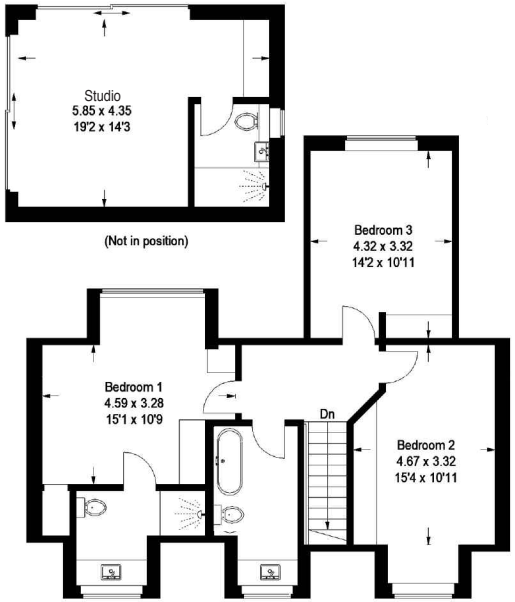
THE PLANS



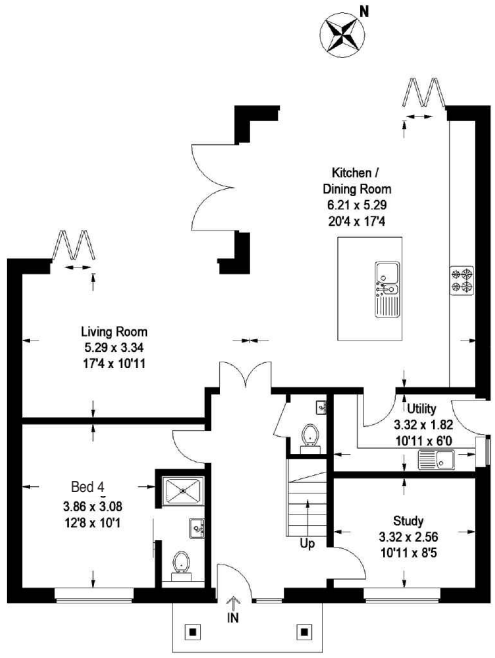
GROUND FLOOR



FIRST FLOOR



FIRST FLOOR



GROUND FLOOR

Approximate Gross Internal Area for both Houses

Ground Floor = 95.3 sq m / 1026 sq ft
First Floor = 70.2 sq m / 756 sq ft
Garden room = 27.1 sq m / 292 sq ft
Total = 192.6 sq m / 2074 sq ft

PLOT 1 **PLOT 2**

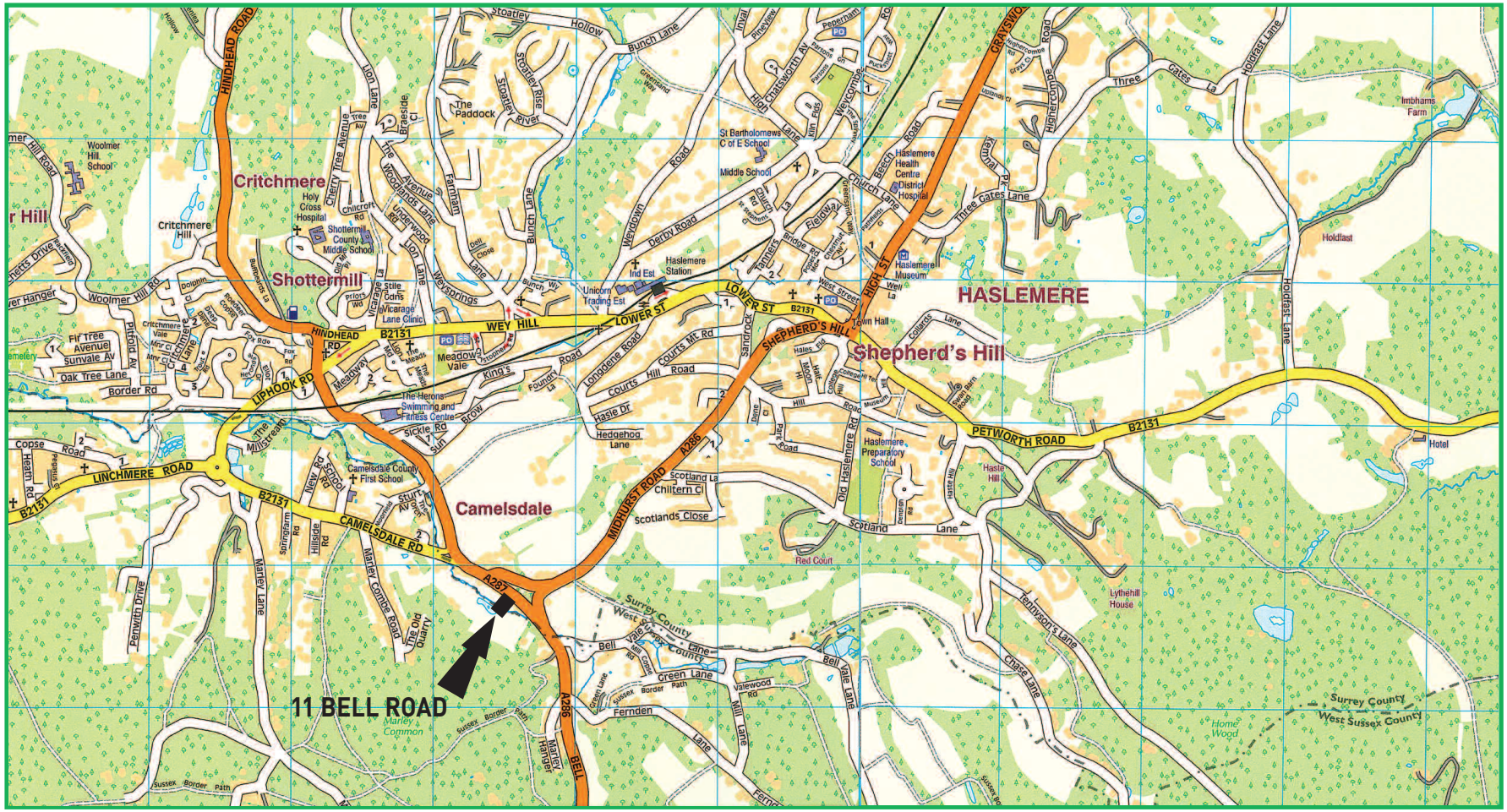
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THE SITE



GARDEN ROOM





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For further details

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