



Persimmon
Together, we make your home



Cobbetts Place

Frimley Green • Surrey



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When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That's because we understand your new home is more than simply bricks and mortar. It's a private place of sanctuary where we hope you'll laugh, entertain and escape for many years to come.

"With over 50 years of building excellence, find out more about us on page 4"

HBF Home
Builders
Federation



Customer Satisfaction 2026

5 stars!

We're proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It's a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.



Cobbetts Place

Find out more

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Who we are

A little bit about us

You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come. Here are some reasons to invest in a Persimmon home...

Over 50 years of expertise

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 34](#)

Persimmon plc in numbers

It's not all about numbers we know, but to give you sense of scale here are a few:

11,905

homes
delivered in
2025

200+

locations
across
the UK

4,605

direct employees
make it all
happen

541

acres of
public space
created

£2.3bn

invested in
local communities
over the last
5 years



"Building sustainable homes and community hubs"

Save money on your energy bills

The increased thermal retention from our insulation and double glazing, along with reduced water use thanks to efficient appliances, mean you'll automatically save money on your energy and water bills – and with the rising cost of living, this can make a real difference.



Take a look at the recently published HBF Watt a Save report to find out how much you could save.

The Persimmon Pledge

The Persimmon Pledge is our commitment to making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

Find out more about the Persimmon Pledge.



Accessible homes

It's crucial that your new home works perfectly for you and your needs. We build in line with Approved Document M accessibility requirements.



Scan the QR code to find out what each rating means.

Giving back

We do everything we can to give back to our communities and proudly contribute towards community hubs, children's play areas, schools and sports facilities.

Our 'Community Champions' and 'Building Futures' programmes help to raise funds for projects and charities across Great Britain. If you'd like to get involved visit persimmonhomes.com/community-champions to see if you could apply to support your local community.

Help when you need it

You'll have a dedicated customer care helpline, plus cover for emergencies like complete loss of electricity, gas, water or drainage.

10-year warranty

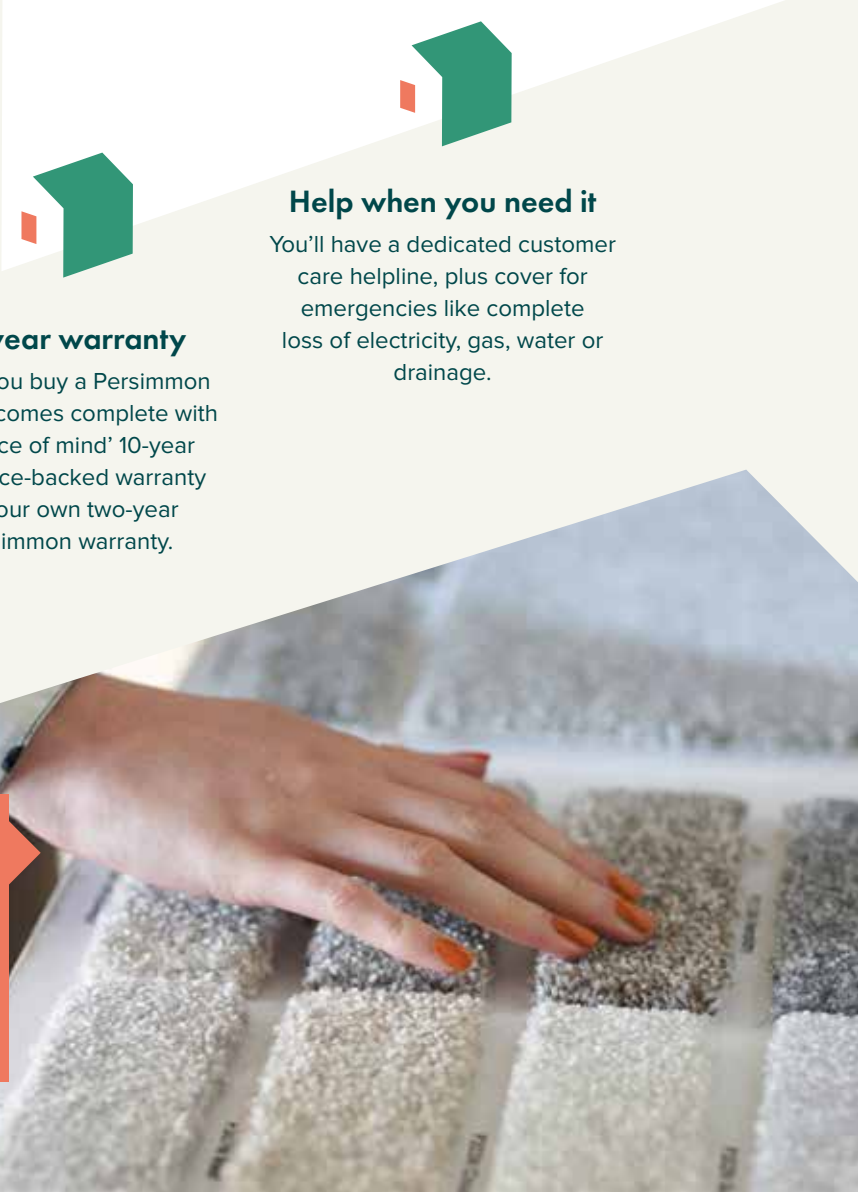
When you buy a Persimmon home it comes complete with a 'peace of mind' 10-year insurance-backed warranty and our own two-year Persimmon warranty.

Happy hour

We run Customer Construction Clinics from our on-site sales offices each Monday from 5-6pm. Pop in to see the team both during and after you've moved in to your new home.

Finishing Touches

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service. **Read more on page 32**





With you all the way

Your journey with us

From finding your perfect new home to moving in,
we're here to help every step of the way.

1.➔ 2.➔ 3.

Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

4.➔ 5.➔ 6.

Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

Exchange contracts

One step closer to moving in – this is where we exchange contracts and your solicitor will transfer your deposit.

Quality assurance

Your home will be thoroughly inspected by site teams and will also have an Independent Quality Inspection to make sure it's ready for you to move into.

7.➔ 8.➔ 9.

Home demo

Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

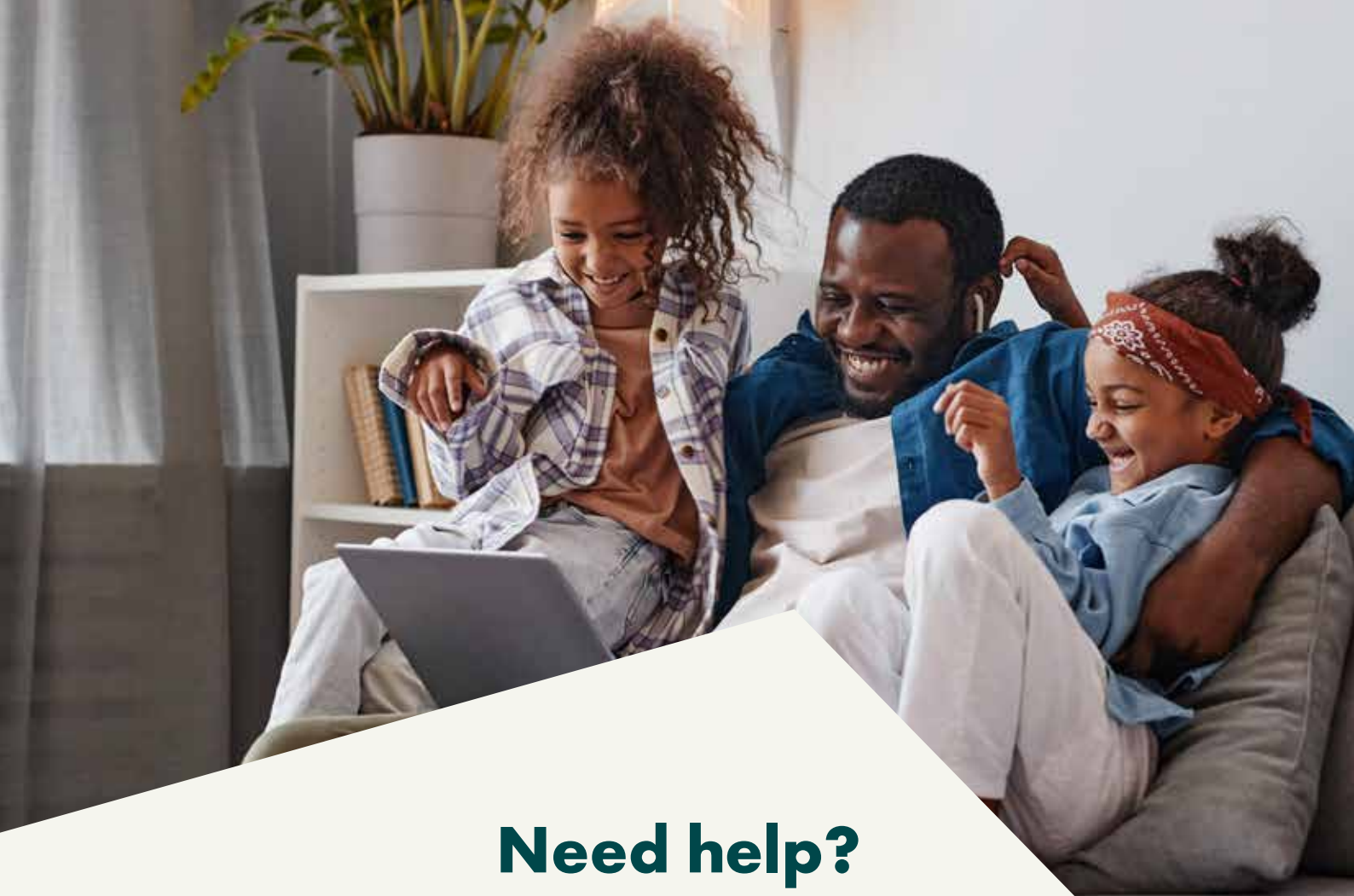
Handover

The moment you've been waiting for! The paperwork has been completed, the money transferred and now it's time to move in and start unpacking...

After-care

Our site and customer care teams will support you every step of the way. You'll receive a dedicated customer care line number to deal with any issues.

[persimmonhomes.com](https://www.persimmonhomes.com)



Need help?

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.



PART
EXCHANGE



HOME
CHANGE



EARLY
BIRD



DEPOSIT
MATCH



Own
New

Own New



Bank of Mum and Dad

Bank of Mum and Dad



Deposit Boost

Deposit Boost



Armed Forces/Key
Workers Discount

Armed Forces/Key
Workers Discount



- Choice of 1, 2, 3 & 4-bedroom homes
- Close to beautiful open spaces such as Frimley Lodge Park
- Within 2 miles of 2 train stations
- Great range of local amenities



Scan me!

For availability and pricing on our beautiful new homes at Cobbetts Place.



Frimley Green • Surrey

Cobbetts Place

Discover one of the best new housing developments Surrey has to offer at Cobbetts Place, an exciting new community in Frimley Green that ticks all the boxes for busy modern living. This is a place to put down roots, make memories and enjoy more of what matters.

Cobbetts Place is a collection of modern homes in a prime location between Frimley, Farnborough and Camberley. With open spaces, play areas and a converted Victorian pump house, this brand new community combines history with green, contemporary living.

Everything you need on your doorstep

Days out and everyday convenience come easy here, with Frimley Green village just 0.2 miles away for local shops and eateries. Frimley Lodge Park sits opposite the development with sports pitches, pitch & putt and a miniature railway, while Camberley, The Meadows in Sandhurst and The Quays Watersports are all close by for shopping, dining and family fun.

Excellent schooling nearby

Families can enjoy a great selection of schools right on their doorstep. Cross Farm infant school is just 0.6 miles away, Frimley CofE Junior School is 0.8 miles, and Tomlinscote Secondary is also easy to reach in 2.6 miles.

Easily within reach

Commuters and weekend adventurers benefit from Farnborough North train station within 1.5 miles of the development, as well as Ash Vale station and Frimley station. Nearby road links like the A331 make travelling by car simple. Central London is around 38 miles away, Heathrow Airport is 26 miles and Gatwick Airport is 47 miles away. With nearby stations and key road links close by, Cobbetts Place is the ideal spot, whether you're looking for easy travel to work or weekend getaways.

EXPLORE

Farnborough North station
1.5 miles

Camberley
3.5 miles

Guildford
11.6 miles

Reading
21.2 miles



Cobbetts Place

Our homes

1-2 bedroom

-  Tulip House
-  Snowdrop Lodge
-  Foxglove House
-  Primrose Lodge
-  Honeysuckle House

2 bedroom

-  The Bradbury
-  The Fearnley
-  The Hillside
-  The Thistle

3 bedroom

-  The Bedford
-  The Dornier
-  The Ellis
-  The Hanley
-  The Thruxton
-  The Tiley
-  The Wilson
-  The Ashby
-  The Ashby+

4 bedroom

-  The Worsley
-  The Bantham
-  The Fairminer
-  The Glenmont

 Discount Market Scheme





This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.

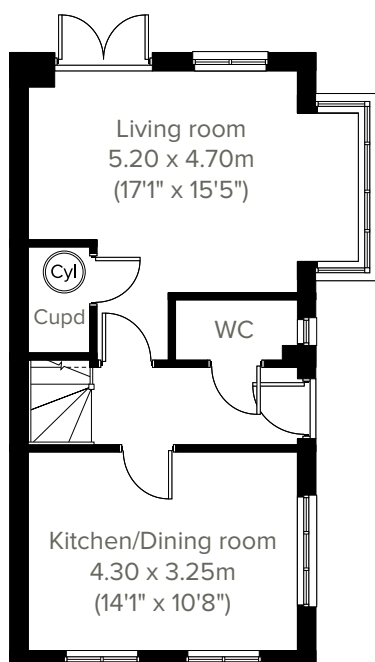


2 bedroom home

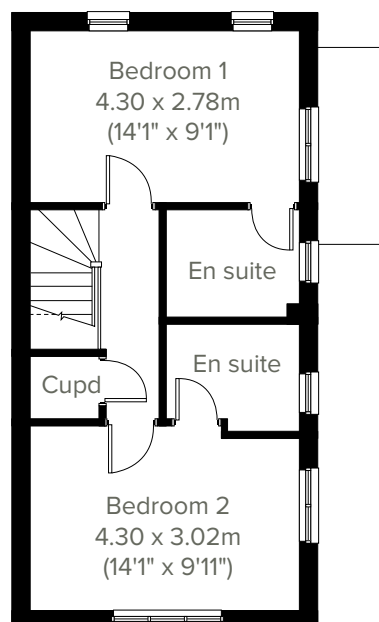
The Bradbury



With a dual-aspect living room opening onto the garden and a separate kitchen/dining room, the Bradbury is made for both peaceful home life and for entertaining. Upstairs, both bedrooms feature an en suite and there's a handy storage cupboard off of the landing.



GROUND FLOOR



1ST FLOOR

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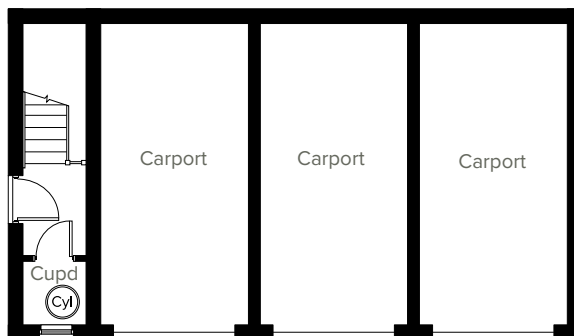


The Fearnley

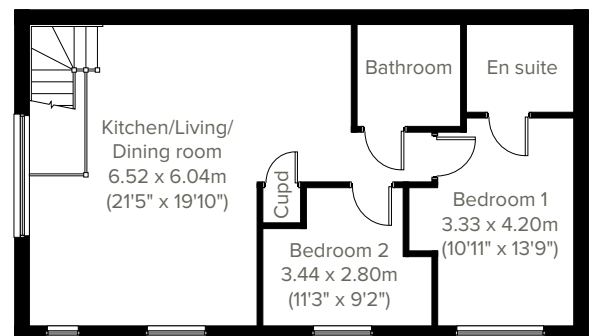
2 bedroom home



The Fearnley offers stylish, low-maintenance living with everyday convenience built in. Designed with first-time buyers and professionals in mind, this contemporary home includes private parking, practical storage and a considered open-plan layout. With everything just where you need it, it's a refined space that complements busy modern lifestyles.



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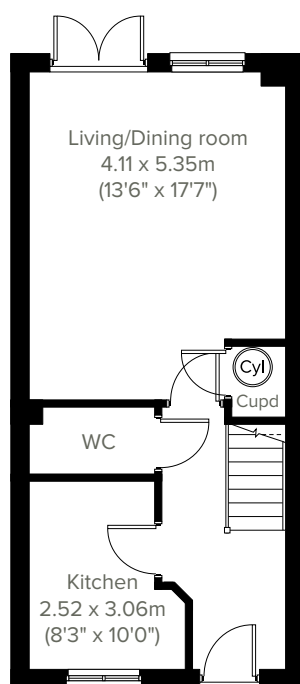


2 bedroom home

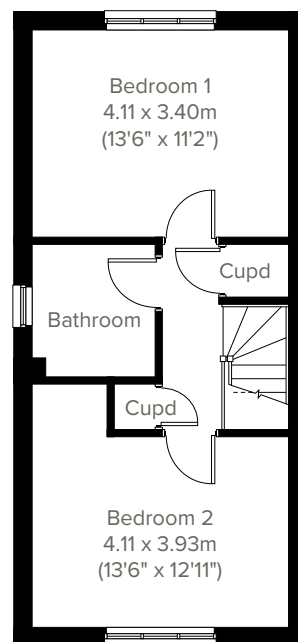
The Hillside



This is an ideal new home for first-time buyers and young professionals. It's easy to live in, easy to make your own, and easy to lock up and go if you've got a busy home-and-away lifestyle. The open plan living/dining room with French doors leading to the garden is ideal for being sociable and two equally-sized bedrooms upstairs give you the flexibility to create a guest room, a work room or perhaps a nursery.



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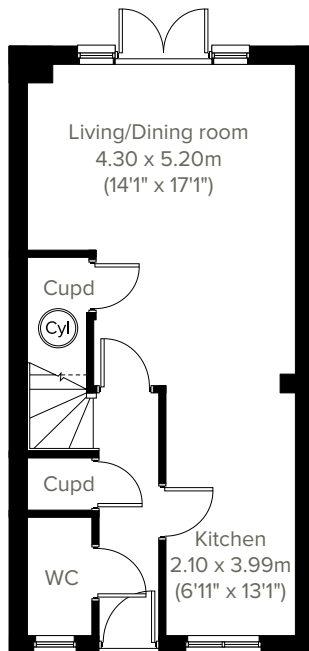


The Thistle

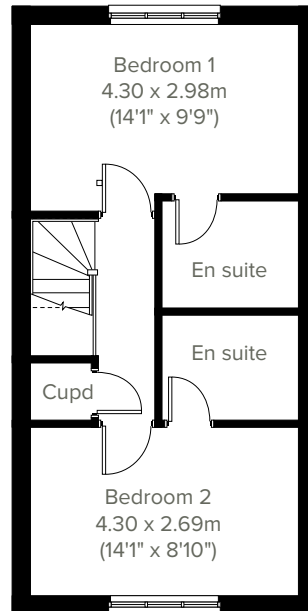
2 bedroom home



The Thistle offers the perfect balance of open plan living, with the kitchen at the front of the home and a light-filled living/dining room with doors leading into the garden. Upstairs, you'll find two en suite bedrooms and a storage cupboard.



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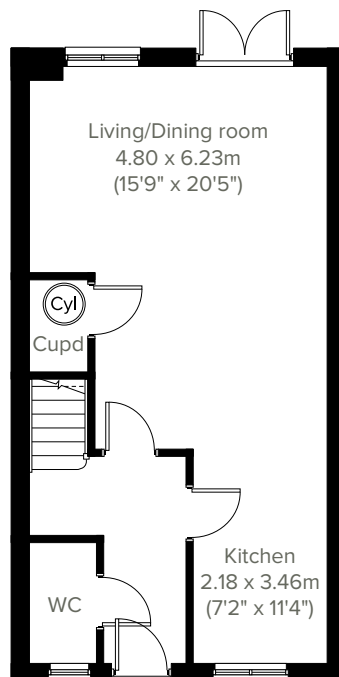


3 bedroom home

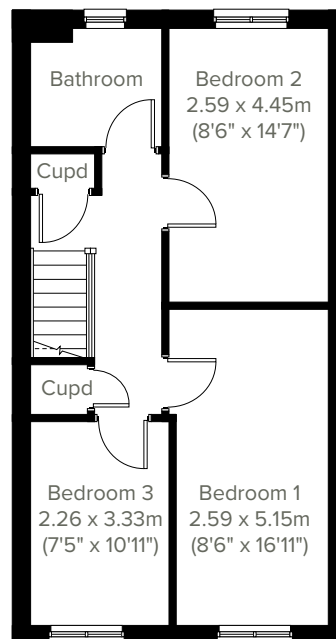
The Bedford



The Bedford is a three-bedroom family home with a bright and modern open-plan ground floor with French doors leading into the garden. Three bedrooms, a downstairs WC and three handy storage cupboards mean it ticks all the boxes for practical family living.



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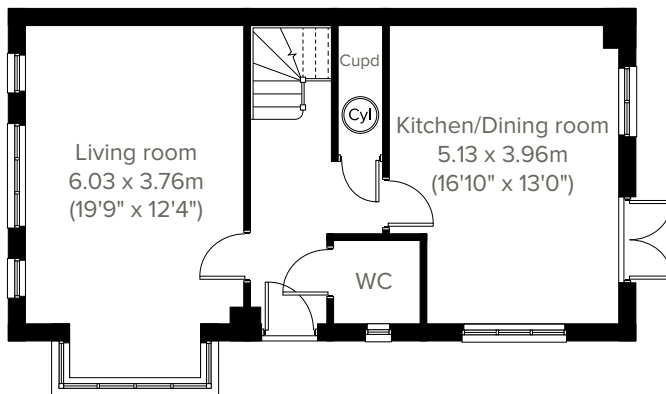


The Dornier

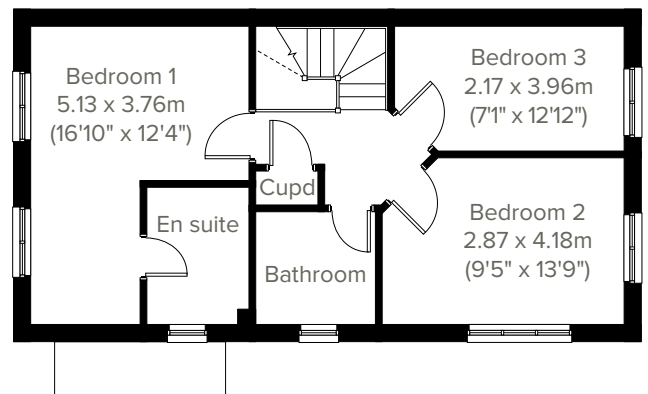
3 bedroom home



The Dornier has a lovely balanced feel, created by a central entrance hall, a generous living space to one side and an open plan kitchen/dining room with French doors on the other side. It's much the same upstairs, with bedroom one to one side of the landing, and two bedrooms on the other side. If two bedrooms are plenty for you, the third, makes the perfect home office or flexible space.



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The Ellis

3 bedroom home



The Ellis will suit several different lifestyles and life stages, from growing to flying the nest families. Three bedrooms, an open-plan kitchen/dining room and a separate living room allow for space to relax.



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The Hanley

3 bedroom home



Sometimes you don't just need more space, it's about having your own space, and The Hanley offers just that. With three generous bedrooms, two en suites, a family bathroom and a separate study that's ideal for home working, it's the perfect home for growing families.



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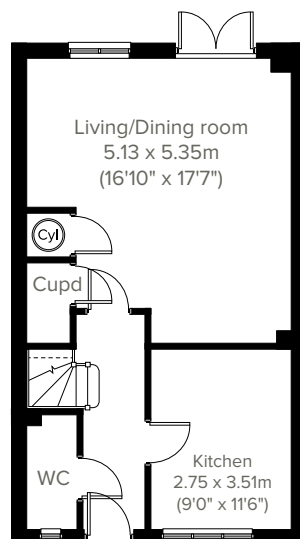


3 bedroom home

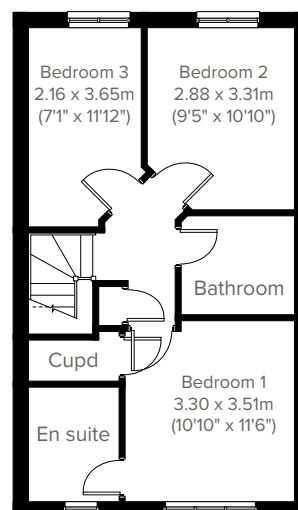
The Thruxton



The Thruxton opens its doors to family life, with the balance of an open plan living/dining room and a separate kitchen. That means a balance of family time and quiet time for you all to make the most of. Three bedrooms and two bathrooms mean calm mornings getting ready for school and work, and French doors to the garden provide a lovely place to start and end the day.



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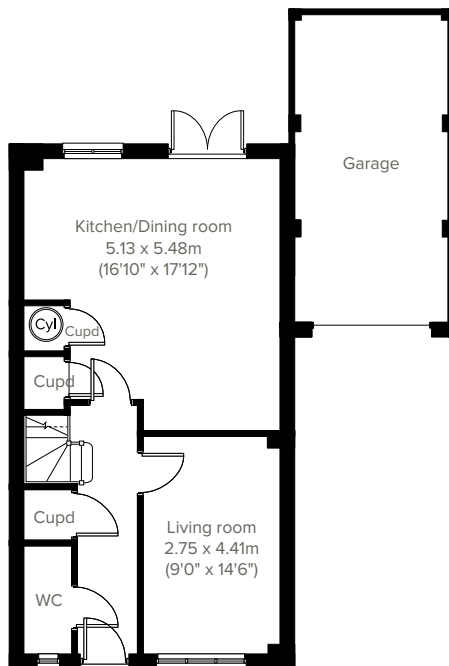


The Tiley

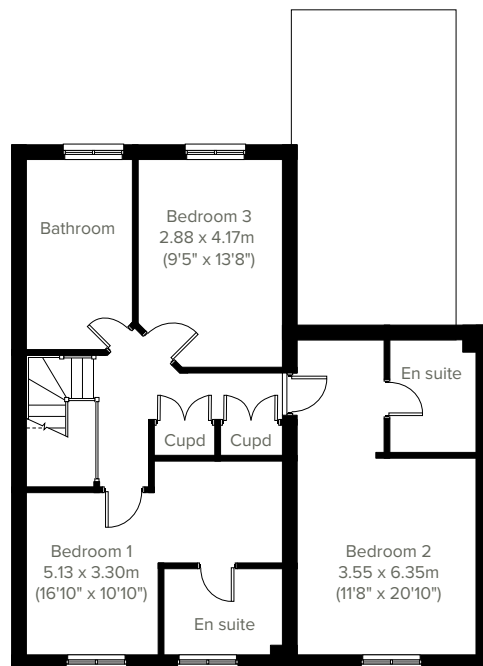
3 bedroom home



This thoughtfully designed three-bedroom, three-bathroom layout provides plenty of space to spread out, while offering welcoming areas for family and friends to come together and socialise. The clever design of a carport with the en suite bedroom above it adds an extra dimension to this family-sized new home.



GROUND FLOOR



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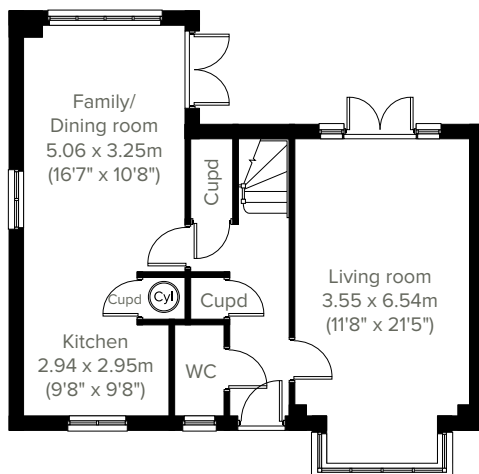
3 bedroom home

The Wilson

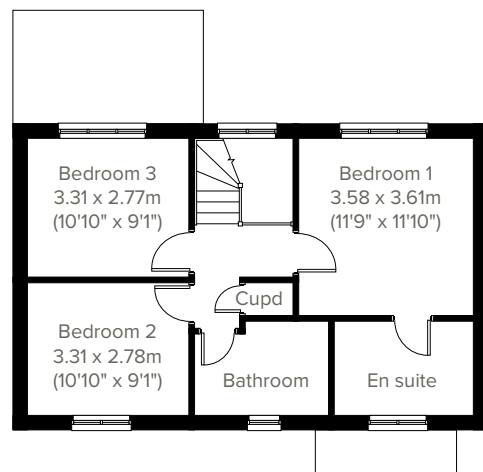


The Wilson is shown as the right-hand plot in the above CGI image.

The Wilson is a stunning three-bedroom home and has everything you need for modern living. Downstairs there's a dual-aspect living room and a spacious kitchen/dining/family room, both with French doors leading into the rear garden. The first floor is home to an en suite bedroom one, two further bedrooms and the family bathroom.



GROUND FLOOR



1ST FLOOR

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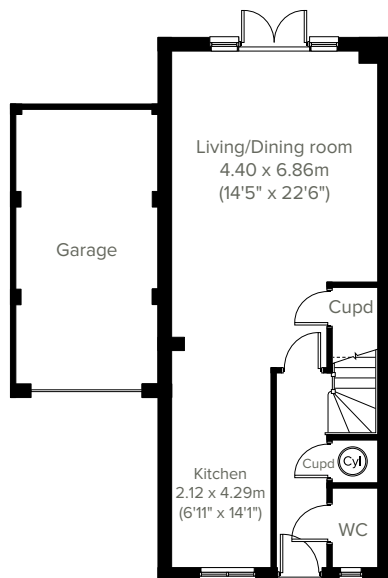
The Ashby

3 bedroom home

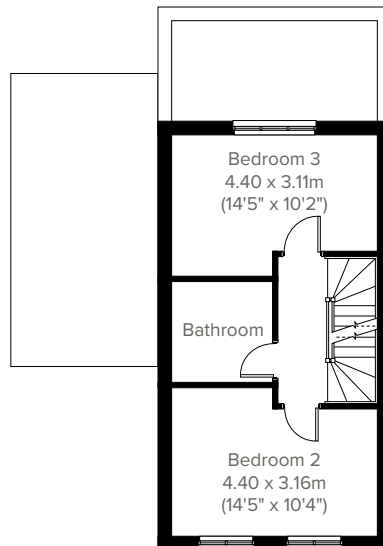


The Ashby is shown as the left-hand plot in the above CGI image.

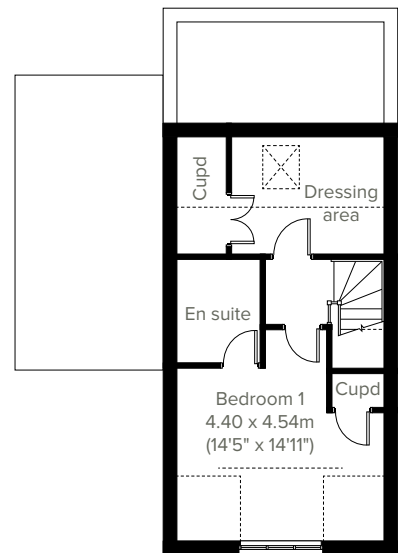
The Ashby is a three-bedroom home boasting a spacious open-plan ground floor with French doors leading to the garden. Bedroom one has the second floor all to itself with an en suite and a dressing area. You'll find the other two bedrooms and the main bathroom on the first floor.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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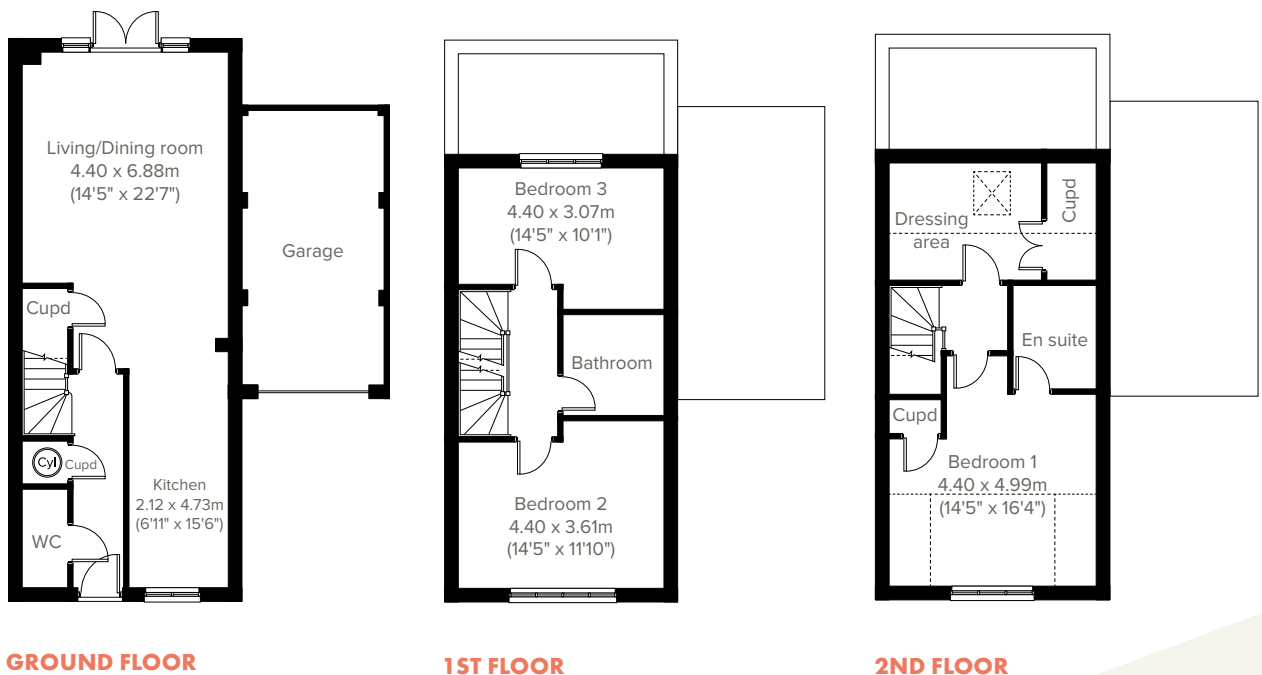
3 bedroom home

The Ashby+



The Ashby+ is shown as the right-hand plot in the above CGI image.

The Ashby+ is an impressive three-storey home offering generous and flexible living space for modern families. The ground floor features a bright open-plan kitchen and living/dining area, perfect for everyday life and entertaining. Upstairs, two spacious bedrooms share a family bathroom, while bedroom one spans the entire top floor, complete with a dressing area and en suite.



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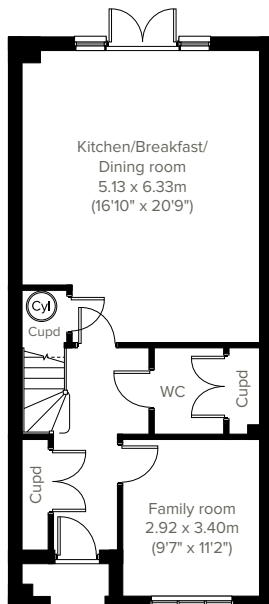


The Worsley

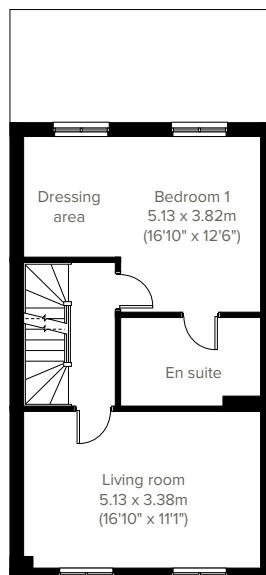
4 bedroom home



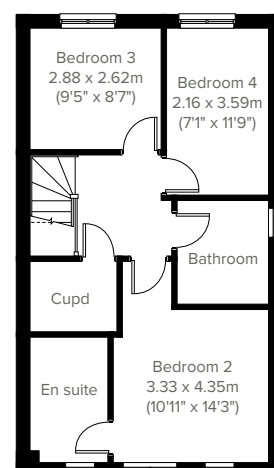
The Worsley is a stylish three-storey home designed for modern family living. Featuring a spacious open-plan kitchen/breakfast/dining room, a separate family room, and a dedicated first-floor living room, it offers flexible space to suit every lifestyle. With four bedrooms, including a spacious bedroom one with a dressing area and en suite, this home combines comfort, practicality and contemporary design.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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PEA: B

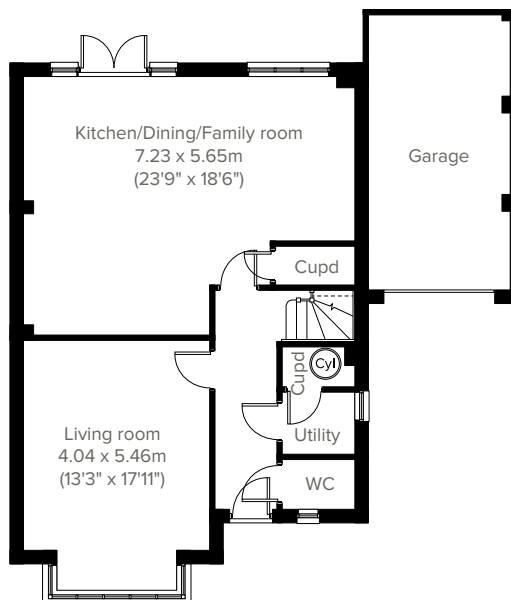


4 bedroom home

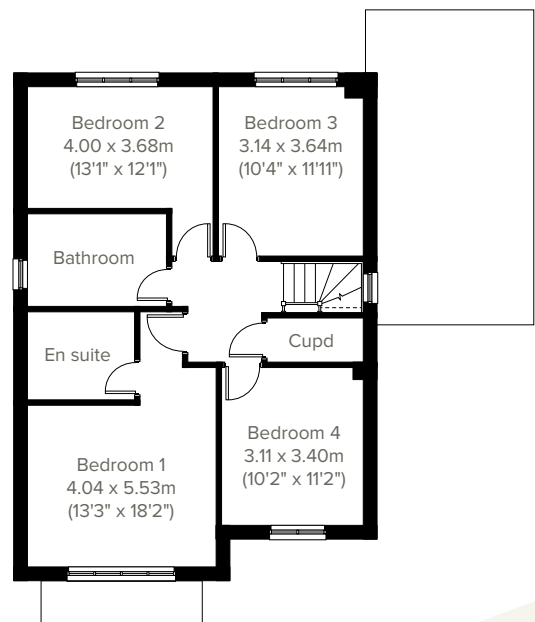
The Bantham



The Bantham is a superb detached home featuring a spacious front-aspect living room with an attractive bay window to the front and a bright open plan kitchen/dining/family room with French doors leading to the garden - perfect for family life and entertaining. It's practical too, with a downstairs WC, utility and three storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to three further bedrooms and the main family bathroom.



GROUND FLOOR



1ST FLOOR

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between home types, orientation and developments.

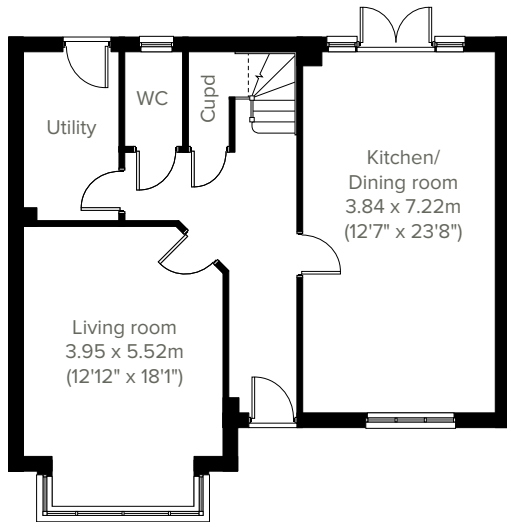


The Fairminer

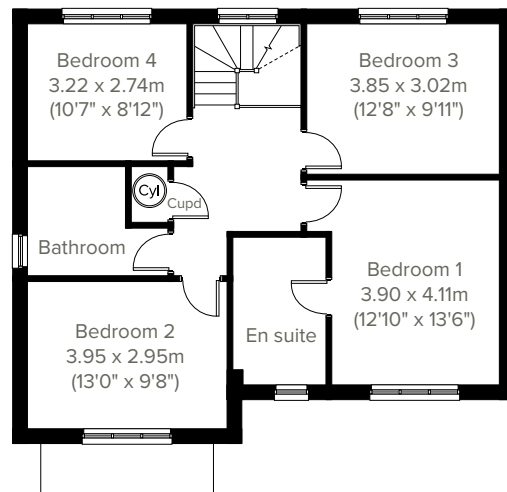
4 bedroom home



The Fairminer combines thoughtful design with long-term flexibility. The ground floor includes a welcoming kitchen/dining room with French doors, a calm and spacious living room with a bay window, a downstairs utility and WC. Upstairs, four good-sized bedrooms and two bathrooms give you space to host guests or simply spread out as your family grows.



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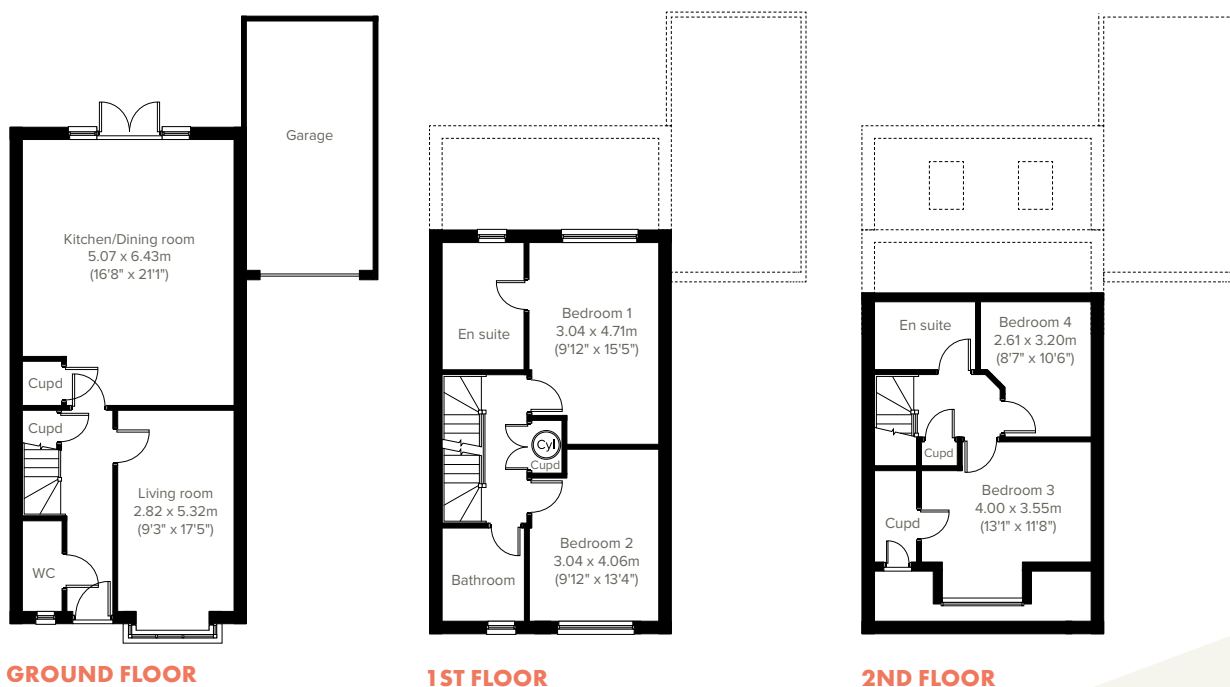


4 bedroom home

The Glenmont



If your new home wish list includes four bedrooms, two bathrooms and well-designed ground-floor living space to suit a busy family, the Glenmont is ready for you. Add French doors to the garden for al fresco dining and fresh air in the summer, and a separate living room for cosy family evenings, and you'll be well on the way to calling this home.



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packages to suit everyone's needs. From surfing the net on the sofa to binge-
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the latest must-have game - we've got the service for you.



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Information correct at June 2025. Please see www.fibrenew.com for the latest information and prices.

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To sign up you will need your Unique Customer Reference.
Please ask your sales advisor for this:

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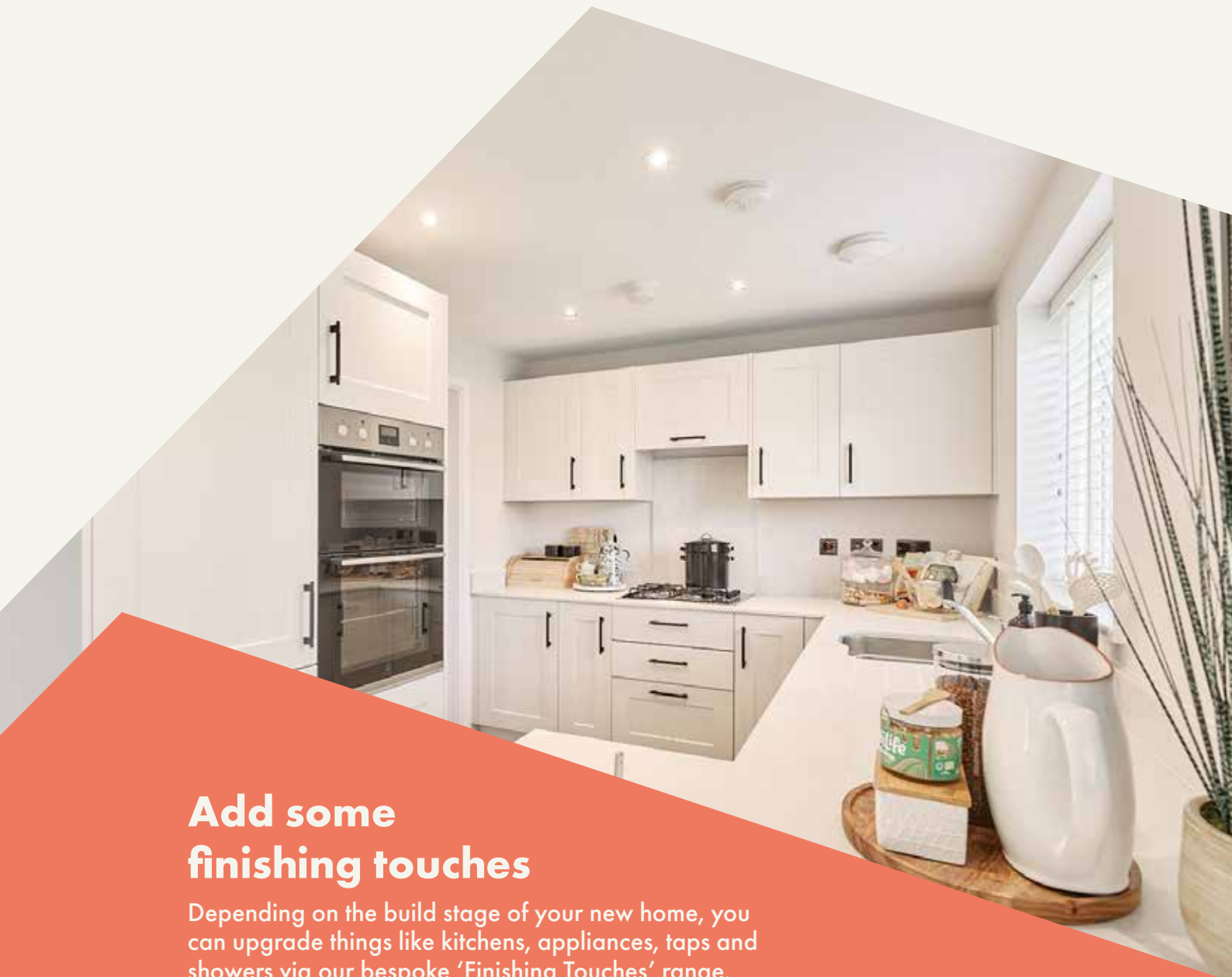
Cobbetts Place

Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.

Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.





External

Windows

Double glazed E-glass windows in PVCu frames.

Doors

GRP-skinned external doors with PVCu frames.
French doors to garden or balcony (where applicable).

Lighting

External light to front.

Eco

EV car charger to front.



Internal

Ceilings

Painted white.

Lighting

White downlighters with low energy LED bulbs to kitchen, bathroom, WC & en suites. All other rooms with pendant or batten fittings with low energy bulbs.

Stairs

Staircase painted white.

Walls

Painted in white emulsion.

Doors

5 panel pre-finished satin door.

Heating

Air Source Heat Pump with radiators in all main rooms.

Insulation

Insulated loft and hatch to meet current building regulations.

Electrics

White sockets and switch panels throughout.

General

Media plate incorporating TV and telecommunication outlets to living room.



Garage & Gardens

Garage

Garage (single skin)*, car ports or parking space.

Garden

Front lawn as per approved landscaping plan layout.

Patio to rear garden.

Fencing

1.8 metre fence to rear garden, plus gate.

*Our garages are not habitable spaces in accordance with the warranty providers standards. Please speak to our sales for more information.



Bathroom

Suites

Contemporary white suite with chrome-finished fittings.

Half height tiling to sanitary walls.

Full height to bath or shower enclosure (house type dependant).

Kohler Mira electric or thermostatic shower (house type dependant).

En suite

Half height tiling to sanitary walls.

Half height tiling to bath (housetype dependant).

Full height to shower enclosure (house type dependant).

Kohler Mira electric or thermostatic shower (house type dependant).



Kitchen

General

Contemporary kitchen range, choice of units & worktop (dependant on build stage).

Soft close cupboards and drawers.

Glass splashback.

1.5 bowl stainless steel sink.

Appliances

Electrolux: stainless steel single or double oven (house type dependant), 4 burner electric hob, canopy hood, integrated fridge-freezer, integrated dishwasher.

Washing machine (positioning TBA by sales advisor)

Utility (dependant on house type)

Washing machine.

Space for additional appliance.



Security

Locks

Three-point locking to front and rear doors, locks to all windows (except escape windows).

Fire

Smoke detectors wired to the mains with battery back-up.





Your home, your way

Finishing Touches to make it yours

Our goal is to make your house feel like your home before
you've even collected the keys.

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."



Share & win!

Share your love for your new Persimmon home and you could be in with a chance of winning a voucher. For more details, see our Instagram page, @persimmon_homes.

#lovemypersimmonhome

The earlier you reserve, the greater the choice

We'll always try and accommodate the Finishing Touches you want, but they are build-stage dependent, so the earlier you reserve the better.

persimmonhomes.com/finishing-touches

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the sales advisor on site.



Energy efficiency built in

Sustainability

Our homes are typically 30% more efficient than traditional UK housing, helping you to save money and reduce your impact on the environment.

We're proud that we already build our homes to high levels of energy efficiency, but there's still a way to go. Our in-house sustainability team is dedicated to our mission to have net zero carbon homes in use by 2030, and for our own operations to be net zero carbon by 2040.

To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and our impact on the planet.

Energy efficiency built in:

- ✓ **PEA rating – B**
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Air source heat pumps**
A great, energy efficient choice for heating your home and water.
- ✓ **Up to 400mm roof space insulation**
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Local links**
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Argon gas filled double glazing**
Greater insulation and reduced heat loss.
- ✓ **Lower-carbon bricks**
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO₂ per house built.
- ✓ **Energy efficient lighting**
We use energy-saving LED lightbulbs in all our homes.
- ✓ **Hyperfast broadband**
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **A-rated appliances**
Many of our kitchen appliances have a highly efficient A rating.



6 reasons why it pays to buy new

Did you know?

Most of the benefits of buying new are obvious, but some are not. Here's a quick summary of the key reasons why it's such a smart move:

1.

No chain

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

2.

Energy efficient

Our homes include cost-effective air source heat pumps, first-rate loft insulation and draught-free double glazed windows to meet stringent energy-efficient standards, keeping your energy bills as low as possible.

3.

Brand new

Absolutely everything in your new home is brand new. You get all the latest designs and tech, complete with manufacturers' warranties. Win-win.

4.

More ways to buy

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.

5.

10 year warranty

All our new homes come with a ten-year, insurance-backed warranty, as well as our own two-year Persimmon warranty. In the unlikely event you ever need to claim, our Customer Care Team are there to help you.

6.

Safe & secure

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

persimmonhomes.com



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