



FOREMAN
MANOR



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Foreman Road, Ash, Guildford, Surrey

Renowned for their exacting standards and extremely high quality of build, award winning developer, Aspen Homes are proud to present Foreman Manor: a bespoke development of nine luxuriously crafted three, four and five bedroom homes.

The bespoke nature of the development perfectly portrays Aspen Homes mandate: Inspirational design and aspirational living.



LOCATION

This niche development is situated in the Surrey village of Ash, the perfect location for those who want the very best of both town and country living. Just a 3 minute walk from Ash Railway Station and 15 miles to the M25 opens up countless opportunities. With London Waterloo only 52 minutes by train it is easy to understand why the village is so popular with commuters and families alike.

Close to Guildford, Foreman Manor provides fantastic access to all local amenities on the historic Guildford High Street, such as the Tunsgate Shopping Centre and numerous superb restaurants, coffee shops and bars. Whilst for arts and culture there is a superb array of venues such as The Electric Theatre, Yvonne Arnaud Theatre and GLive, as well as numerous museums and highly regarded art galleries.

The area is well noted for its excellent schools in both the private and state sectors. The opportunities are plentiful for exploring this special area where you can discover some amazing views, open countryside and some of the prettiest market towns and villages in the south of England.





SPECIFICATION

Interior finishes

- Karndean flooring to hallways and kitchens
- Luxurious velvet effect carpets to living room, landing and all bedrooms
- Contemporary moulded skirting boards and architraves
- High quality UPVC leaded light casement windows
- Individually designed feature staircases
- Moulded timber doors
- Built-in wardrobes in each home

Bathrooms & en-suites

- Luxury bathrooms & en-suites with Villeroy & Boch, Bauhaus, Dansani sanitaryware
- Hansgrohe brassware
- Walk in showers with multifunction shower kits
- Polished chrome towel rails
- Italian porcelain wall and floor tiles

Kitchens

- Individually designed kitchens with stone worksurfaces
- Integrated AEG appliances throughout
- Stainless steel undermount sink with mixer tap
- Feature LED lighting to underside of wall cabinets

External

- Fully landscaped and turfed gardens
- Block paved driveways and parking areas
- Indian sandstone terrace and paving
- Outside taps
- External lighting

Heating, Electrical & Lighting

- Recessed downlights throughout
- Brushed chrome light switches and sockets throughout
- Underfloor heating to ground floor
- Radiators to first and second floors
- Mains supply smoke and heat detectors
- Pre-wired for SONOS integrated music system
- Pre-wired for Cat 6 & Sky
- Pre-wired alarm system

Additional information

- Freehold
- 10 Year Premier Guarantee upon completion
- Communal areas managed
- Help to Buy available on selected plots

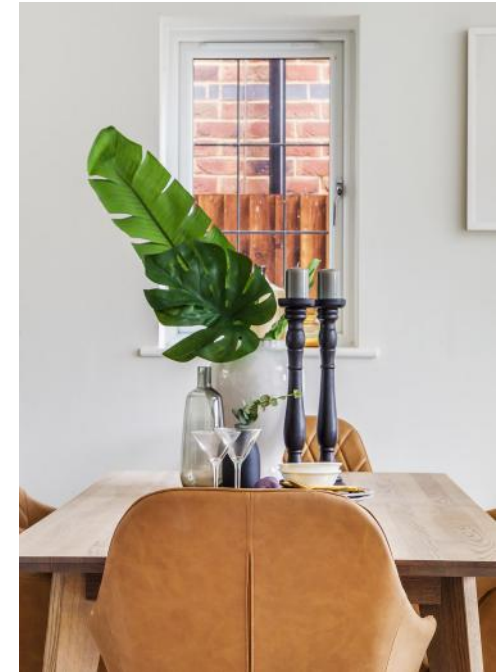
NB: Photography is for illustration purposes only and represents previous Aspen Homes projects.

hansgrohe **AEG**


Villeroy & Boch
1748

 **Karndean**
Designflooring

premier
guarantee®









AGENTS NOTE: Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

DIRECTIONS

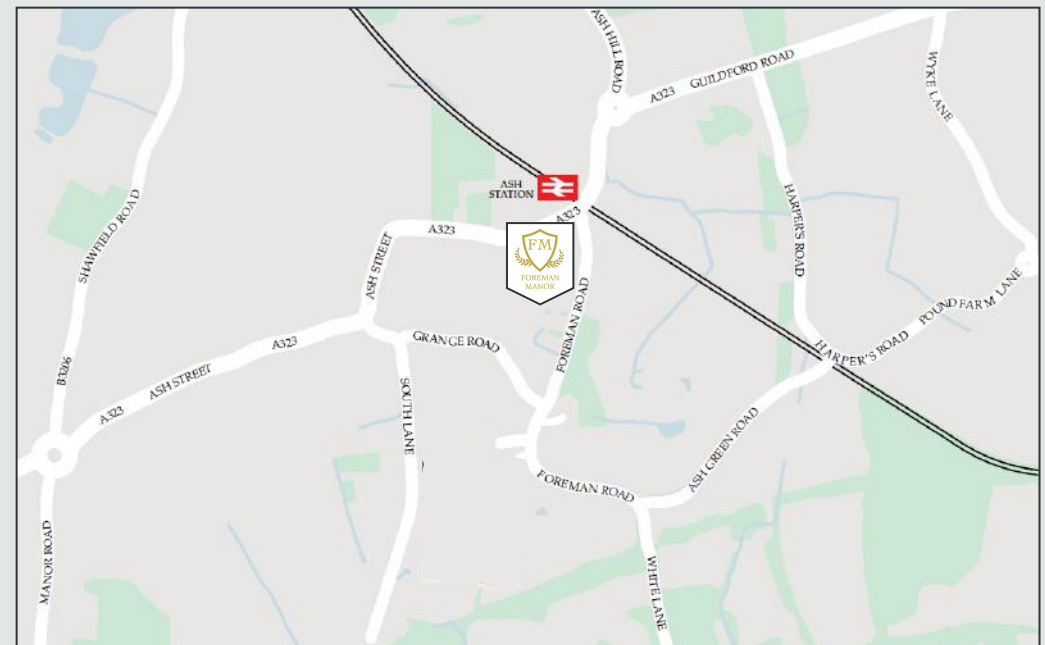
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TOWNS & CITIES: Guildford: 8 miles • Farnham: 5 miles • Reading: 26 miles • Central London: 37 miles

TRANSPORT LINKS: M3: 7 miles • M25 (J10): 14.5 miles • London Gatwick: 42 miles • Heathrow: 25 miles

TRAINS FROM ASH STATION (0.2 miles): London Waterloo: 52 minutes • Reading: 30 minutes



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