



WILLOW PLACE

MERROW



# Willow Place

Renowned for their exacting standards and extremely high quality of build, award winning developer, Aspen Homes are proud to present Willow Place: a bespoke development of just six 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 Merrow, the perfect location for those who want the very best of both town and country living.

A short walk from an array of shops in Merrow, and some two miles from Guildford, Willow Place provides fantastic access to all local amenities including the historic Guildford High Street, 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'll discover some amazing views, open countryside and some of the prettiest market towns and villages in the south of England.

Only eight miles to the M25, the location opens up countless opportunities; with London Waterloo only 35 minutes by train from Guildford it is easy to understand why the village is so popular with commuters and families alike.



# AN OUTSTANDING SPECIFICATION

## Interior finishes

- Brampton Chase Herringbone flooring to hallways and kitchens & family rooms
- Lano Cashmere Luxe carpet to all rooms except porcelain tiled areas.
- Moulded skirting boards and architraves
- Individually designed feature staircases in satin white
- White Windsor Deanta panelled door. Glazed double doors to the kitchen.
- Polished stainless steel ironmongery
- Bespoke wardrobes to master bedroom or dressing room dependent on plot
- Wardrobes to remaining rooms to be formed by two internal doors with shelving and hanging rail, where shown
- Satin woodwork with emulsion painted walls and smooth white ceilings throughout.

## Bathrooms & ensuites

- Porcelain floor and part tiled walls.
- Sanitary ware from the Villeroy & Boch (or similar) with Hansgrohe brassware to all bathrooms, en-suites and WC's.
- Villeroy & Boch Vanity units with ample storage to all bathrooms, en-suites and WC's.
- Heated chrome ladder towel rails to bathrooms, en-suites and W.C's.
- Shaver point to bathrooms and en-suites.
- Thermostatic showers to en-suite and bath/shower mixers to bathrooms.
- Walk in shower enclosures to all en-suites and bathrooms, where possible
- Mirrors to all en-suites, WC and Bathrooms

## Kitchens

- Bespoke tower, wall and base units
- Neff/AEG or equivalent fitted appliances including:
  - Multifunction ovens
  - Combination microwave oven
  - Induction hob
  - Integrated dishwasher
  - Integrated tower fridge
  - Integrated tower freezer
  - Washer
  - Dryer
- Task lighting over work surfaces.
- For homes with a utility room these will be of the same specification as the kitchen
- Stone worksurfaces

## External

- Driveway finished in block pavements.
- A mix of close board fencing and laurel hedging to internal boundaries.
- Fully landscaped gardens & communal areas
- Lighting to be fitted to front, side and rear of the property.
- Patio area in grey Indian Sandstone.
- External water and electric points.

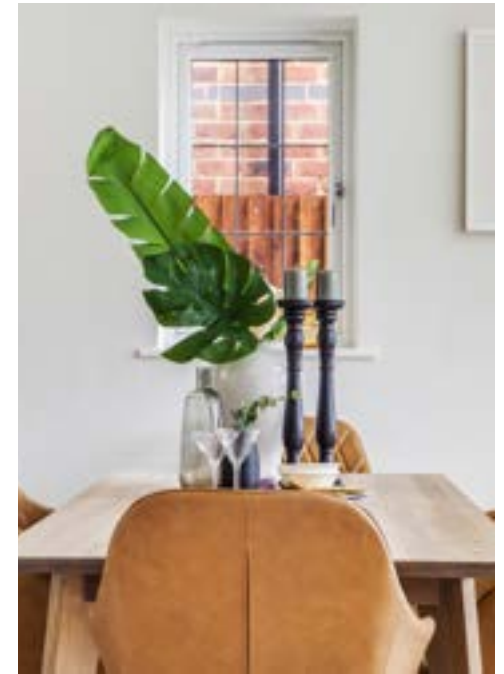
## Heating, Electrical & Lighting

- Mitsubishi air source heat pump and cylinder or similar quality
- Thermostatically controlled heating system via underfloor heating to the ground floor, radiators to the first and second floor.
- PV solar panels.
- Chrome power points.
- TV and telephone points to all principle rooms and bedrooms.
- Fully wired music system to the Kitchen, Family area, Drawing Room, and all Bedrooms for a SONOS System.
- Chrome light and power points throughout.
- Recessed down-lights throughout with LED lights.
- Wiring for TV points to all principle rooms.
- Preinstalled sky dish and digital television aerials.
- Wiring for Cat 5 & 6 to all rooms

## Additional information

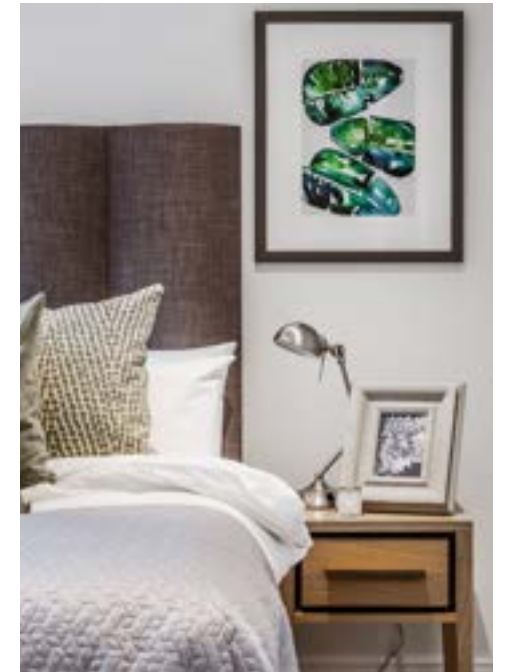
- Freehold
- 10 Year New Home Guarantee upon completion
- Mains fed smoke & heat detectors with battery back-up.
- Secure by design UPVC leaded light windows
- Secure by design aluminium bifold doors
- Secure by design front doors.
- A pre-wired alarm system.
- Communal areas managed

NB: The specification may be subject to change depending on the availability and supply chain at the time the development is completed.



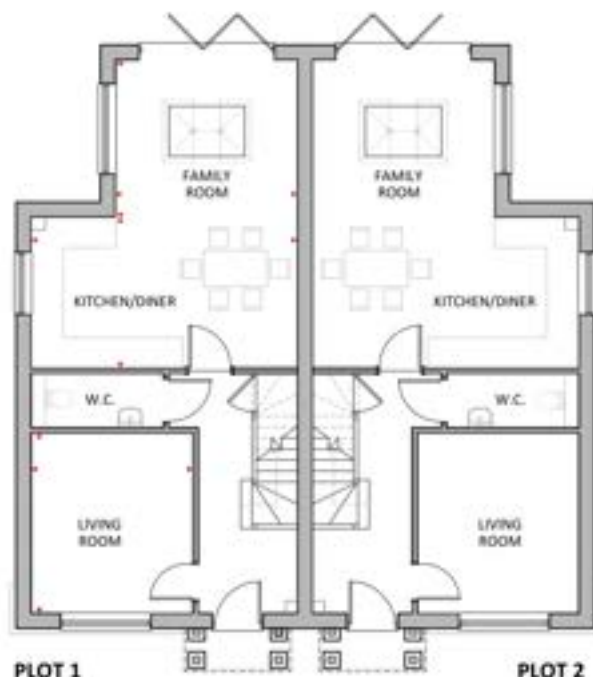












PLOT 1

PLOT 2

**GROUND FLOOR**

Living Room - 11.8ft x 10.4ft / 3.6m x 3.2m  
 Kitchen/Diner - 9.8ft x 17.3 / 3.0m x 5.3m  
 Family Room - 10.1ft x 11.8ft / 3.1m x 3.6m

TOTAL AREA - including circulation spaces -  
 1335sqft / 124sqm

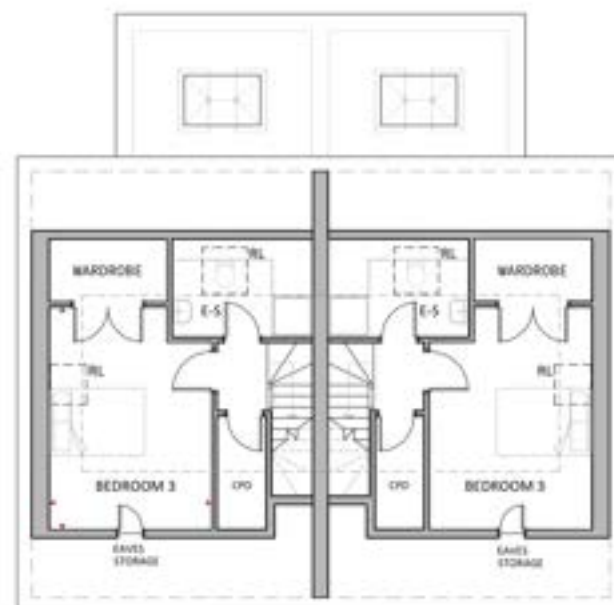


PLOT 1

PLOT 2

**FIRST FLOOR**

Bedroom 1 - 9.8ft x 17.3ft / 3.0m x 5.3m  
 Bedroom 2 - 8.8ft x 10.4ft / 2.7m x 3.2m



PLOT 1

PLOT 2

**SECOND FLOOR**

Bedroom 3 - 12.1ft x 10.4ft / 3.7m x 3.2m



**PLOT 3**

**GROUND FLOOR**

Living Room - 12.4ft x 11.8ft max / 3.8m x 3.6m max  
Study - 9.8ft x 8.2ft / 3.0m x 2.5m  
Utility - 6.2ft x 7.5ft / 1.9m x 2.3m  
Kitchen/ Diner - 25.9ft x 12.7ft / 7.9m x 3.9m  
Family Room - 14.7ft x 9.8ft / 4.5m x 3.0m

TOTAL AREA - including circulation spaces -  
219sqft / 204sqm



**FIRST FLOOR**

Bedroom 1 - 11.6ft x 11.8ft max / 3.5m x 3.6m max  
Family Bathroom - 11.8ft x 6.2ft / 3.6m x 1.9m  
Bedroom 2 - 12.7ft x 11.8ft / 3.9m x 3.6m  
Bedroom 3 - 9.1ft x 13.4ft / 2.8m x 4.1m



**SECOND FLOOR**

Bedroom 4 - 13.4ft x 9.1ft / 4.1m x 2.8m  
Bedroom 5 - 9.8ft x 11.1ft / 3.0m x 3.4m



**PLOT 4**

### GROUND FLOOR

Living Room - 10.4ft x 10.8ft / 3.2m x 3.3m  
Study - 10.4ft x 7.5ft / 3.2m x 2.3m  
Utility - 7.2ft x 6.2ft / 2.2m x 1.9m  
Kitchen/Diner - 11.4ft x 23.6ft / 3.5m x 7.2m  
Family Room - 9.8ft x 14.7ft / 3.0m x 4.5m

TOTAL AREA - Including circulation spaces -  
1937sqft / 180sqm



### FIRST FLOOR

Bedroom 1 - 11.1ft x 10.4ft / 4.0m x 3.2m  
Family Bathroom - 7.8ft x 6.2ft / 2.4m x 1.9m  
Bedroom 2 - 11.8ft x 11.4ft / 3.6m x 3.5m  
Bedroom 3 - 11.4ft x 11.4ft / 3.5m x 3.5m



### SECOND FLOOR

Bedroom 4 - 17.3ft x 13.4ft / 5.3m x 4.1m  
Bedroom 4 Ensuite - 6.5ft x 7.2ft / 2.0m x 2.2m  
Store - 8.5ft x 7.5ft / 2.6m x 2.3m



**PLOT 5**

**GROUND FLOOR**

Living Room - 10.8ft x 12.7ft / 3.3m x 3.9m  
Study - 7.2ft x 8.5ft / 2.2m x 2.6m  
Kitchen/Diner - 23.6ft x 9.5ft / 7.2m x 2.9m  
Family Room - 14.1ft x 9.8ft / 4.3m x 3.0m

TOTAL AREA - Including circulation spaces -  
1776sqft / 165sqm



**FIRST FLOOR**

Bedroom 1 - 15.7ft x 11.4ft / 4.8m x 3.5m  
Bedroom 2 - 17.1ft max x 10.4ft / 5.2m max x 3.2m



**SECOND FLOOR**

Bedroom 3 - 17.3ft x 12.8ft max / 5.3m x 3.9m max



**PLOT 6**  
**GROUND FLOOR**

Living Room - 10.8ft x 16.7ft max / 3.3m x 5.1m max  
Study - 9.8ft x 10.8ft max / 3.1m x 3.3m max  
Utility - 5.9ft x 7.5ft / 1.8m x 2.3m  
Kitchen/Diner - 28.5ft x 10.8ft / 8.6m x 3.3m  
Family - 14.4ft x 9.8ft / 4.4m x 3.0m

TOTAL AREA - Including circulation spaces -  
2012sqft / 187qm



**FIRST FLOOR**

Bedroom 1 - 18ft x 10.4ft / 5.5m x 3.2m  
Family Bathroom - 9.8ft x 6.2ft / 3.0m x 1.9m  
Bedroom 2 - 10.8ft x 14.4ft / 3.3m x 4.3m  
Bedroom 3 - 9.8ft x 9.8ft / 3.0m x 3.0m



**SECOND FLOOR**

Bedroom 4 - 10.1ft x 13.7ft max / 3.1m x 4.2m max  
Office Area - 7.5ft x 11.4ft / 2.3m x 3.5m  
Store - 6.5ft x 5.9ft / 2.0m x 1.8m

# SITE PLAN



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

# LOCATION



SAT NAV: GU4 7AT

TOWNS & CITIES: Guildford: 2 miles • Leatherhead: 10 miles • Reading: 31 miles • Central London: 32 miles

TRANSPORT LINKS: M25 (J10): 8 miles • London Gatwick: 24 miles • Heathrow: 21 miles

TRAINS FROM GUILDFORD STATION (3 miles): London Waterloo: 35

SELLING AGENTS:



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