



Foxglove Meadows

WITLEY SURREY



Langham Homes

INDIVIDUAL • INNOVATIVE • EXCLUSIVE

**A PEACEFUL OASIS
OF STYLE AND LUXURY**

*A collection of eighteen 2, 3 and 4 bedroom
traditionally inspired family homes in the
tranquil Surrey village of Witley.*



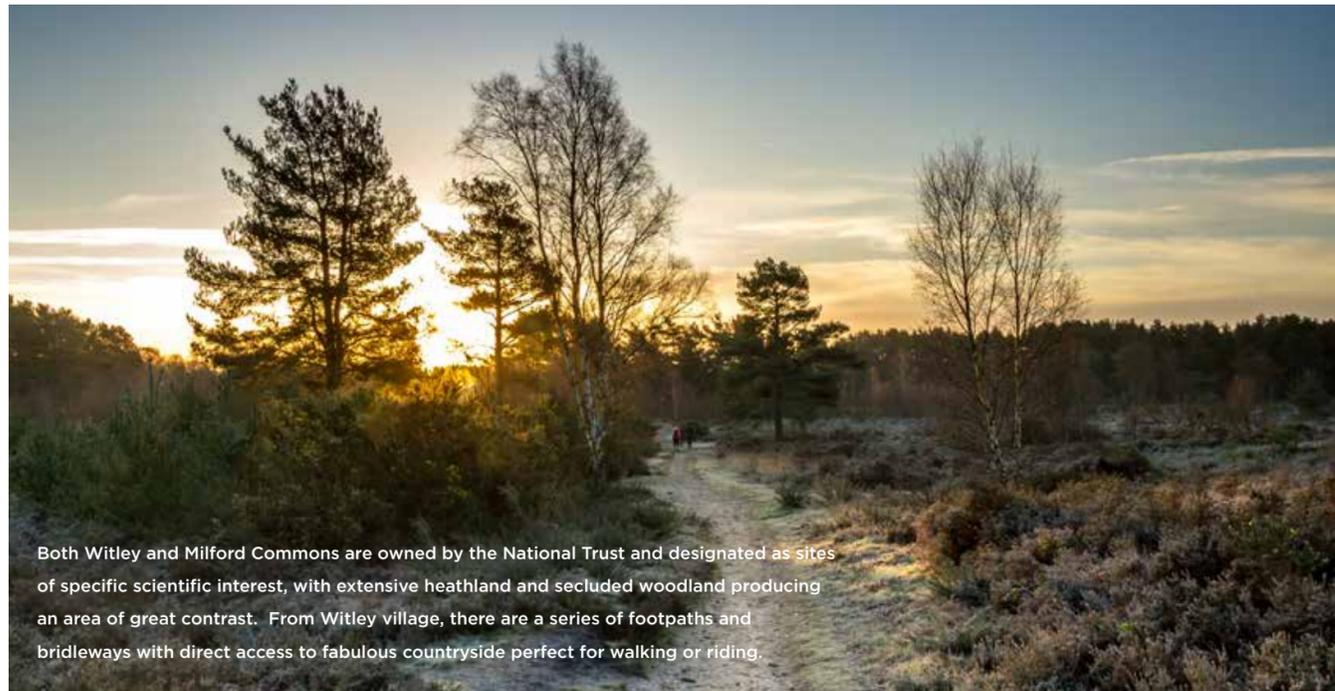
A QUINTESSENTIAL SURREY VILLAGE SURROUNDED BY STUNNING HEATHLAND AND COUNTRYSIDE

Witley is a quaint little village set in the borough of Waverley in Surrey, 2.6 miles south west of the town of Godalming and 6.6 miles south west of the larger town of Guildford. It lies just east of the A3 between Guildford and Petersfield.



*Far left: Foxglove Meadows is surrounded by beautiful Surrey heathland
Left: Winkworth Arboretum
Below: All Saints Church, Witley*





Both Witley and Milford Commons are owned by the National Trust and designated as sites of specific scientific interest, with extensive heathland and secluded woodland producing an area of great contrast. From Witley village, there are a series of footpaths and bridleways with direct access to fabulous countryside perfect for walking or riding.



G Live, just 6 miles away in Guildford has a constant schedule of events including musical productions, drama, comedy and jazz

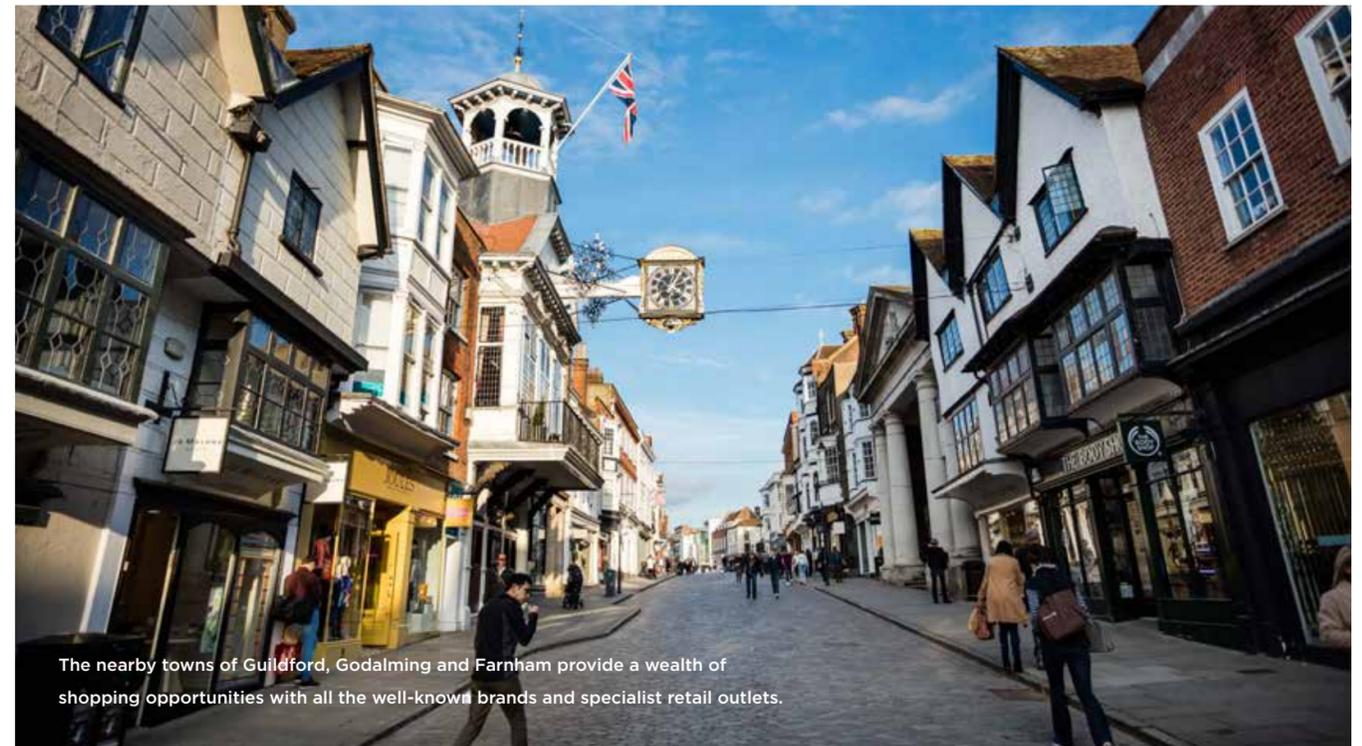


Secretts Farm with its award winning farm shop is just 1.5 miles away.

The village boasts many historical features including All Saints' Church, an Anglo-Saxon church, Witley Park (1890s) and The White Hart inn which dates back to the 16th century. Today's needs are met by the post office and grocery store and there are also doctor's and dentist's surgeries locally. There is also a popular and well attended annual summer fête held in the village. The larger village of Milford is only 1.5 miles away with additional shops including a Tesco Express and Secretts Farm Shop which supplies home grown vegetables to many local restaurants.

There are two stations on the Portsmouth Direct Line that serve Witley: Witley Station located to the south in Wormley and Milford Station to the north. From Witley there is a journey time of just under an hour into London Waterloo. The A3 is located under two miles from Witley providing swift access to the M25, the south coast and London's airports - Heathrow is situated approximately 30 miles away and Gatwick, 35 miles away via the M23.

Godalming	2.6 miles away
Guildford	6.6 miles away
Central London	33.5 miles away
Witley Station	1.1 miles away
Milford Station	1.1 miles away
Godalming Station	2.8 miles away
Farncombe Station	3.8 miles away
London Heathrow	30 miles away
London Gatwick	35 miles away



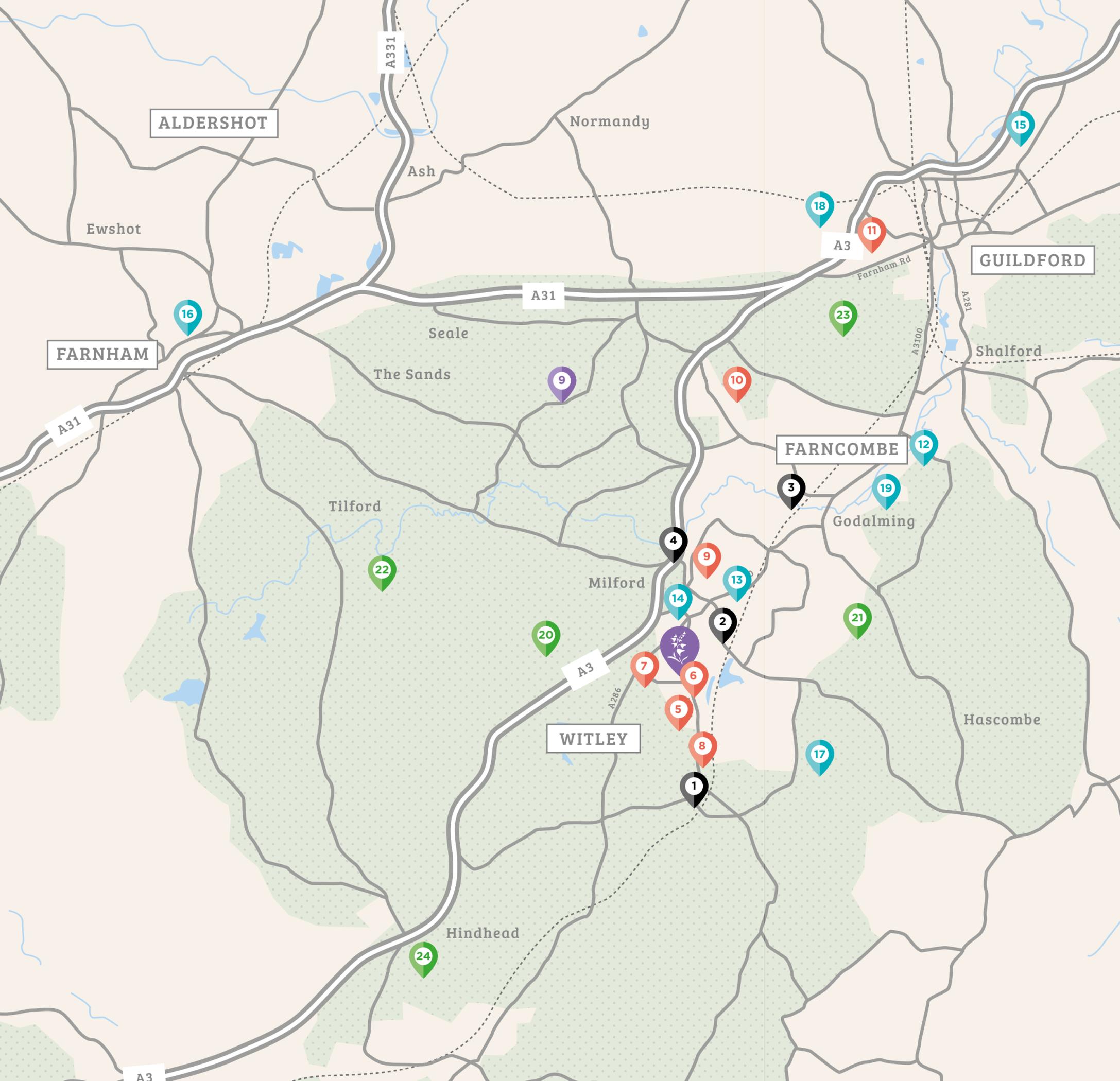
The nearby towns of Guildford, Godalming and Farnham provide a wealth of shopping opportunities with all the well-known brands and specialist retail outlets.



Witley benefits from a large selection of both private and state schools that are found in the village itself or just beyond. Schools like Witley Church of England Infant and Chandler Church of England Aided Junior are a short walk away as are the independent Barrow Hills and King Edward's schools with renowned Charterhouse just over three miles away. The development sits in the highly desired Rodborough catchment area.



The renowned Charterhouse School is one of the best independent school's in the country



Foxglove Meadows



TRAVEL

1. Witley Station
2. Milford Station
3. Godalming Station
4. A3 Junction - north and south bound



EDUCATION

5. Witley C of E Infant School
6. Chandler C of E aided Junior School
7. Barrow Hills School
8. King Edward's School
9. Charterhouse School
10. Rodborough
11. University of Surrey



SPORT AND LEISURE

12. Bramley Golf Course
13. Milford Golf Club
14. Milford Cricket Club
15. Guildford Spectrum
16. Surrey Sports Park
17. Hone Gym
18. Farnham Leisure Centre
19. Feathercombe Equestrian Centre



WALKS AND NATURE

20. Thursley National Nature Reserve
21. Winkworth Arboretum
22. Hanley Common
23. Loseley Park
24. Hindhead Commons and the Devil's Punch Bowl

Foxglove Meadows

WITLEY SURREY



Foxglove Meadows is located on the site of the former Wheeler Street Nursery in the quiet village of Witley. The development is set back from Wheeler Lane in a peaceful enclave, surrounded by private residences and countryside.

The development itself incorporates extensive landscaping and offers generous parking for each property and several visitors' spaces.



No.'s 1-5	Rented and shared ownership homes available through Waverley Borough Council and Land Speed		
No. 6	3 bedroom detached home	1023 sq ft	2 parking spaces
No. 7	3 bedroom detached home	1023 sq ft	2 parking spaces
No. 8	4 bedroom detached home	1726 sq ft	2 parking spaces and a garage
No. 9	3 bedroom semi-detached home	1196 sq ft	2 parking spaces and a double garage
No. 10	3 bedroom semi-detached home	1196 sq ft	1 parking space and a garage
No. 11	3 bedroom semi-detached home	1023 sq ft	2 parking spaces
No. 12	4 bedroom semi-detached home	1381 sq ft	2 parking spaces and a garage
No. 13	2 bedroom semi-detached home	901 sq ft	2 parking spaces
No. 14	2 bedroom semi-detached home	901 sq ft	2 parking spaces
No. 15	3 bedroom semi-detached home	1023 sq ft	2 parking spaces
No. 16	3 bedroom semi-detached home	1196 sq ft	2 parking spaces
No. 17	3 bedroom semi-detached home	1196 sq ft	1 parking space and a garage
No. 18	3 bedroom semi-detached home	1023 sq ft	2 parking spaces

WHEELER LANE

No's 6 & 7

Three bedroom, two bathroom detached family home. Living accommodation includes an impressive living room which opens onto a west facing garden and patio areas and three generous bedrooms. Both homes have two allocated parking spaces.



No. 6

Kitchen/Breakfast Area 5769mm x 2693mm
18'11" x 8'10"

Living Room 5079mm x 3440mm
16'08" x 11'03"

Master Bedroom 3104mm x 3089mm
10'02" x 10'02"

Bedroom Two 3785mm x 2500mm
12'05" x 8'02"

Bedroom Three 2639mm x 2465mm
8'08" x 8'01"

TOTAL LIVING SPACE 95M² 1023 FT²



No. 7

Kitchen/Breakfast Area 5769mm x 2693mm
18'11" x 8'10"

Living Room 5079mm x 3440mm
16'08" x 11'03"

Master Bedroom 3104mm x 3089mm
10'02" x 10'02"

Bedroom Two 3785mm x 2500mm
12'05" x 8'02"

Bedroom Three 2639mm x 2465mm
8'08" x 8'01"

TOTAL LIVING SPACE 95M² 1023 FT²



- ▶ Measurement points
- C Cupboard
- W Wardrobe

Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: January 2020.

PLEASE NOTE THESE ARE SUBJECT TO CHANGE. CONTACT LANGHAM HOMES OR AN APPOINTED SALES AGENT FOR MORE INFORMATION.

No 8

This attractive flint-knapped, four bedroom, three bathroom detached family home includes an impressive living room with French doors opening onto a west facing garden and patio area. The downstairs also features a study room, utility room and pantry, as well as the open-plan kitchen and dining area which also offers access to the garden. Upstairs, two of the four bedrooms have an ensuite and there is also a family bathroom. There are two allocated parking spaces to the front as well as a garage.

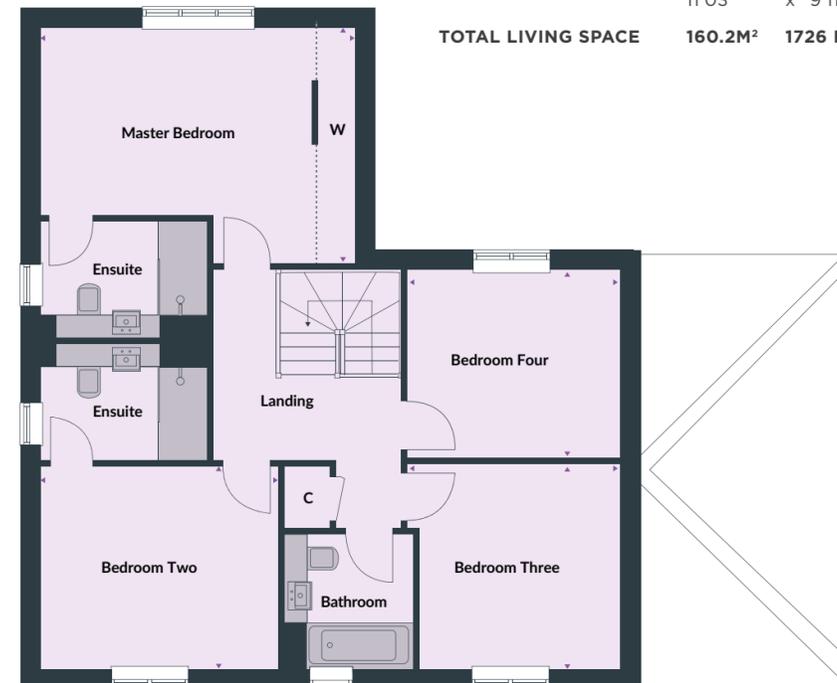


No. 8

Kitchen/Family/Dining Area	6968mm x 3702mm 22'10" x 12'02"
Living Room	6429mm x 3400mm 21'01" x 11'02"
Study	3253mm x 2776mm 10'08" x 9'01"



Master Bedroom	5078mm x 3824mm 16'08" x 12'06"
Bedroom Two	3829mm x 3269mm 12'06" x 10'09"
Bedroom Three	3431mm x 3296mm 11'03" x 10'10"
Bedroom Four	3431mm x 3019mm 11'03" x 9'11"
TOTAL LIVING SPACE	160.2M² 1726 FT²



- ▶ Measurement points
- C Cupboard
- W Wardrobe

Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: January 2020.

PLEASE NOTE THESE ARE SUBJECT TO CHANGE. CONTACT LANGHAM HOMES OR AN APPOINTED SALES AGENT FOR MORE INFORMATION.

No's 9 & 10

These three bedroom, two bathroom semi-detached family homes include an open-plan kitchen and breakfast area and a living room which opens onto an east facing garden and patio area. Upstairs there are three generous bedrooms, one with an en-suite and a family bathroom for the use of the other bedrooms. No. 9 has two allocated parking spaces and a double garage, whilst No. 10 has one allocated space and a single garage.

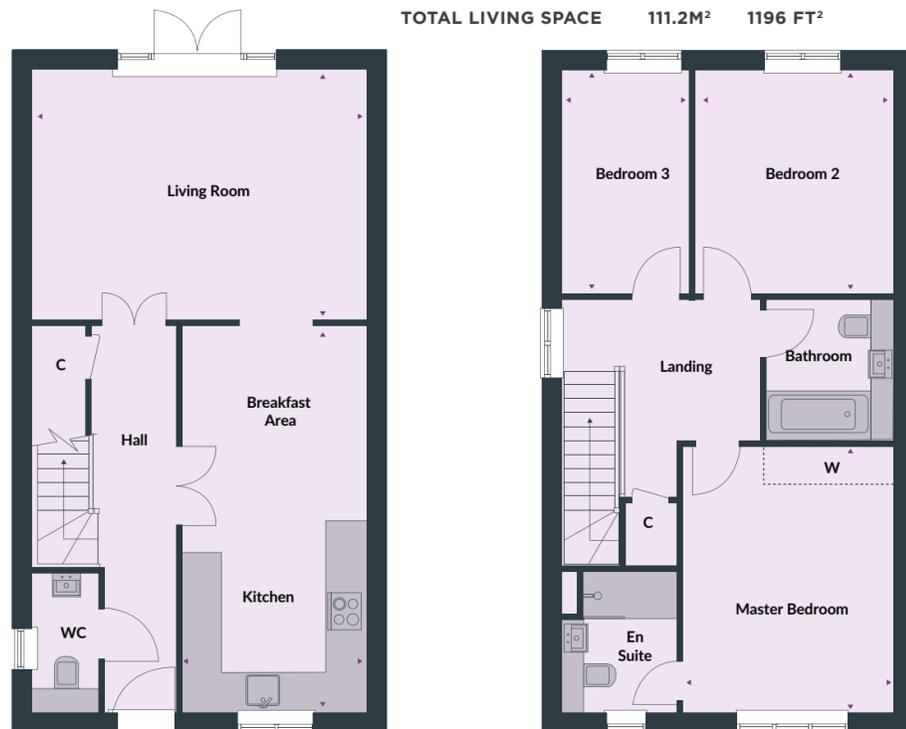


No. 9

Kitchen/Breakfast Area	6221mm x 2975mm
	20'05" x 9'09"
Living Room	5361mm x 4023mm
	17'07" x 13'02"

Master Bedroom	4286mm x 3386mm
	14'01" x 11'01"
Bedroom Two	3600mm x 3206mm
	11'10" x 10'06"
Bedroom Three	3600mm x 2041mm
	11'10" x 6'08"

TOTAL LIVING SPACE 111.2M² 1196 FT²



No. 10

Kitchen/Breakfast Area	6221mm x 2975mm
	20'05" x 9'09"
Living Room	5361mm x 4023mm
	17'07" x 13'02"

Master Bedroom	4286mm x 3386mm
	14'01" x 11'01"
Bedroom Two	3600mm x 3206mm
	11'10" x 10'06"
Bedroom Three	3600mm x 2041mm
	11'10" x 6'08"

TOTAL LIVING SPACE 111.2M² 1196 FT²



- ▶ Measurement points
- C Cupboard
- W Wardrobe

Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: January 2020.

PLEASE NOTE THESE ARE SUBJECT TO CHANGE. CONTACT LANGHAM HOMES OR AN APPOINTED SALES AGENT FOR MORE INFORMATION.

No's 11 & 12

No. 11 is an attractive three bedroom semi-detached home with large kitchen/breakfast area and living room. Upstairs the master bedroom has an ensuite with a family bathroom for the use of the other bedrooms. There are two allocated parking spaces.

No. 12 has four bedrooms, the master with its own ensuite. Downstairs there is a large open-plan kitchen and breakfast area, and a large separate living room, both of which open onto a large garden and patio area. It also has two allocated parking spaces and a garage.



No. 11

Kitchen/Breakfast Area 5769mm x 2693mm
18'11" x 8'10"

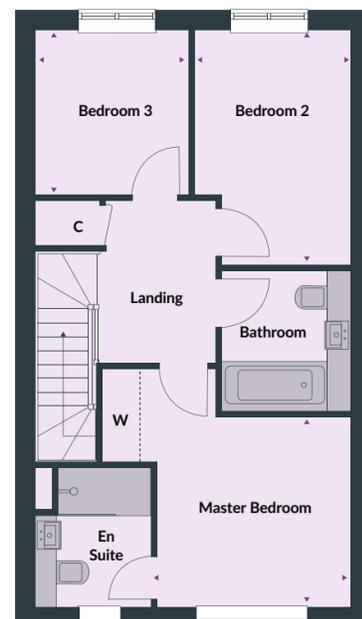
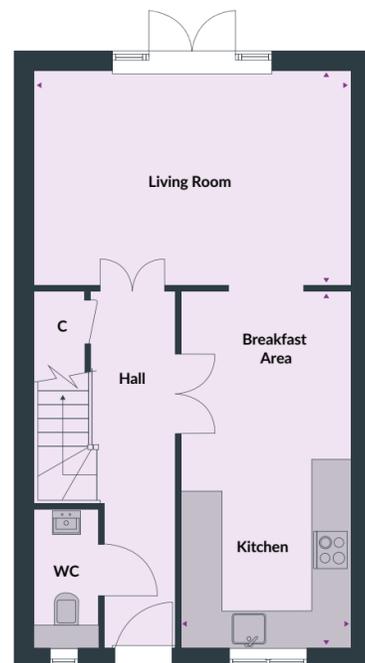
Living Room 5079mm x 3440mm
16'08" x 11'03"

Master Bedroom 3104mm x 3089mm
10'02" x 10'02"

Bedroom Two 3785mm x 2500mm
12'05" x 8'02"

Bedroom Three 2639mm x 2465mm
8'08" x 8'01"

TOTAL LIVING SPACE 95M² 1023 FT²



No. 12

Kitchen/Breakfast Area 5866mm x 3933mm
19'03" x 12'11"

Living Room 5000mm x 3955mm
16'05" x 12'11"

Dining Room/Study 3083mm x 3062mm
10'01" x 10'00"

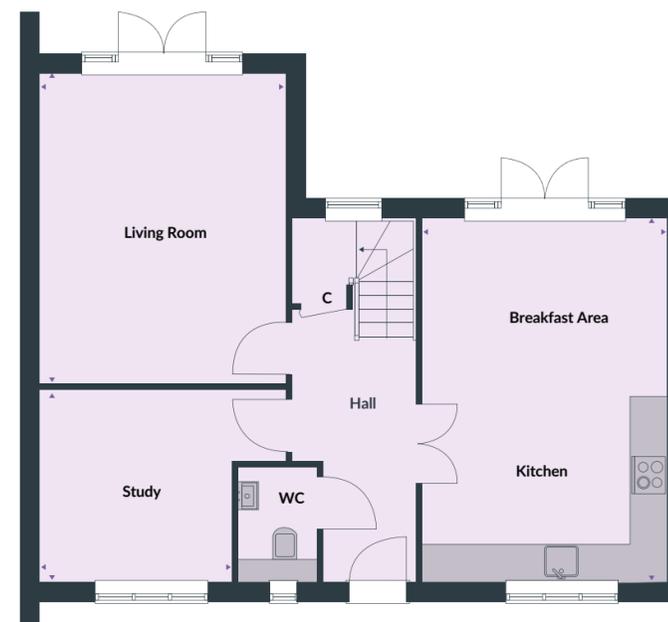
Master Bedroom 3670mm x 3500mm
12'00" x 11'06"

Bedroom Two 3692mm x 3028mm
12'01" x 9'11"

Bedroom Three 3216mm x 2546mm
10'07" x 8'04"

Bedroom Four 3028mm x 2060mm
9'11" x 6'09"

TOTAL LIVING SPACE 128.3M² 1381 FT²



▶ Measurement points
C Cupboard
W Wardrobe

Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: January 2020.

PLEASE NOTE THESE ARE SUBJECT TO CHANGE. CONTACT LANGHAM HOMES OR AN APPOINTED SALES AGENT FOR MORE INFORMATION.

No's 13 & 14

These two, two bedroom, two bathroom semi-detached family homes, offer living accommodation including a large open-plan kitchen/living and dining area, that opens onto the garden and patio. Upstairs there are two generous bedrooms, each with an ensuite bathroom. Each home has two allocated parking spaces.



No. 13

Kitchen/Living Dining Area 7479mm x 5529mm
24'06" x 18'02"

Master Bedroom 3946mm x 3363mm
12'11" x 11'00"

Bedroom Two 3554mm x 3530mm
11'08" x 11'07"

TOTAL LIVING SPACE 83.6M² 901 FT²

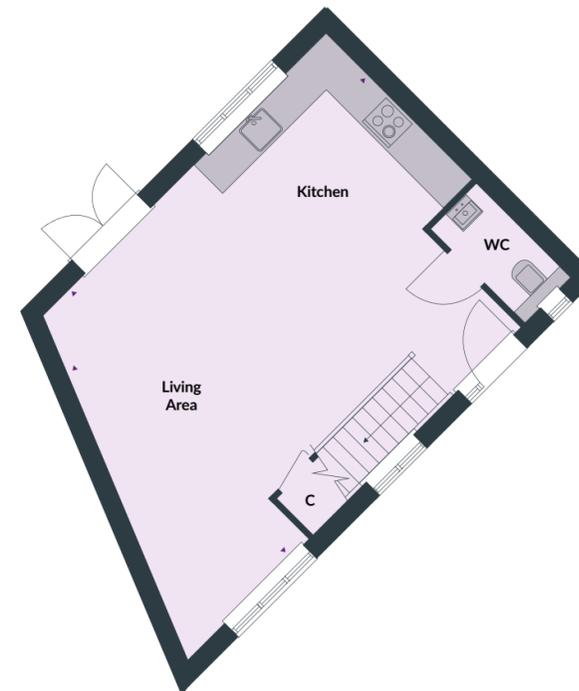
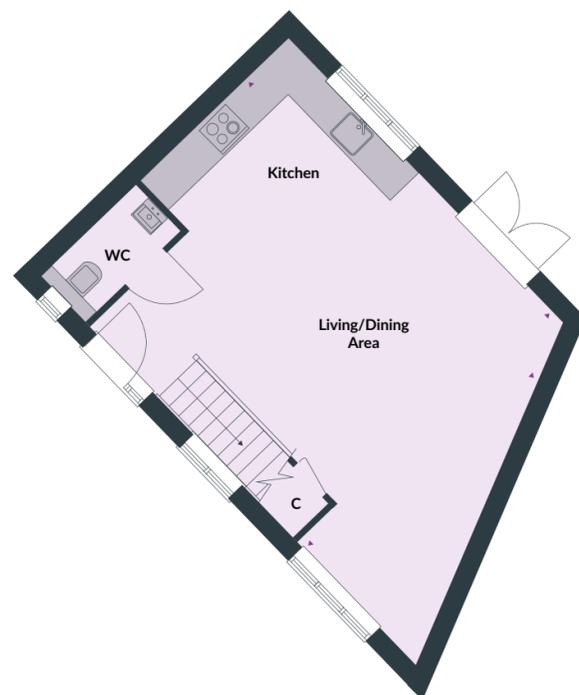
No. 14

Kitchen/Living Dining Area 7479mm x 5529mm
24'06" x 18'02"

Master Bedroom 3946mm x 3363mm
12'11" x 11'00"

Bedroom Two 3554mm x 3530mm
11'08" x 11'07"

TOTAL LIVING SPACE 83.6M² 901 FT²



- ▶ Measurement points
- C Cupboard
- W Wardrobe

Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: January 2020.

PLEASE NOTE THESE ARE SUBJECT TO CHANGE. CONTACT LANGHAM HOMES OR AN APPOINTED SALES AGENT FOR MORE INFORMATION.

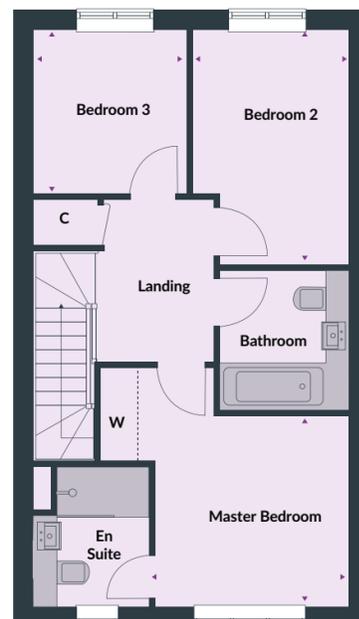
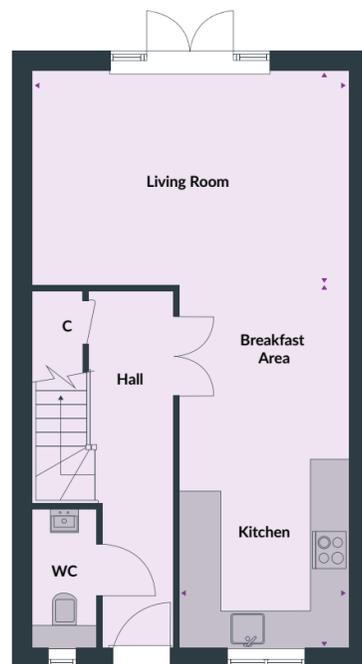
No's 15, 16, 17 & 18

These three bedroom homes offer a large kitchen/breakfast area and living room, with French doors that open onto the garden and patio area. Upstairs the master bedroom has an ensuite whilst there is also a family bathroom. There are two allocated parking spaces for each home, other than No. 17 which has one allocated space and a garage.



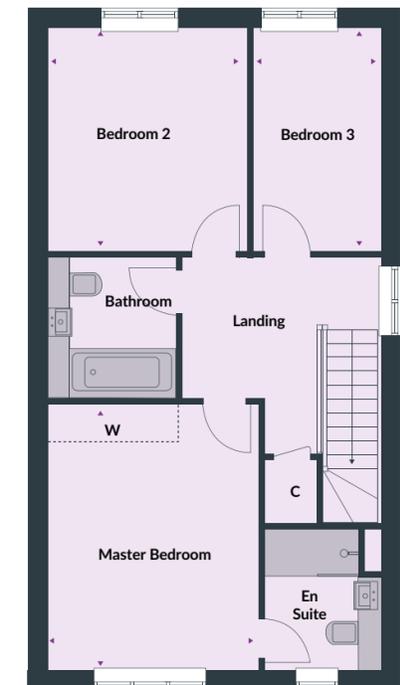
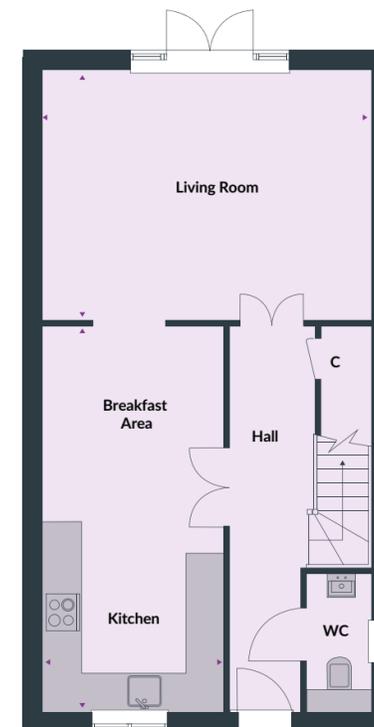
No's 15 & 18 *(Floor plan shows plot 15. Plot 18 is handed)

Kitchen/Breakfast Area	5769mm x 2693mm 18'11" x 8'10"	Master Bedroom	3104mm x 3089mm 10'02" x 10'02"
Living Room	5079mm x 3440mm 16'08" x 11'03"	Bedroom Two	3785mm x 2500mm 12'05" x 8'02"
		Bedroom Three	2639mm x 2465mm 8'08" x 8'01"
		TOTAL LIVING SPACE	95M² 1023 FT²



No's 16 & 17 (Floor plan shows plot 16. Plot 17 is handed)

Kitchen/Breakfast Area	6221mm x 2975mm 20'05" x 9'09"	Master Bedroom	4286mm x 3386mm 14'01" x 11'01"
Living room	5361mm x 4000mm 17'07" x 13'01"	Bedroom Two	3600mm x 3206mm 11'10" x 10'06"
		Bedroom Three	3600mm x 2041mm 11'10" x 6'08"
		TOTAL LIVING SPACE	111.1M² 1196 FT²



- ▶ Measurement points
- C Cupboard
- W Wardrobe

Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: January 2020.

PLEASE NOTE THESE ARE SUBJECT TO CHANGE. CONTACT LANGHAM HOMES OR AN APPOINTED SALES AGENT FOR MORE INFORMATION.

Homes designed to the very last detail

Every Langham home is completed to an exceptional standard.

Attention to detail and practical consideration ensures fittings, finishes and technology combine for the ultimate in luxury lifestyle.

KITCHEN AND UTILITY ROOM

The kitchen is the heart of the home, with exceptionally designed, high quality kitchens combining functionality with aesthetic flair to create a harmonious living space. The kitchens offer individually designed layouts, with stylish units, and complementing Quartz worktops.

QUALITY APPLIANCES

- Siemens single oven
- Siemens induction hob
- Siemens microwave (to plots 8 and 12 only)
- NordMende integrated fridge/freezer
- NordMende integrated dishwasher
- LED under unit lighting
- Quartz work tops and upstands
- Ceramic tiled splashback
- Plumbing for washing machine and tumble dryer

UTILITY ROOM (plot 8 only)

- Units are the same as the kitchen with Duropol laminate worktops and space for washing machine and tumble dryer



BATHROOMS AND ENSUITES

- Stylish white sanitary ware and vanity units to all bathrooms and ensuites
- Shower enclosure with glass sliding door and Vado chrome thermostatic mixer, wall mounted shower with separate hand held shower
- Bath fitted with Vado chrome thermostatic mixer and hand held shower
- Chrome heated towel rail
- Ceramic wall tiling to selected areas, and ceramic tiling to floors

INTERNAL FINISHES

- White painted internal doors with polished chrome ironmongery
- Living rooms and kitchen/breakfast rooms feature glazed doors
- Bespoke fitted wardrobes with mirror sliding doors, and walnut shelving internally
- Wood effect ceramic floor tiles to hallway, kitchen and breakfast room and cloakroom
- Coving throughout with the exception of bathrooms and ensuites

HOME ENTERTAINMENT AND ELECTRICAL FITTINGS

- White, energy efficient low voltage LED downlights to kitchen/breakfast area, hallway and landing, bathrooms, ensuites and cloakroom
- Pendant lighting to all remaining rooms
- Extractor fans and isolators to all bathrooms, ensuites, cloakroom and utility room
- Shaver socket within bathroom vanity units
- BT and data points to kitchen/breakfast room, living room, master bedroom and bedroom 2
- TV points to kitchen/breakfast room, living room, study and all bedrooms



Images feature similar Langham Homes properties

HEATING AND INSULATION

- Gas fired central heating with radiators throughout
- Stylish polished chrome towel radiators to all bathrooms and ensuites
- Double glazing for maximum sound and thermal insulation

EXTERNAL FEATURES

- Part Q compliant front door with complementing chrome furniture and glazed panel
- Patio areas to all homes
- Landscaping to the front of the house and turf to the rear garden
- External tap to rear garden

SECURITY AND PEACE OF MIND

- Main alarm control panel with battery back-up, with an option to connect via phone for 24hr monitoring at central station
- Passive infra-red motion detectors throughout
- Panic button positioned by the bed in master bedroom, with internal sounder located in the hallway
- External alarm box with neon indicator to the front elevation of the house
- Fitted mains operated smoke/heat and carbon monoxide sensors
- White, energy efficient LED lighting to entrance porch
- Lighting to the front and rear of the property

CUSTOMER SERVICE

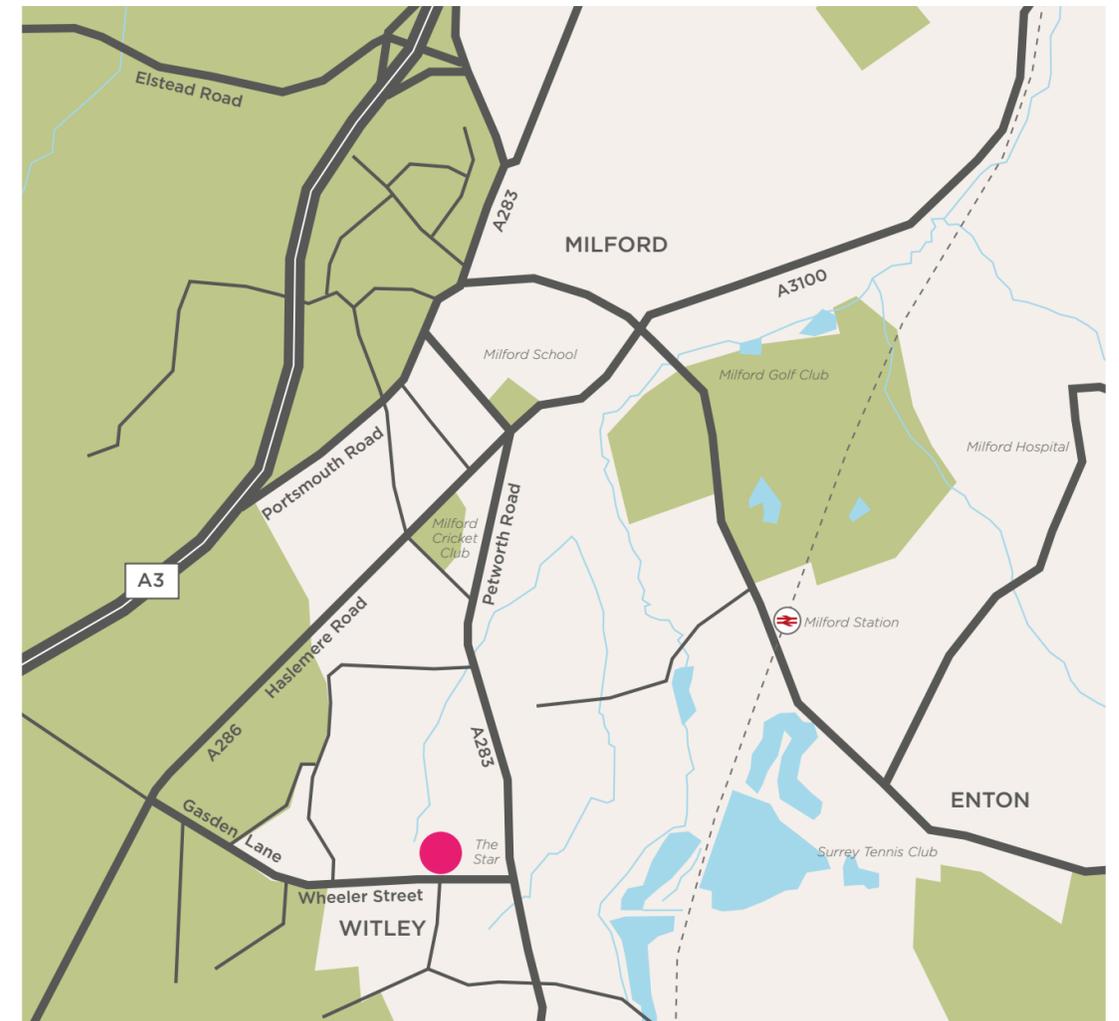
We are proud of the excellent design and build quality of every Langham home. We treat every home as if it were our own, and place the highest priority on our customer service, with a dedicated team always on-hand and happy to help, led by a founding Director.

An uncompromising approach to creating superb homes

At Langham Homes, our focus is on creating exclusive homes built to an exacting standard. The finest construction methods are combined with state of the art features, to create individual homes of timeless character.

Our uncompromising approach is delivered across all aspects of the design and construction process, and results in homes that benefit from our traditional craftsmen's attention to detail whilst incorporating the innovative use of technology and design to ensure the best possible living environment.

Our approach to customer service is to try and make buying and moving as enjoyable as possible. We understand that everyone is different, so we take a flexible approach to our customers' requirements and try to ensure that we tailor our service around them as much as possible.




Foxglove Meadows

Wheeler Lane
Witley, Surrey GU8 5QP

foxglovemeadows.co.uk

DISCLAIMER: The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Langham Homes' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under The Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on the plans are subject to minor variations and are not intended to be used for carpet sizes or items of furniture. Applicants are advised to contact the developer or selling agent to ascertain the availability of the property to avoid a fruitless journey. Layouts shown here are for approximate measurements only. They are not necessarily shown to scale. Exact layout and sizes of the property may vary. All measurements may vary within a tolerance of +/-5%.

HEAD OFFICE: Langham Homes, Barton Lodge, Drift Road, Winkfield, Windsor, Berkshire, SL4 4RL. Registered in England & Wales. Company Number 07144706

langham-homes.com

01344 987501

SEVEN DAYS A WEEK



Langham Homes

INDIVIDUAL • INNOVATIVE • EXCLUSIVE