



THE ASHES



ressance
homes for brighter living



FOUR PREMIUM QUALITY FAMILY HOMES IN A DESIRABLE SURREY LOCATION

Ideally situated on the northern fringes of historic Farnham Park, in the popular Upper Hale area of Farnham, The Ashes is an exclusive development of four stylish family homes. These beautifully-appointed four bedroom houses epitomise the unrivalled quality and attention to detail you would expect from a Rissance home.

Contemporary Open-Plan Living at its Best

Inspired by nature, the calming neutral colour scheme, exposed timber beams and natural oak features combine to create a modern country style.

Light and spacious open-plan living areas offer a relaxing and multifunctional setting for everyday family life, with sleek fully-integrated kitchens and gloss tiled floors. Extending out to the gardens through contemporary bi-fold doors, the impressive dining areas are perfect for entertaining and have been carefully designed to bring the outside in.

A Touch of Luxury

An elegant oak staircase leads to four generously proportioned bedrooms arranged over the first and second floors. The mirrored wardrobe and vaulted ceiling in the master bedroom maximise natural light, while the family bathroom benefits from integrated storage and a luxurious free-standing bath.



Ultimate Convenience

- The Ashes is walking distance from local schools, grocery stores and Farnham Park.
- Farnham Town Centre, easily accessible by car, bike or bus, offering a comprehensive range of shops, restaurants and cafes.
- Commuters benefit from mainline rail services to London Waterloo from Farnham Station and easy access to the A3, M3 and M25.



FARNHAM - A BEAUTIFUL GEORGIAN TOWN WITH A HOST OF MODERN AMENITIES

Farnham is undoubtedly one of Surrey's most attractive and well-connected towns, offering a wonderful quality of life for its residents. Excellent schools, convenient transport connections and the opportunity to enjoy acres of stunning countryside all contribute to the high standard of living.

From the array of pretty cobbled courtyards and cafes, to the awe-inspiring historic architecture and plentiful cultural attractions, it's easy to understand Farnham's appeal.

The beauty of this town, however, is not limited to its 'chocolate box' streets; Farnham also offers an impressive modern infrastructure with fast links to London and its airports. Commuters can reach the heart of the Capital in less than an hour by train or 1 hour 30 minutes by road via the A3 or M3.

Outstanding Schools on the Doorstep

The Ashes has been designed with families in mind and is ideally situated close to a variety of highly rated educational establishments. Farnham offers an excellent choice of state and independent schools for children of all ages, providing peace of mind for families relocating to the area.

Folly Hill Infant School is within walking distance of The Ashes and has been judged as outstanding in a recent Ofsted inspection. Other notable schools in the local area include South Farnham Junior School, St Polycarp's Catholic School, Rowledge C of E, All Hallows Catholic School, Frensham Heights, Weydon School and Barfield School.

Community, Culture and Countryside

- Farnham's medieval deer park offers over 300 acres of delightful countryside and is within walking or cycling distance of The Ashes.
- Alice Holt Forest is a peaceful natural environment for walking and cycling, with plenty of wildlife trails and fun activities for all ages.
- Frensham Pond Sailing Club provides superb sailing and weekend racing for both novice and experienced sailors.
- Farnham boasts some excellent golf courses, including Farnham Park, The Sands and Hankley Common.
- Farnham Maltings is an exciting creative and cultural hub, hosting a variety of craft makers and theatre groups. With a choice of artistic workshops, fitness classes and community meetings, there is something for everyone.



SPECIFICATION

Kitchen

- Shaker style kitchen doors
- Hard wearing worktop & upstand
- Splashback to match worktop
- Soft closers to drawers and cupboards
- Pelmet lights
- Integrated Appliances:
 - Fridge/Freezer (70/30)
 - Dishwasher
 - Washer/Dryer
 - Microwave
 - Double oven
 - Electric hob
- Modern energy efficient lighting
- Mixer tap
- Cooker hood (air extraction)

Bathrooms & En-Suites

- High quality white sanitary ware with chrome fittings
- Chrome thermostatically controlled showers
- Integrated bathroom furniture
- Heated chrome towel rails
- Modern energy efficient lighting
- Ceramic wall & floor tiles

External Features

- Stylish lighting
- Block paved parking & bonded gravel driveway
- Garden shed

Energy, Ecology & Acoustics

- Energy Efficiency Rating: Band B
- Environmental Impact Rating (CO2): Band B
- Sustainable materials used in construction
- Sustainable waste management during construction

Windows & Doors

- High quality windows
- Bi-fold patio doors
- White oak veneer internal doors

Decorative Finishes

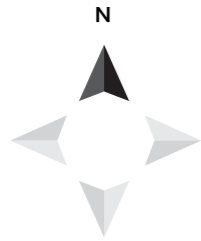
- White finish to all walls
- Off white satin to joinery
- Smooth, brilliant white ceilings

General

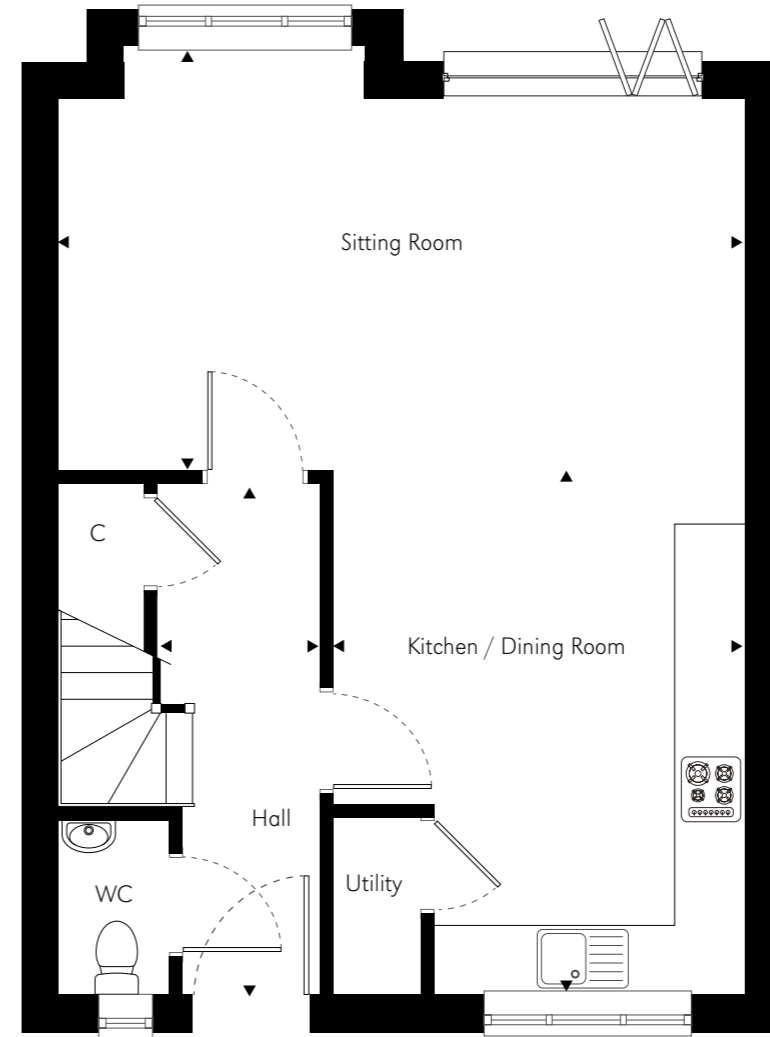
- Gas central heating with automatic heat recovery
- Zoned underfloor heating to ground floor
- Utility cupboard for boiler & washing machine
- Mains pressure hot water system providing hot water throughout
- Cabled for Sky Plus
- Built-in sliding mirrored wardrobes
- Oak staircase
- Eaves storage



GROUND FLOOR



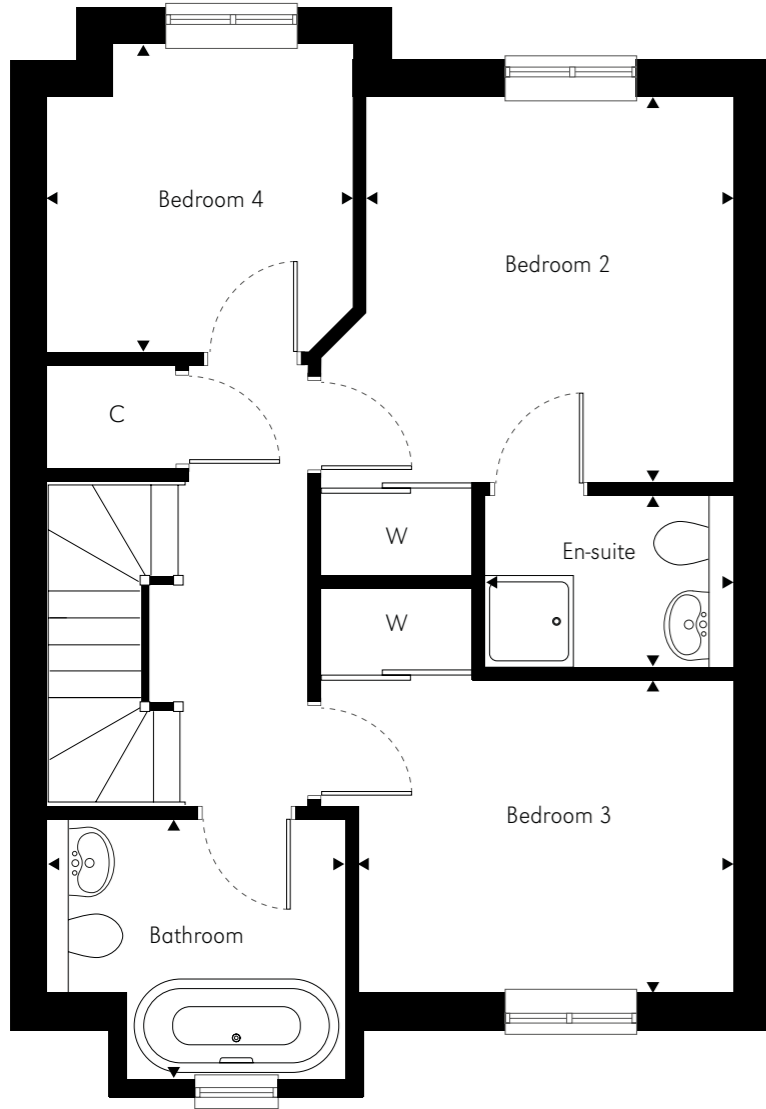
Carefully planned outdoor areas provide accessibility and privacy for residents, with each property offering gardens with side access and two parking spaces served by a bonded gravel driveway.



Dimensions	ft	m
Sitting Room	19' 3" x 11' 8"	5.9 x 3.6
Kitchen / Dining Room	14' 9" x 11' 6"	4.5 x 3.5
Hall	14' 5" x 3' 11"	4.4 x 1.2



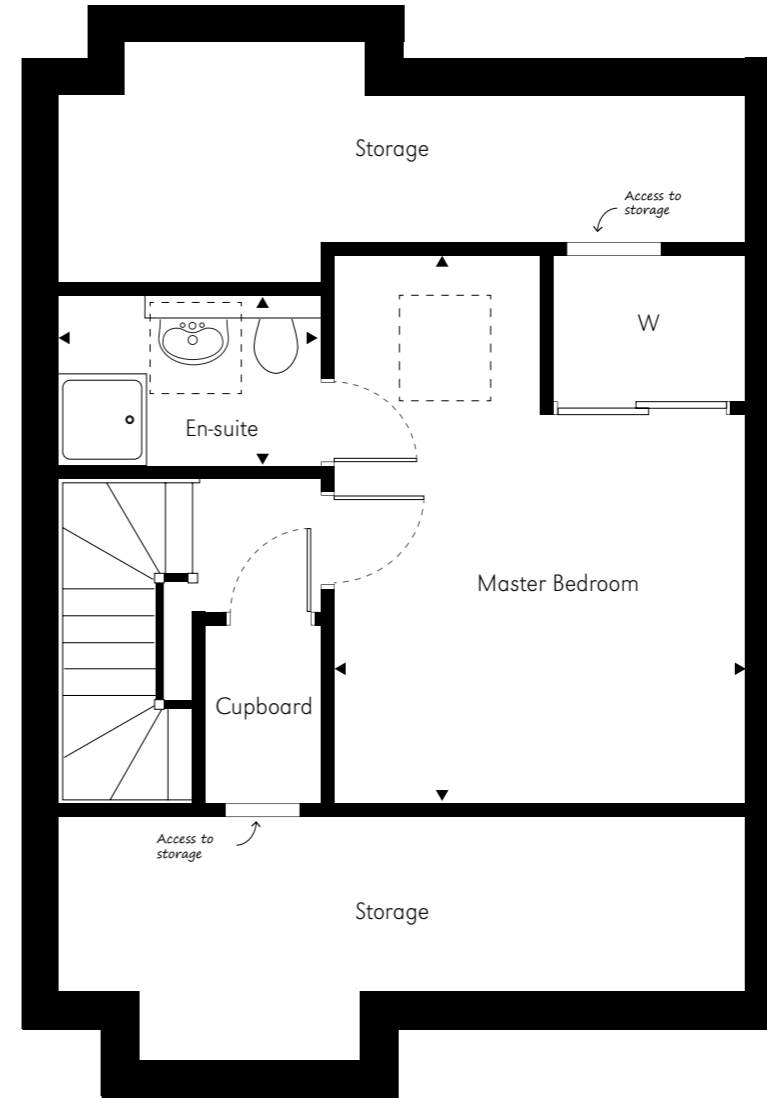
FIRST FLOOR



Dimensions	ft	m
Bedroom 2	10'10" x 10'2"	3.3 x 3.1
Bedroom 3	10'6" x 8'10"	3.2 x 2.7
Bedroom 4	8'6" x 8'6"	2.6 x 2.6
Bathroom	8'6" x 7'3"	2.6 x 2.2
En-suite	6'11" x 4'11"	2.1 x 1.5



SECOND FLOOR



Dimensions	ft	m
Master Bedroom	15'5" x 11'6"	4.7 x 3.5
En-suite	7'3" x 4'11"	2.2 x 1.5

Velux Window



HOMES FOR BRIGHTER LIVING

About Rissance

Established in 2004, Rissance has earned a reputation for excellence by delivering distinctively designed homes of exceptional quality. Our passion for innovative design and attention to detail is reflected in all of the beautifully appointed new homes we have delivered to our discerning customers across the south.

Our Commitment to Customer Care

We understand that buying a new home is a major decision, so having confidence in the build quality of your new home and the service you receive is essential. With every Rissance home comes a commitment to customer satisfaction. Our comprehensive after-sales service delivers complete peace of mind, allowing you to relax and enjoy your new home.

Houses at The Ashes are sold with the benefit of a developer 2 year warranty and a 10 year Premier structural warranty.



FINDING YOUR DREAM HOME

Through the Government backed Help to Buy scheme, Rissance is helping customers to find their dream home.

Help to Buy

Help to Buy is a government backed scheme to help hard working people buy a new home. The government provides a loan of up to 20% of the cost of your new Rissance home (interest free for the first 5 years) so you only need to find a 5% deposit and obtain a 75% mortgage from a lender - it's that simple!

Help to Buy loans are available to both first-time buyers and home movers wishing to buy Rissance brand new homes, subject to Help to Buy T&C's. For more information about Help to Buy, visit www.helptobuy.gov.uk.

Our dedicated customer service team will assist you every step of the way, making it even easier to buy your new Rissance home.



* For first five years

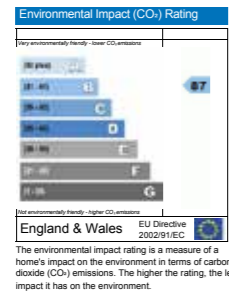
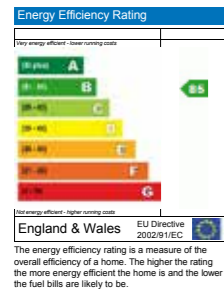
MODERN SOLUTIONS FOR SUSTAINABLE LIVING

Sustainability is at the forefront of our thinking. We encourage the use of sustainable materials and use recognised construction methods to help protect the wider environment, reduce your living costs and enhance the future value of your new home.

The new homes at The Ashes have a higher than average energy efficiency rating and combine a variety of eco-friendly elements for a comfortable sustainable lifestyle, including:

- Gas boiler flue heat recovery system
- 100% low energy lighting
- High standard of thermal insulation
- Enhanced sound proofing to party walls
- Modern methods of construction for a healthier living environment

ENERGY PERFORMANCE CERTIFICATE



How to find The Ashes

The Ashes is conveniently located just 1 mile from the A31, 2 miles from Farnham Town Centre and 7 miles from the M3 Junction 4. The M25 is only 30 minutes away and both Heathrow and Gatwick airports can be accessed in under an hour.

Postcode: GU9 0NS

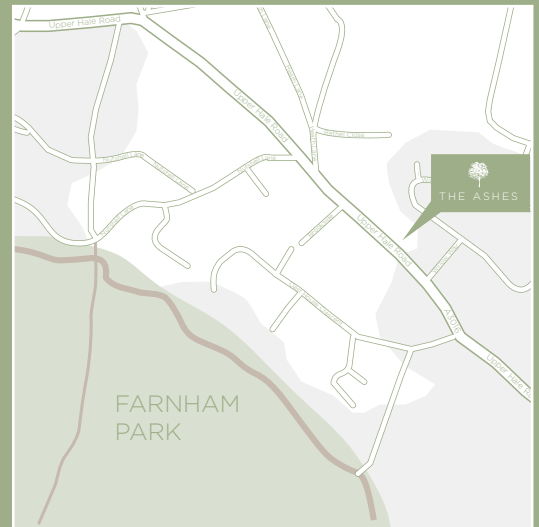
From the M3 east:

Follow the M3 motorway eastbound to Junction 5 and then take the A287. Follow the A287 (Farnham Road) for approximately 7 miles until you reach Shell petrol station and then continue on to Upper Hale Road (A3016). Continue past Hale School on the left, proceed down the hill and The Ashes will be on your left.

From London/the M3 west:

Follow the M3 motorway westbound to Junction 4 and take the A331 exit. Continue on the A331 for approximately 7 miles and then take the A31 towards Farnham. At the Shepherd and Flock Roundabout, take the A325 (Hale Road) and then continue over two roundabouts. At the traffic lights, turn left onto Upper Hale Road (A3016). Proceed up the hill and The Ashes will be on your right.

For further information, visit
www.ressance.co.uk or call
01252 416100



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Legal notice: The Ashes comprises of 4 houses. The elevations, floor plans, specification and Site Plan in this brochure are for illustrative purposes only and may be subject to change without notice. All dimensions shown are approximate. Photographs and images are for illustrative purposes only and are not necessarily of this development. Images may have been created, manipulated and/or enhanced by computer. In the event that a client reserves a house off-plan, Ressance will provide details of any changes to the design including elevations, floor plans, specification and the Site Plan that materially affect the size and type of accommodation. In any such circumstances, if the client no longer wants to retain their reservation and notifies Ressance to that effect in writing, within fourteen days of receiving details of any changes, Ressance will, at the client's option, either allow the client to transfer their reservation to another house at The Ashes (subject to availability) or in the alternative refund the client's reservation deposit.