



THE ASHES

 ressance



A UNIQUE DEVELOPMENT IN A SUPERB LOCATION

The Ashes is an exclusive development of just five stylish family homes in the popular Upper Hale area of Farnham. These beautifully-appointed 3 and 4 bedroom houses epitomise the unrivalled quality and attention to detail you would expect from a Rissance home.

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.

Everything you need for family living

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.



ENERGY EFFICIENT FAMILY HOMES WITH CHARACTER

Inspired by the needs of modern day living, The Ashes is a unique collection of traditional homes with contemporary design at their heart.

Light and modern with distinctive features

Inspired by nature, each home benefits from a calming neutral colour scheme, exposed timber beams and natural oak features, which combine to create a modern yet traditional style that oozes character.

Light and spacious open-plan living areas offer a relaxing and multifunctional setting for everyday family life, extending out to the gardens through french doors, the impressive dining areas and family rooms are perfect for entertaining and have been carefully designed to bring the outside in.

Convenience on your doorstep

- Walking distance from local schools, grocery stores and Farnham Park.
- Farnham Town Centre, easily accessible by car, foot, 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.



THE LINCOMBES



Designed for modern family life, The Lincombes are cottage style homes with attractive gardens and paved private parking to the rear. The spacious open-plan kitchen, dining area and living room on the ground floor is perfect for relaxing or entertaining guests. Stylish french doors leading to the patio transform the space, bringing the outside in.

On the first floor, you will find a family bathroom along with two generously proportioned bedrooms, one with an en-suite, and both with useful built in wardrobes. The third bedroom on the second floor features an en-suite bathroom, a further built in wardrobe and extensive roof storage for additional flexibility. Large triple glazed windows bathe the rooms in natural light throughout.



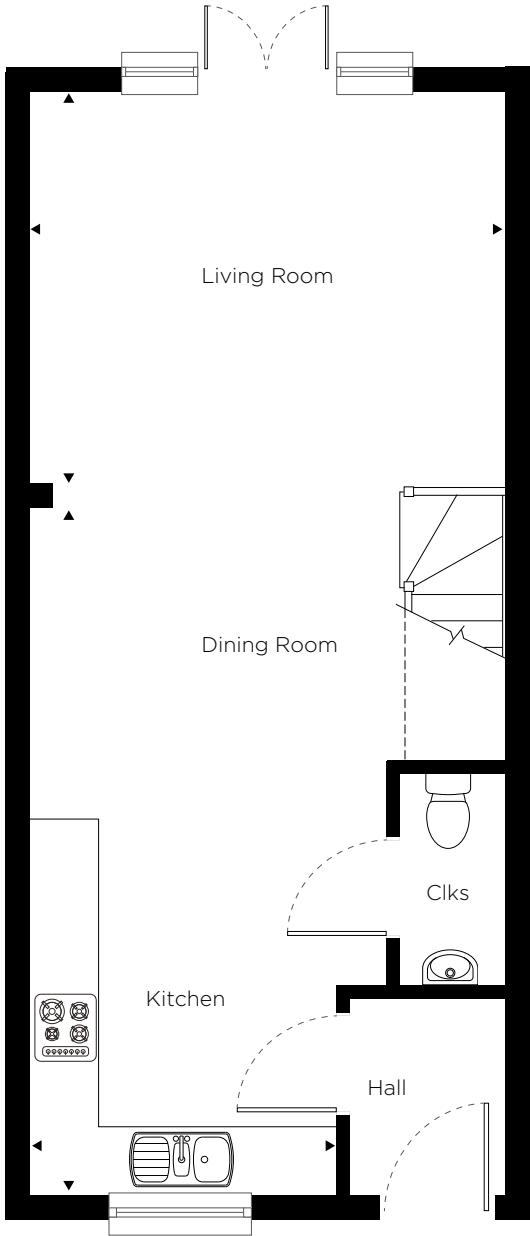
GROUND FLOOR

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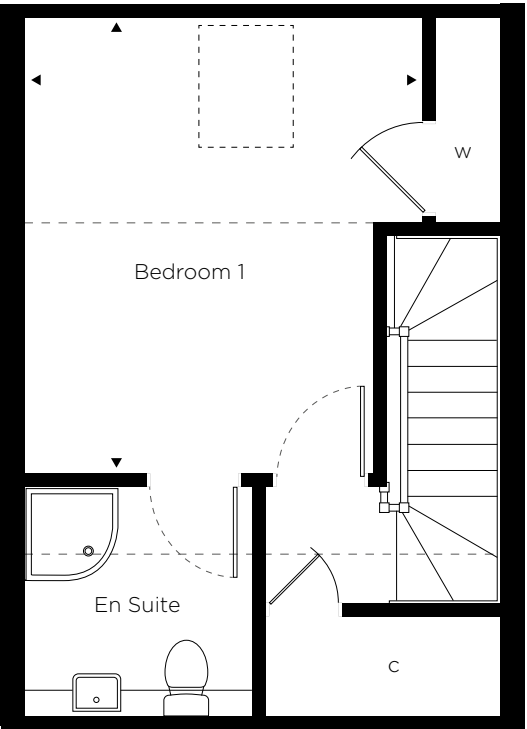
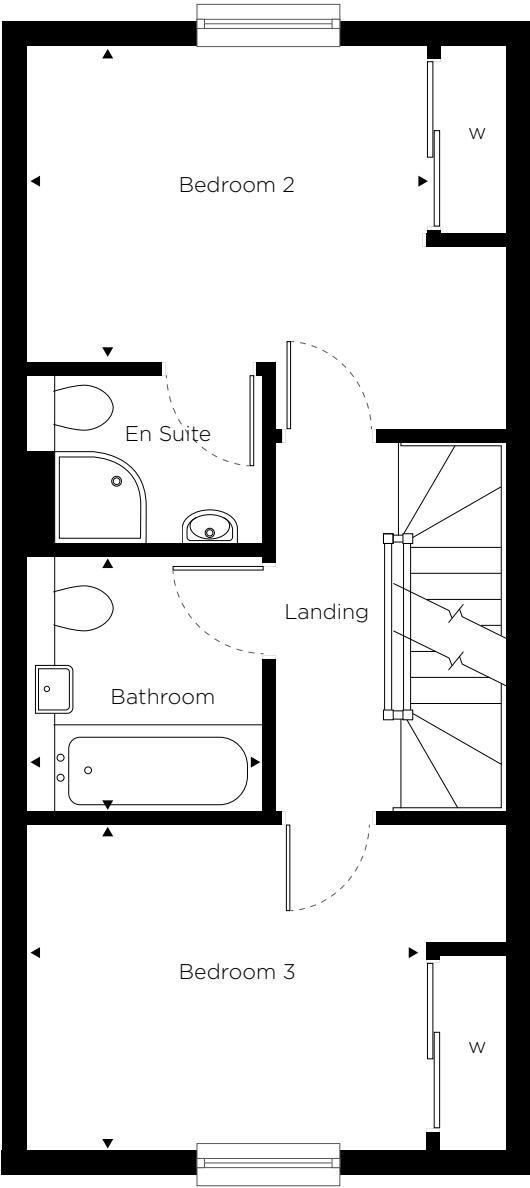
Dimensions	ft	m
Kitchen / Dining Room	8' 9" x 19' 7"	2.68 x 5.97
Living Room	13' 8" x 11' 3"	4.16 x 3.42

FIRST & SECOND FLOORS

Dimensions	ft	m
Bedroom 1	11' 5" x 13' 1"	3.48 x 3.99
Bedroom 2	11' 5" x 9' 2"	3.48 x 2.79
Bedroom 3	11' 5" x 9' 3"	3.48 x 2.83
Bathroom	6' 9" x 7' 3"	2.05 x 2.22



FIRST AND SECOND FLOORS





THE SALCOMBE

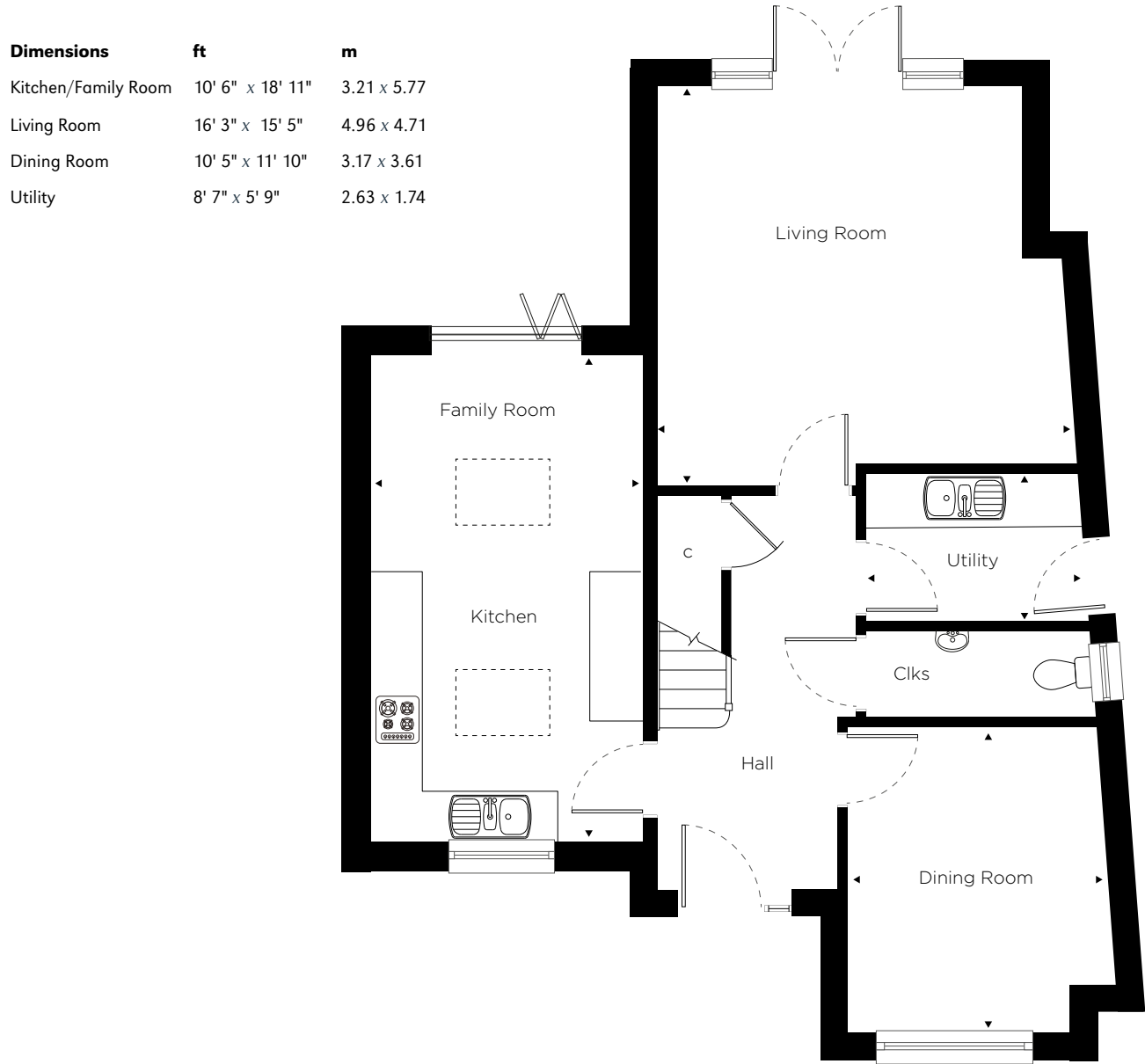


Designed for modern family life, The Salcombe is a characterful detached house with an attractive garden and private double garage to the rear. The spacious open-plan kitchen and family room is perfect for day to day life and benefits from stylish french doors which lead out to the patio and garden. The generous living room and seperate dining room are ideal for relaxing or entertaining guests. A useful utility room and cloakroom complete the ground floor.

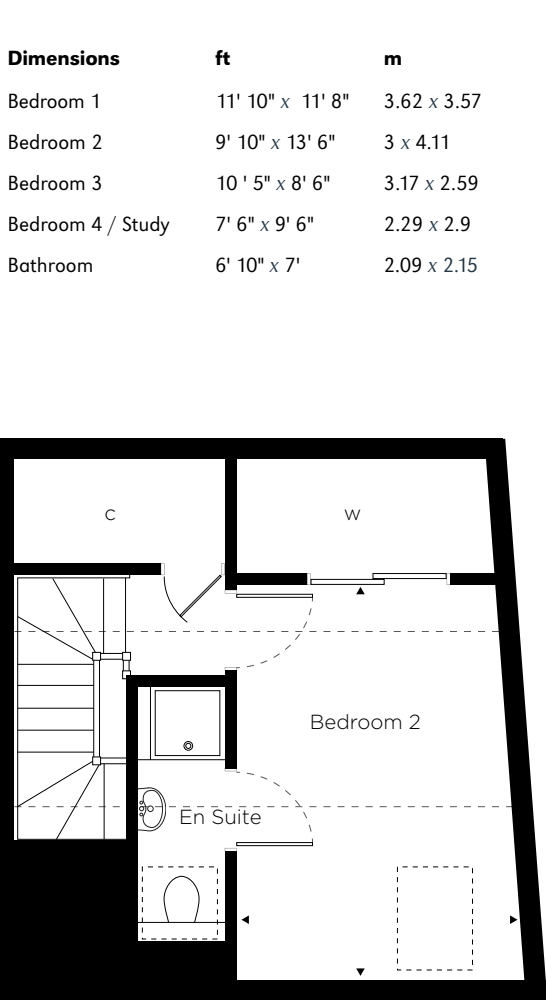
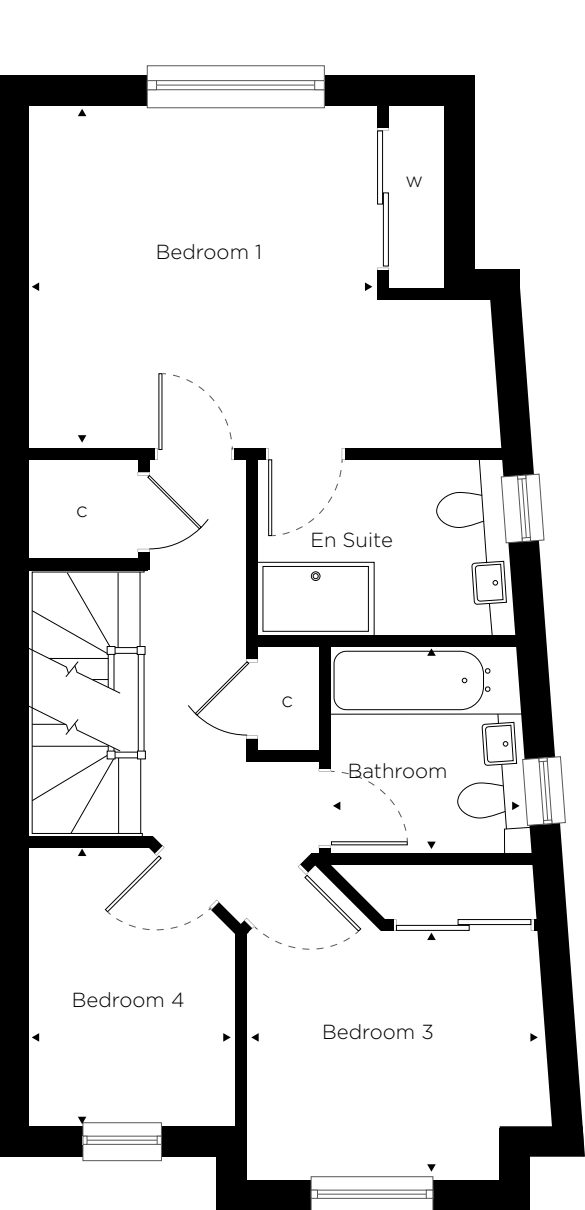
The first floor at The Salcombe has three generously proportioned bedrooms, one with an en suite, and a family bathroom. A fourth bedroom with en-suite can be found on the second floor along with extensive roof storage. Large triple glazed windows bathe the rooms in natural light.



GROUND FLOOR



FIRST AND SECOND FLOORS



SPECIFICATION



Kitchen

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

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 driveway or parking area
- Patio
- 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

- Triple glazed windows
 - Patio doors
 - Solid internal doors
- ### Decorative Finishes
- White finish to all walls
 - Off white satin to joinery
 - Smooth, brilliant white ceilings

General

- Gas central heating
- Zoned underfloor heating to ground floor
- Mains pressure hot water system providing hot water throughout
- Cabled for Sky Plus
- Built-in sliding mirrored wardrobes
- Attic and eaves storage



FINDING YOUR DREAM HOME

*Through the Government backed **Help to Buy** scheme, Ressance 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 up to a value of £600,000. The government provides a loan of up to 20% of the cost of your new Ressance 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 Ressance brand new homes, subject to Help to Buy T&C's. For more information about Help to Buy, visit www.help2obuy.gov.uk.



* For first five years

INVESTING IN PROPERTY?

Investor Package

With the Ressance Assured Rental Package, investing in property could not be easier. We guarantee a competitive gross yield* for 2 years and manage your property for you. From finding tenants, to covering rental voids and repair bills, Ressance takes care of everything.

For more information on our simple, stress free investment packages, please call 01635 277699.

*Terms and conditions apply



About Ressance

Established in 2004, Ressance* 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 Ressance 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 Build-Zone structural warranty.

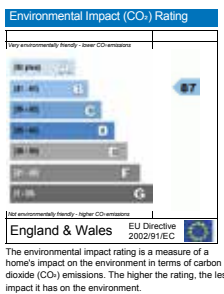
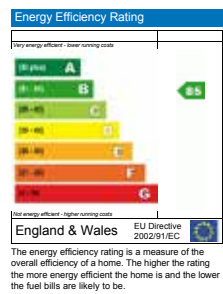
MODERN SOLUTIONS FOR SUSTAINABLE LIVING

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:

- Energy efficient gas boiler
- 100% low energy lighting
- High standard of thermal insulation
- Enhanced sound proofing to walls and windows
- 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

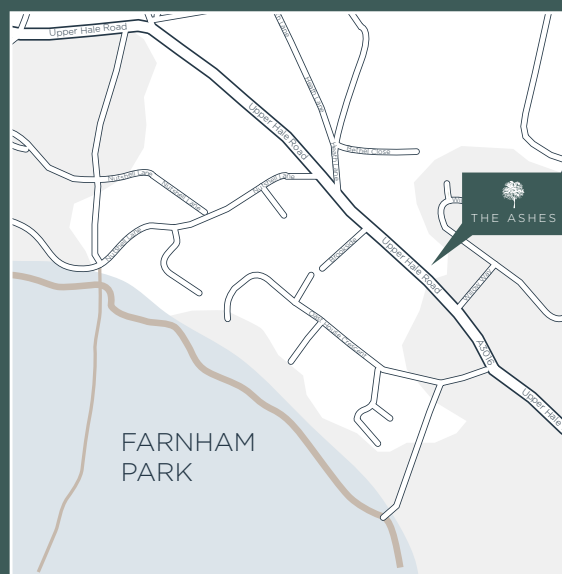
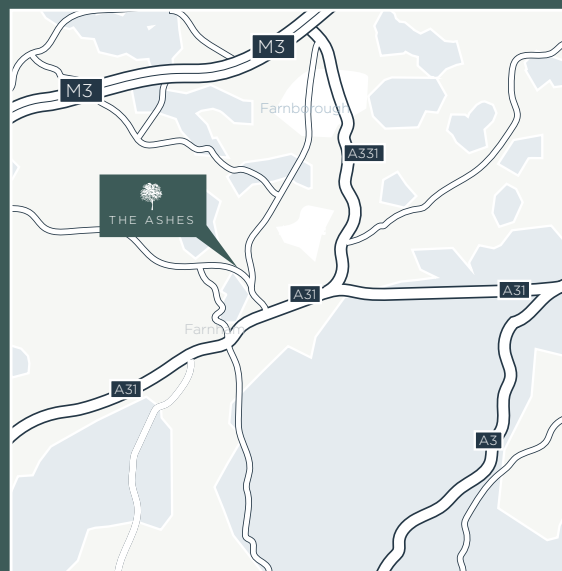
From the M3 east:

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



 **ressance**
homes for brighter living



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.