



Cavendish Gate

Cavendish Gate | Gally Hill Road | Church Crookham | FLEET | GU52 6PU

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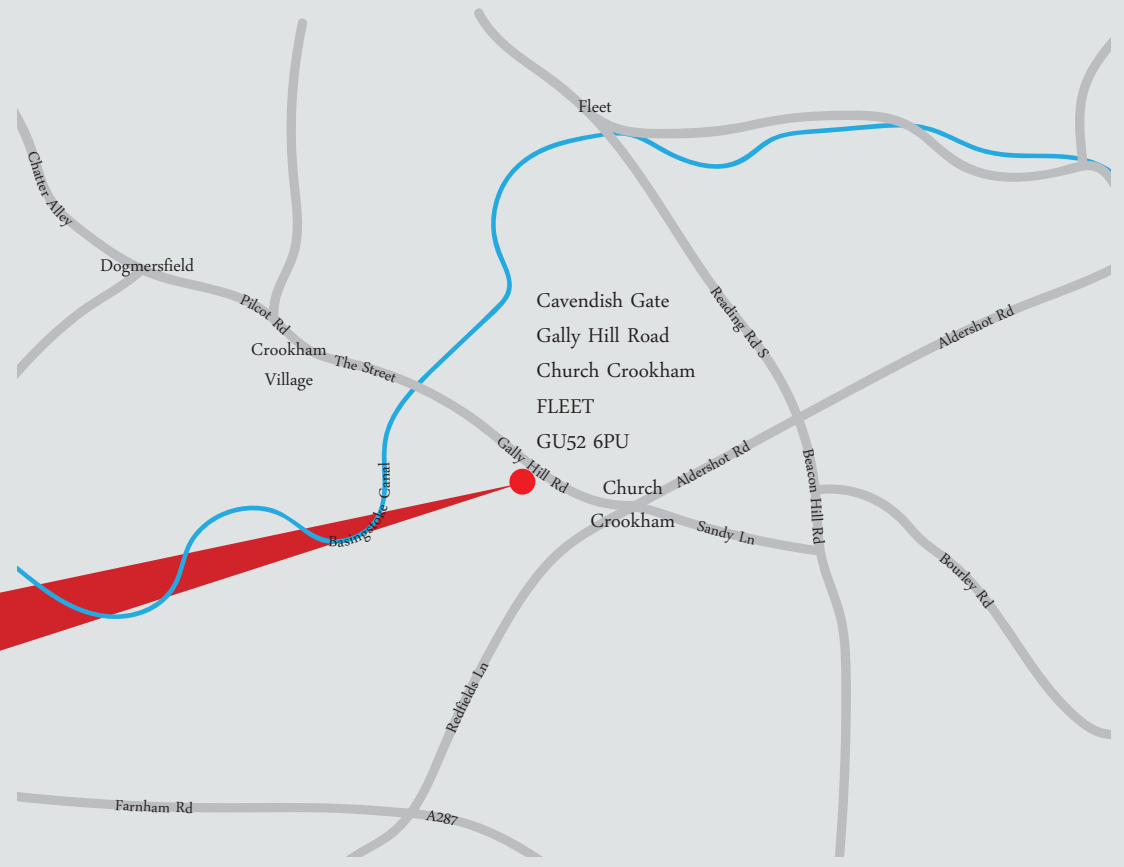
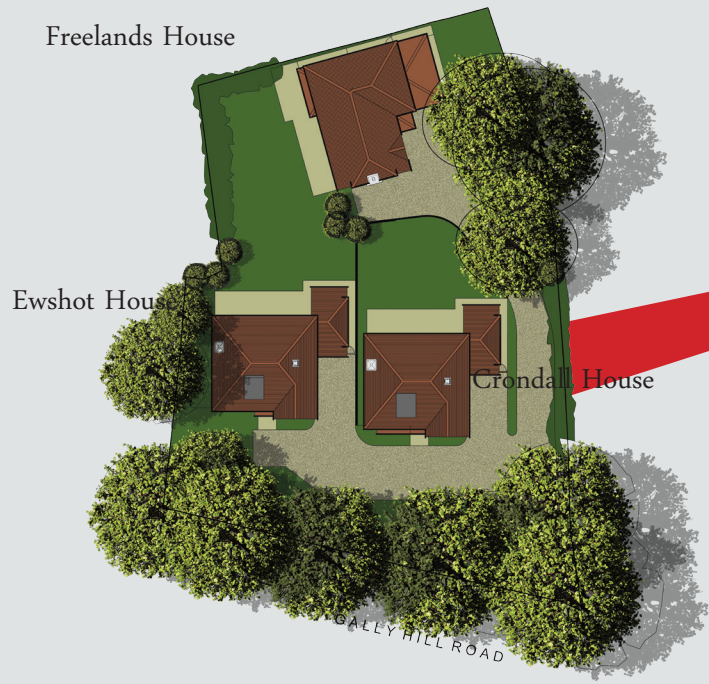
A select private development of architecturally designed detached homes, built with care and expertise by Calidus Homes, enjoying a superb position in Church Crookham.

Cavendish Gate is situated in a popular non estate location within the heart of Church Crookham. There are good schools for all ages with Crookham Infants School, situated just close by, as well as excellent junior and secondary schools nearby. This prestigious collection of just three, individual properties, are beautifully designed for modern living in a lovely, leafy setting. They provide real exclusivity for the discerning purchasers of these stylish homes. With five bedrooms and flexible, generous reception space, it offers all that a family buyer could want from their future home. All homes will have separate drives, with enough parking for several cars.

Located within easy reach to both Fleet and Farnham town centres, Fleet and Farnham train stations and M3 motorway which allow excellent commuter links. The independent 2014 quality of life survey by Halifax has concluded that Hampshire's Hart District was the most desirable place to live in Britain for the fourth year in a row. Residents enjoy high employment, good health, Good and Outstanding OFSTED rated schools, low crime rates, good broadband access and even more hours of sunshine than average.



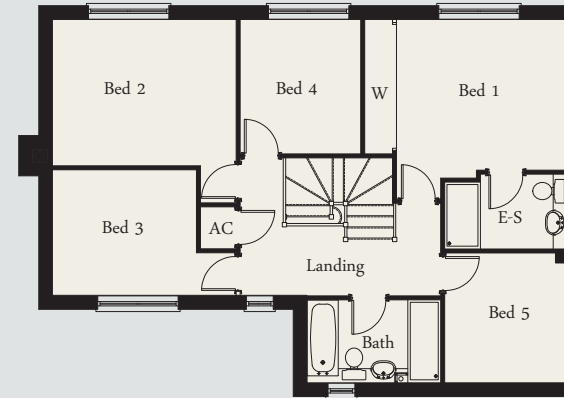
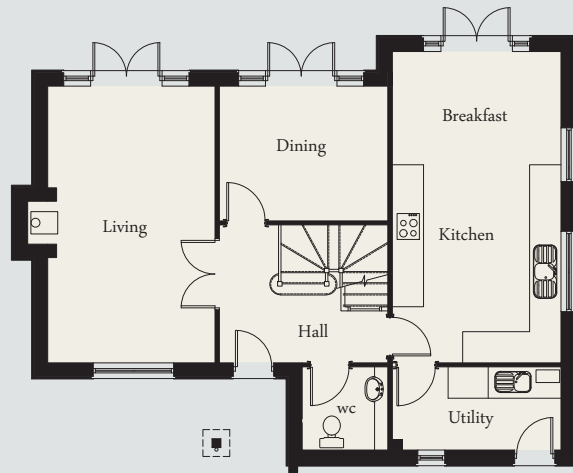
Fleet boasts Hampshire's largest freshwater lake and is now a nature reserve and the Basingstoke Canal flows past the town. Hart Leisure Centre offers comprehensive leisure facilities and North Hants Golf Course is an established home for golf in Fleet. The historic market towns of Farnham and the picturesque villages of Hartley Wintney and Odiham are also nearby.





Freelands House

Freelands House



Ground Floor

Kitchen / Breakfast	6.92m x 3.73m	22'11" x 12'5"
Living	3.70m x 6.15m	12'2" x 20'3"
Dining	3.72m x 2.97m	12'3" x 9'9"
Utility	3.72m x 1.81m	12'3" x 6'0"

First Floor

Bed 1	3.74m x 3.33m	12'4" x 11'0"
Ensuite	1.62m x 2.66m	5'5" x 8'10"
Bed 2	4.07m x 3.23m	13'5" x 10'10"
Bed 3	2.77m x 4.07m	9'2" x 13'5"
Bed 4	2.65m x 2.97m	8'9" x 9'9"
Bed 5	2.86m x 2.66m	9'5" x 8'10"
Bathroom	1.81m x 2.95m	6'0" x 9'9"

Measurements and room dimensions must not be relied upon as a statement of fact. Features and specifications shown in this brochure are for illustrative purposes only and may be subject to change, as we develop and improve our products. They are provided on that basis and do not and will not form part of any contract, or constitute a representation or warranty.

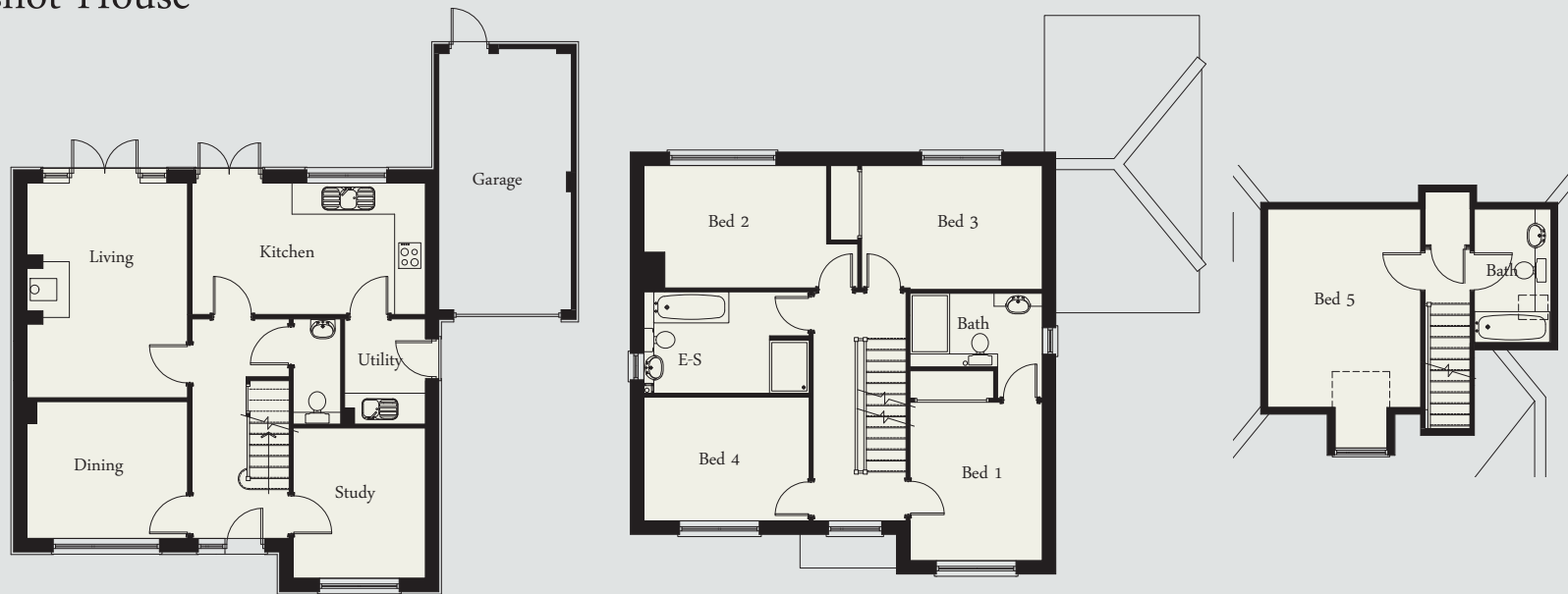




Ewshot House

Crondall House

Ewshot House



Ground Floor

Kitchen	5.23m x 2.92m	17'4"	x	9'7"
Living	3.58m x 4.80m	11'9"	x	15'9"
Dining	3.05m x 3.58m	10'1"	x	11'9"
Study	3.35m x 2.94m	11'0"	x	9'8"
Utility	2.33m x 1.78m	7'4"	x	5'11"
Garage	2.50m x 5.86m	8'3"	x	19'3"

First Floor

Bed 1	3.54m x 2.94m	11'8"	x	9'8"
Ensuite	2.94m x 2.33m	9'8"	x	7'9"
Bed 2	3.39m x 2.72m	11'4"	x	9'0"
Bed 3	4.04m x 2.75m	13'4"	x	9'1"
Bed 4	2.75m x 3.69m	9'1"	x	12'2"
Bath	2.24m x 3.69m	7'5"	x	12'2"

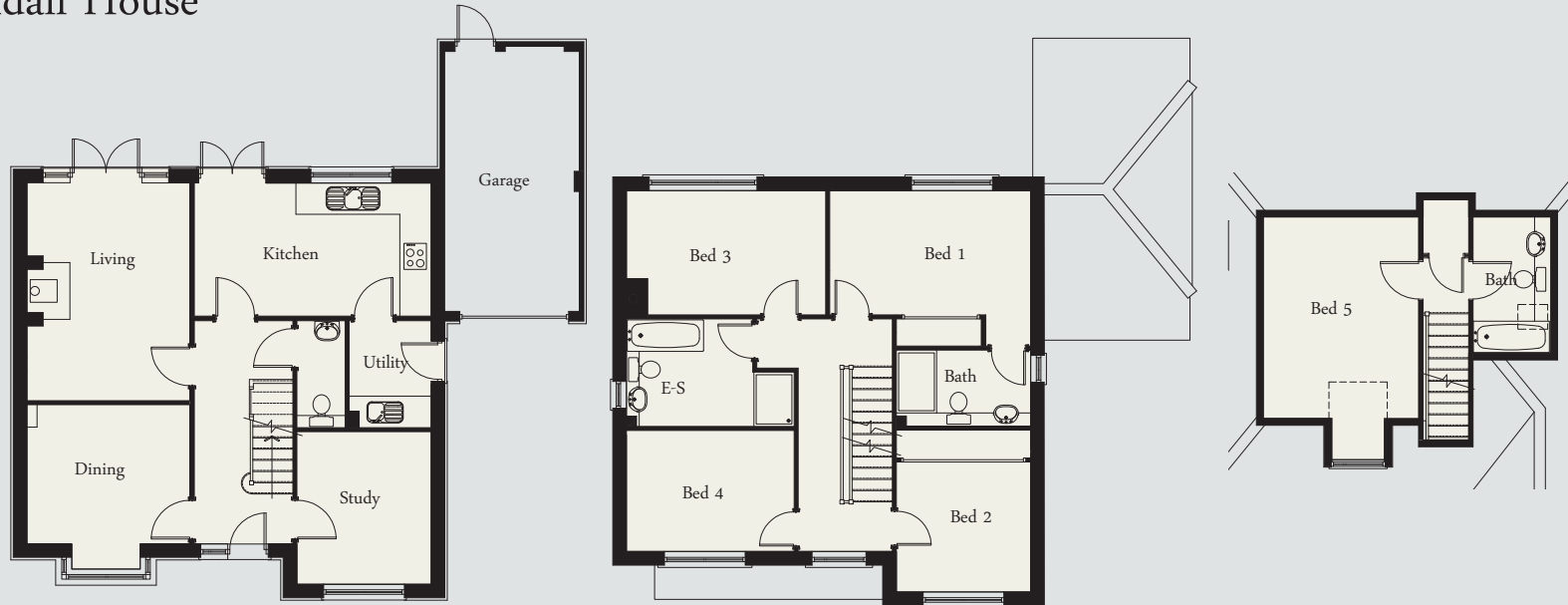
Second Floor

Bed 5	3.42m x 5.44m	11'3"	x	17'11"
Bath	1.69m x 3.04m	5'7"	x	10'0"

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Crondall House



Ground Floor

Kitchen	5.23m x 2.92m	17'2"	x	9'7"
Living	3.58m x 4.80m	11'9"	x	15'9"
Dining	3.58m x 3.61m	11'9"	x	11'11"
Study	3.35m x 2.94m	11'0"	x	9'8"
Utility	2.33m x 1.78m	7'8"	x	5'11"
Garage	2.95m x 5.86m	9'9"	x	19'3"

First Floor

Bed 1	4.43m x 2.73m	14'7"	x	9'0"
Ensuite	2.94m x 1.64m	9'8"	x	5'5"
Bed 2	2.85m x 2.94m	9'5"	x	9'8"
Bed 3	3.69m x 2.72m	12'2"	x	9'0"
Bed 4	2.65m x 3.69m	8'9"	x	12'2"
Bath	2.34m x 3.69m	7'9"	x	12'2"

Second Floor

Bed 5	3.42m x 5.44m	11'3"	x	17'11"
Bath	1.69m x 3.04m	5'7"	x	10'0"

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Specification

Kitchens

- Contemporary -style kitchen incorporating a choice of satin doors and stone worktop finishes with matching upstand.
- Bosch Stainless steel fan assisted oven.
- Stainless steel Bosch combi microwave.
- Bosch Induction hob with touch controls.
- Bosch Integrated fridge / freezer.
- Bosch Integrated dishwasher.
- Wine cooler.
- Stainless steel sink with chrome mixer tap.
- LED lighting to under wall units and plinths.
- Chrome power sockets above worktops.

Utility Room

- Furniture incorporating worktop and upstand.
- Integrated washing machine / condenser dryer.
- Stainless steel sink and chrome taps.

Home Entertainment & Communications

- TV points to living, dining, study, breakfast and all bedrooms.
- Wired for satellite to living, dining, study, breakfast and all bedrooms.
- Telephone points to living, dining, study, breakfast and all bedrooms.

Bathrooms / En Suites

- Contemporary styled bathrooms incorporating Villeroy & Boch suites.
- Full width mirror to bathroom and en-suite.
- Walk in shower with fixed head and hand held shower to bathroom and en-suites.
- Bath with concealed central filler and retractable hand held shower.
- Wall hung WC with chrome dual flush plate, concealed cistern and soft close seat.
- Chrome heated towel rail to all wet rooms.
- Porcelanosa Ceramic wall tiles to floor and wall.

Interior Finishes

- Contemporary entrance door including glazed panel and stainless steel door furniture.
- Oak finished doors with chrome finish door furniture.
- Contemporary designed staircase incorporating oak newels & handrails.
- Wardrobes to be provided as layouts.
- Satin paint finish to all internal joinery.
- Porcelanosa ceramic floor tiles to kitchen and utility room.

External

- Garage with power and light.
- Private driveway parking.
- Landscaped front garden and turf to rear garden.
- Sandstone paving to paths and patio areas.
- External tap.

Security & Peace of mind

- High security front entrance door with multi point locking system.
- External light to front entrance door.
- Wired alarm system.
- Mains fed smoke detector with battery back-up fitted to hall and landing.

Heating, Electrical Lighting

- Gas fired central heating.
- Underfloor heating to ground floor with radiators to all other floors.
- Wood burner stove to living room with stone surround.
- Down lighters to hall/landing, kitchen/breakfast, living, dining, study and master bedroom.
- Chrome light switch plates throughout.
- External electric point.



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