



*Mayborne  
Gardens*

WHITMORE CLOSE OWLSMOOR SANDHURST BERKSHIRE

# Mayborne Gardens

Mayborne Gardens is a new and exciting development situated in the popular area of Owlsmoor, Sandhurst within minutes of open parkland and on the fringes of the vibrant town of Camberley. A private cul de sac comprising of just six three bedroom homes awaits you, each with private rear gardens, driveway parking, garages and luxurious fixtures and fittings.

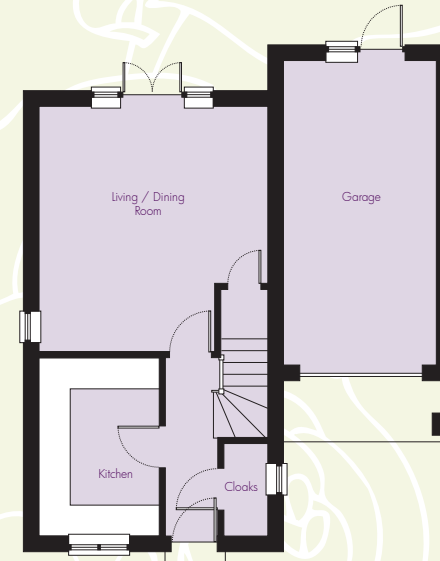
Great schools, a great location and the great outdoors are all key at this unique new development. Sandhurst nature reserve 'Wildmoor Heath' and 'Snaprails Park' offer attractive wooded parklands, tree lined ponds and children's play areas. Sandhurst is home to The Meadows shopping complex, offering a Tesco's superstore, impressive M&S and a newly opened Next Home and Garden store. The nearby town of Camberley offers a vibrant range of leisure and entertainment facilities including the modern Atrium complex with Cinema, Bowling and restaurants. Camberley also has its own public library, theatre and is home to the Sandhurst Royal Military Academy.

Within a mile of Mayborne Gardens is an excellent choice of nurseries, pre-schools and schools for all ages. Wellington College, one of the world's top co-educational day and boarding independent schools is situated in the nearby village of Crowthorne.

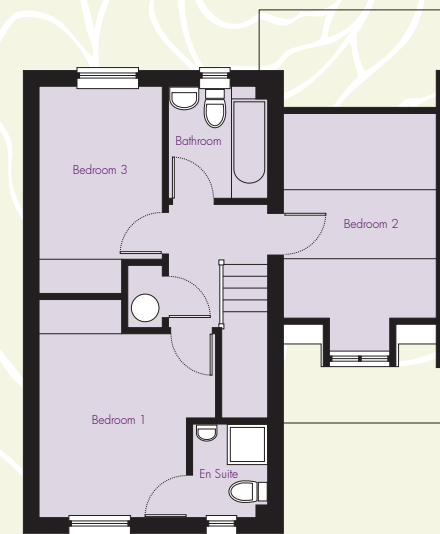


*Evident quality,  
inside and out*

Ground Floor



First Floor



Please note that all plans and specifications are subject to change during the build stage of these properties.

Plot 1.



*The Mayborne Gardens Terrace*



*Built with care  
to the highest quality*

Plot 2.

Plot 3.

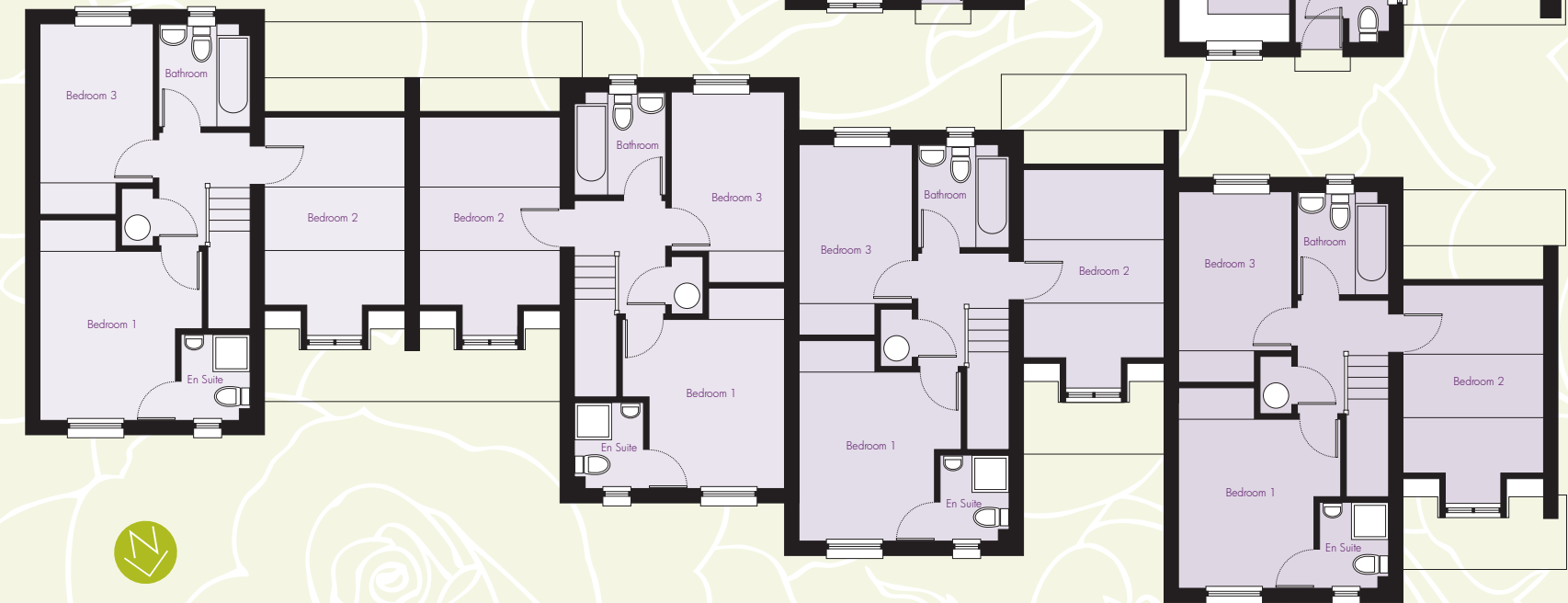
Plot 4.

Plot 5.

Ground Floor



First Floor

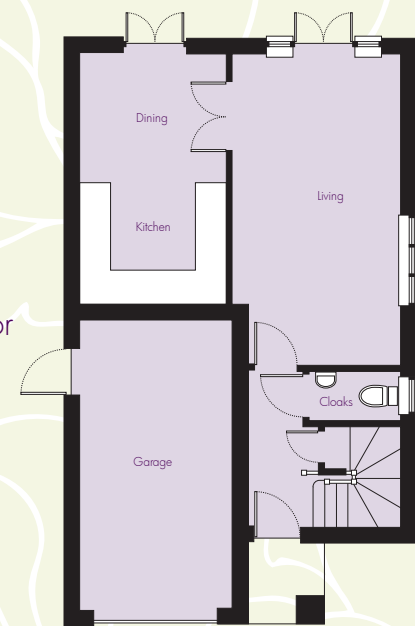


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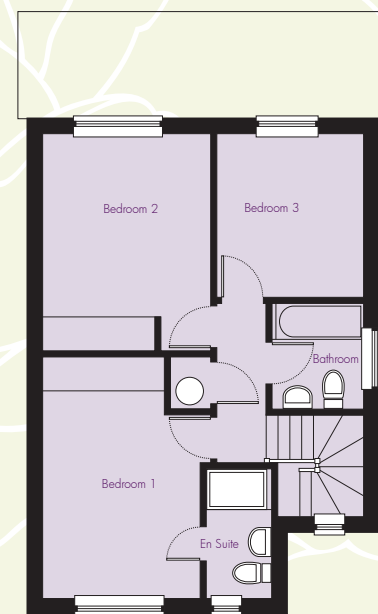
Plot 6.



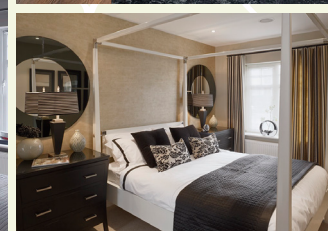
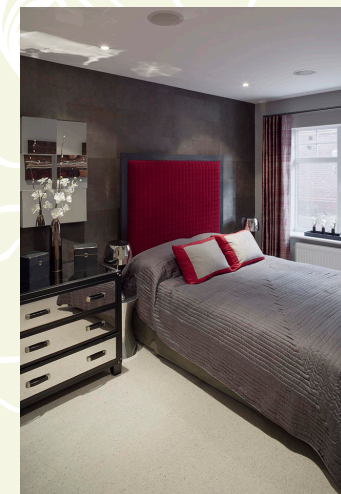
Ground Floor



First Floor



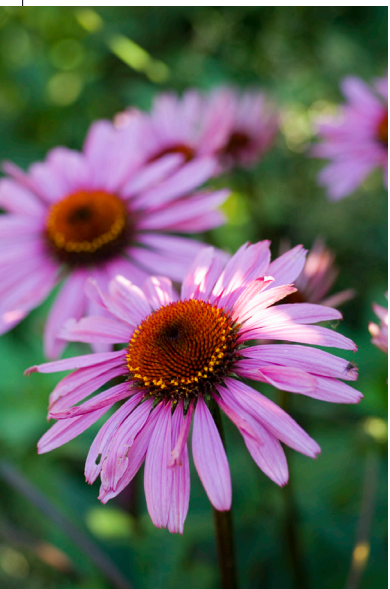
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*Living for a lifetime*

## Specification

- Kitchen appliances featuring Bosch double oven, gas hob, s/s extractor, integrated fridge/freezer, washer/drier and slimline dishwasher
- Old School Kitchen Company with contemporary Shaker style or gloss finish doors
- Franke 1½ bowl sink
- Modern White Ideal Standard Sanitaryware Playa Range
- Sottini Rosita range taps
- Hand held shower over baths
- Flat chrome heated towel radiators
- Efficient gas central heating with thermostatically controlled radiators
- Tiling to bathroom and kitchen floors
- Tiling to walls in bathrooms and en suites
- Fully tiled around showers
- Flush oak finished internal doors with chrome fittings
- TV sockets to lounge, kitchen and all bedrooms
- BT socket to lounge and master bedroom
- Down lights to kitchen, hall, landing and bathrooms
- Alarm fitted as standard
- 10 year Premier Guarantee
- Outside chrome up/down light externally
- Planting to the front of the property
- PV Solar Panels
- Timber 'Hormann' Garage doors
- Turfed front and rear gardens
- Block paved pathway
- Outside tap
- Outside double electric socket



# Mayborne Gardens

Whitmore Close Owlsmoor  
Sandhurst Berkshire GU47 0SE

## Directions from the A30

From Camberley town centre, turn left onto London Road/A30. At the Meadows roundabout, take the 4th exit onto Marshall Road/A321. Go through the first roundabout and continue forward onto Rackstraw Road/A3095. At the roundabout, take the 3rd exit onto Owlsmoor Road. Take the second turning left onto Whitmore Close where Mayborne Gardens can be found at the end of the cul de sac.

## Directions from the M3, Junction 4

At Junction 4, take the A331 exit to Guildford/Farnham/Camberley/Farnborough/Aldershot. At the roundabout, take the first exit onto A331. At the roundabout take the 2nd exit onto Marshall Road/A321. Cross the roundabout and continue forward on Rackstraw Road/A3095. At the roundabout, take the 3rd exit onto Owlsmoor Road. Take the second turning left onto Whitmore Close where Mayborne Gardens can be found at the end of the cul de sac.

A development by

**Calidus Limited**

Selling Agent

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New Homes Sales & Marketing

*A location  
that is right  
for you*