



AQUINNA HOMES

HEADQUARTERS

MINDENHURST | NEWFOUNDLAND ROAD | DEEPCUT | SURREY GU16 6SR

A UNIQUE RESIDENTIAL REDEVELOPMENT OF JUST 12 LUXURY ONE AND TWO-BEDROOM APARTMENTS, ONE THREE-BEDROOM MID-TERRACE HOUSE, ONE THREE-BEDROOM END TERRACE HOUSE AND ONE TWO-BEDROOM MAISONETTE, EXQUISITELY SPECIFIED AND PART OF THE NEW MINDENHURST NEIGHBOURHOOD

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AQUINNA HOMES ARE PROUD TO PRESENT THIS UNIQUE REDEVELOPMENT OF THE FORMER PRINCESS ROYAL BARRACKS' HEADQUARTERS BUILDING IN MINDENHURST, DEEPCUT, SURREY.

The architecture and design of the magnificent Headquarters building is the epitome of historic revivalism. Built in the late 1930s the property displays earlier architectural periods, such as neoclassical or Georgian, blending elements of the past with modern sensibilities.

The building has been sympathetically renovated, whilst retaining some of the original features, ensuring its unique charm and historical significance is preserved and can continue to be admired today.

The combination of open plan living, triple aspect accommodation, high ceilings, and traditional sash windows showcases a blend of modern living comforts and a historic architectural feel. The focus on maximising the natural light and stunning country views contributes to the properties' appeal and creates a luxurious and inviting living environment.



MINDENHURST

A NEW NEIGHBOURHOOD

Mindenhurst is a captivating and inviting new neighbourhood in the heart of the Surrey countryside.

With a focus on growth and development for the future, Mindenhurst aims to provide not only 1,200 new homes but also, green open space, woodland and essential services and facilities. The addition of a new primary school and nursery is a significant benefit for families with young children, and the inclusion of sports pitches and a village pub fosters opportunities for recreation, socialising, and building a strong sense of community among residents.

SCHOOLS

Mindenhurst Primary
Blackdown Pre-School
Tomilnscoate Campus
Prior Heath Infants
Portesbury School
Ravenscote Junior School
Crawley Ridge Infant & Junior School
Lakeside Nursery & Primary School
Heather Ridge Infant School

PUBS & RESTAURANTS

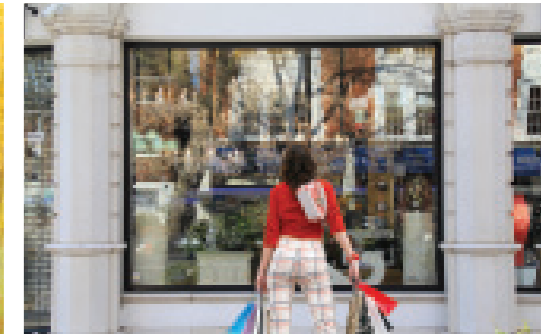
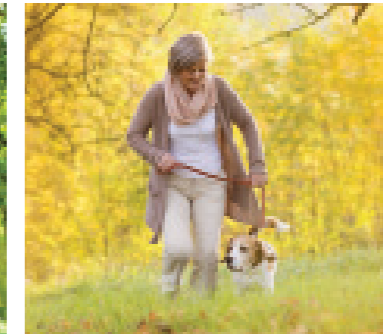
The Frog Pub & Restaurant, Mindenhurst
The Rose & Thistle, Frimley Green
The Old Wheatsheaf, Frimley Green
Kings Head, Frimley Green
The Swan, Ash Vale
The White Hart, Frimley
Toby Carvery, Camberley
Miller & Carter Steak House, Bagshot
Kingfisher on The Quays, Mytchett

SPORTS & RECREATION

Frimley Lodge Park
Basingstoke Canal and Centre
Lightwater Country Park
Frimley Hall Hotel & Spa
Pennyhill Park Hotel & Spa
Camberley Heath Golf Club
Tomlinscote Sports Centre
Complete Fitness Gym
Vue Cinema

SHOPPING

The Atrium, Camberley
The Square, Camberley
Marks and Spencers, Sandhurst
Tesco, Sandhurst
The Lexicon, Bracknell
Waitrose, Frimley & Bagshot
Sainsbury's Local, Heatherside
Tesco Express, Frimley Green
Next, Camberley



FRIMLEY - 2.5 MILES

BROOKWOOD - 3.8 MILES

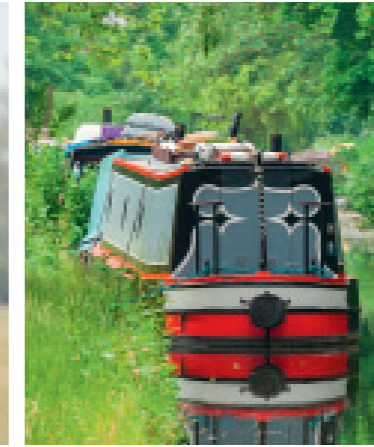
CAMBERLEY - 4 MILES

FARNHAM - 9.1 MILES

VILLAGE POND



MINDENHURST'S MAGIC



The combination of modern facilities and a countryside setting is a compelling offer, providing a lifestyle balance that appeals to many individuals and families. The idea of being able to enjoy the peacefulness of the countryside while still having access to convenient amenities and transportation links is undoubtedly attractive.

The historical roots of Mindenhurst, this new neighbourhood in Deepcut Village, add depth and character to the community. Its association with the Basingstoke Canal and the reference to the 'deep cutting' below ground level during the construction of the canal in the 18th Century provides a unique connection to its past, enriching the sense of place and heritage.

The integration of these new facilities with those existing in Deepcut Village ensures that residents have access to a comprehensive range of services without having to travel far. This level of convenience can enhance the overall quality of life for those who choose to make Mindenhurst their home.



CONNECTIONS



Work

The accessibility to major road networks, including the nearby M3, provides convenient commuting options for those who work in larger towns and cities. A train to London Waterloo takes approximately 45 minutes, from nearby Brookwood Station, and is a significant advantage for commuters working in the city and for individuals who desire a quieter, countryside lifestyle while still having access to London for work or leisure purposes.

Rest

With its location in the heart of the Surrey countryside, Mindenhurst provides residents with a peaceful and tranquil environment. The emphasis on green open spaces, with village pond, and the Headquarters Building's communal grounds, for the exclusive use of residents, including lawns and a newly planted wild meadow, offer opportunities for relaxation and unwinding in nature. Situated at the heart of the community, Mindenhurst's new pub, The Frog Pub & Restaurant, is the perfect place to meet for a drink or a bite to eat with friends and family.

Play

The presence of new cycling and walking paths not only promotes fitness and an active lifestyle but also offers residents the chance to explore and enjoy the village's surroundings. The variety of paths may encourage recreational activities such as jogging, biking, or leisurely strolls.

HEATHROW AIRPORT - 35 MINS BY CAR

LONDON WATERLOO - 45 MINS BY TRAIN

GUILDFORD - 30 MINS BY CAR

ACCESS TO M3 & A30 ROAD NETWORKS



AQUINNA PHILOSOPHY

At Aquinna Homes we pride ourselves on upholding quality, value, and integrity as the fundamental values guiding our operations. Since we were founded in 2004, we have built more than 700 homes in more than 50 locations.

By thinking outside the box and pushing the boundaries of conventional design, Aquinna Homes creates visually striking and distinctive properties that capture attention and stand out from the crowd. This commitment to creativity and innovation can create a sense of excitement and uniqueness among prospective homebuyers.

"We thrive on our innovative solutions and exemplary specification. We build in some of the finest locations in London and the South-East. We are delighted to add Mindenhurst to our portfolio and we are sure you will be impressed by the homes we offer to the market.

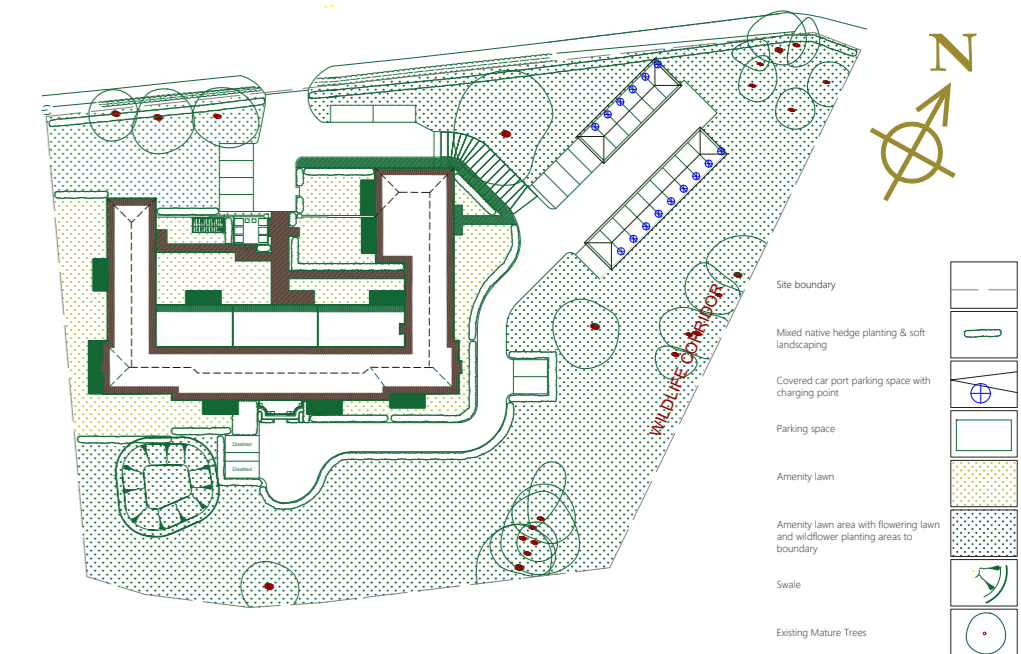
We take great pride in creating beautiful homes of outstanding quality, each with the Aquinna hallmark of attention to detail."

Stephen Brazier, Managing Director

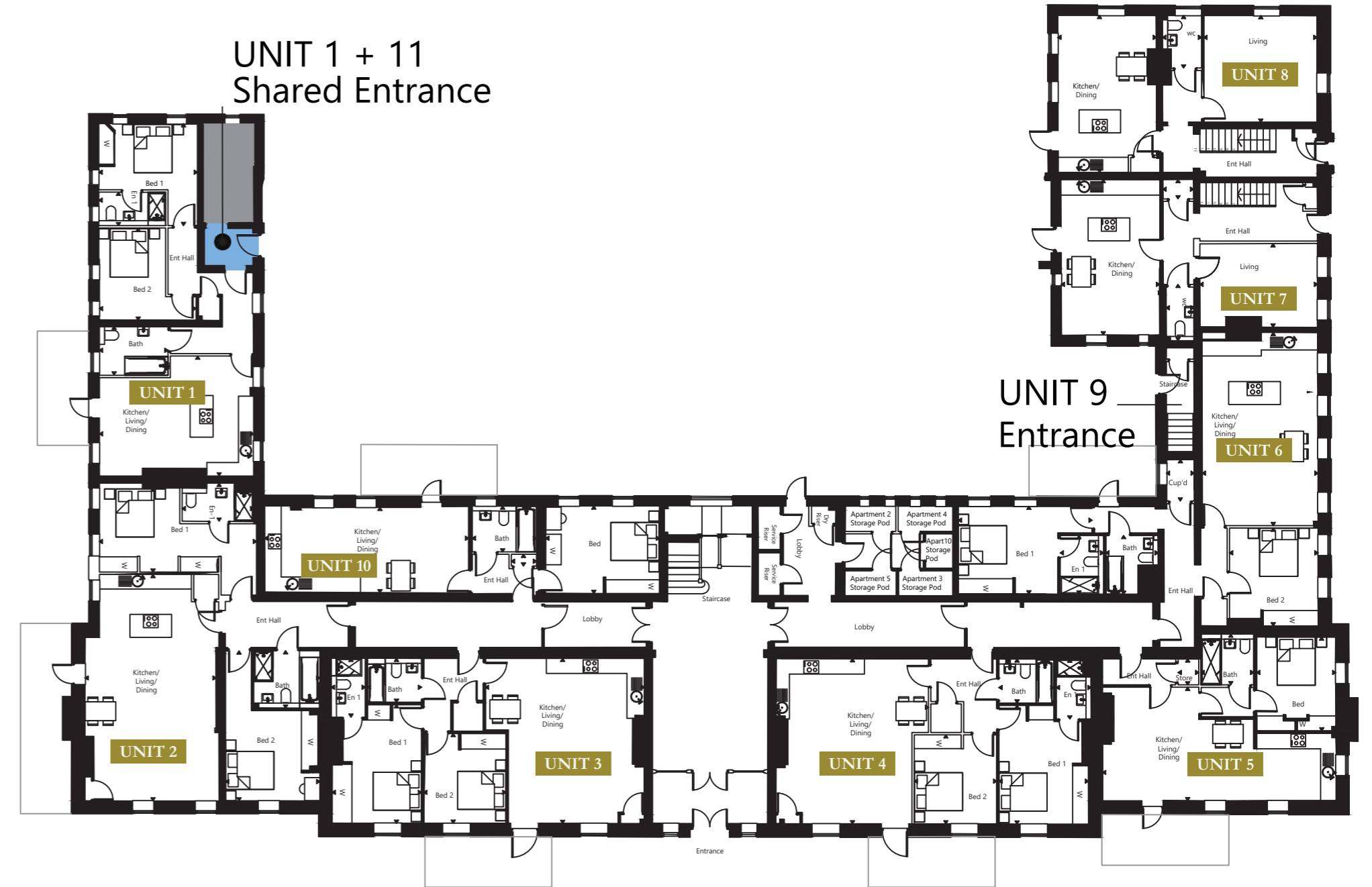


MINDENHURST THE MASTERPLAN

A vision for a well-planned and sustainable community development that focuses on integrating high-quality architecture, public spaces, amenities, and native landscapes to create a modern village environment.



GROUND FLOOR



UNIT 1 + 11
Shared Entrance

UNIT 9
Entrance



FIRST FLOOR



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WEST WING GROUND FLOOR



UNIT 1

	m	ft
Bedroom 1	4.01 x 3.88	13'2" x 12'9"
Bedroom 1 En-suite	2.63 x 1.31	8'8" x 4'4"
Bedroom 2	3.80 x 3.63	12'6" x 11'1"
Bath	2.70 x 1.92	8'11" x 6'4"
Kitchen/Living	6.08 x 4.71	20'0" x 14'6"
Storage Pod	2.16 x 1.40	7'1" x 4'6"

UNIT 2

	m	ft
Bedroom 1	6.18 x 3.30	20'4" x 10'10"
Bedroom 1 En-suite	2.81 x 1.49	9'3" x 4'11"
Bedroom 2	5.91 x 3.71	19'5" x 12'2"
Bath	2.60 x 2.26	8'6" x 7'5"
Kitchen/Living	8.92 x 5.15	29'3" x 16'11"
Storage Pod	1.99 x 0.98	6'6" x 3'3"

UNIT 3

	m	ft
Bedroom 1	4.67 x 3.51	15'4" x 11'6"
Bedroom 1 En-suite	2.32 x 1.33	7'8" x 4'5"
Bedroom 2	3.53 x 3.23	11'7" x 10'7"
Bath	2.12 x 1.73	7'0" x 5'8"
Kitchen/Living	6.50 x 6.25	21'4" x 20'6"
Storage Pod	2.14 x 0.98	7'0" x 3'2"

UNIT 10

	m	ft
Bedroom	4.47 x 3.48	14'8" x 11'5"
Bath	2.53 x 1.80	8'4" x 5'11"
Kitchen/Living	8.04 x 3.36	26'5" x 11'0"
Storage Pod	1.35 x 1.06	4'5" x 3'5"



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WEST WING FIRST FLOOR



UNIT 11

	m	ft
Bedroom 1	3.90 x 2.99	12'10" x 9'10"
Bedroom 1 En-suite	2.63 x 1.35	8'8" x 4'5"
Bedroom 2	4.98 x 3.19	16'4" x 10'6"
Bath	2.02 x 1.79	6'8" x 5'11"
Kitchen/Living	6.10 x 5.91	20'0" x 19'5"
Storage Pod	2.10 x 1.50	6'10" x 4'11"

UNIT 12

	m	ft
Bedroom 1	5.67 x 3.77	18'7" x 12'5"
Bedroom 1 En-suite	2.19 x 1.69	7'2" x 5'7"
Bedroom 2	4.03 x 3.10	13'3" x 10'2"
Bath	2.25 x 2.19	7'5" x 7'2"
Kitchen/Living	6.77 x 6.08	22'3" x 20'0"
Storage Pod	1.40 x 1.04	4'7" x 3'5"

UNIT 13

	m	ft
Bedroom 1	5.52 x 2.95	18'1" x 9'8"
Bedroom 1 En-suite	2.16 x 1.81	7'1" x 5'11"
Bedroom 2	3.73 x 3.21	12'3" x 10'6"
Bath	2.02 x 1.81	6'8" x 5'11"
Kitchen/Living	5.14 x 4.86	16'11" x 15'11"
Storage Pod	1.78 x 1.04	5'10" x 4'7"



EAST WING GROUND FLOOR



UNIT 4

	m	ft
Bedroom 1	4.68 x 3.52	15'4" x 11'7"
Bedroom 1 En-suite	2.36 x 1.36	7'9" x 4'6"
Bedroom 2	3.51 x 3.23	11'4" x 10'7"
Bath	2.16 x 1.73	7'1" x 5'8"
Kitchen/Living	6.50 x 6.00	21'4" x 19'8"
Storage Pod	2.14 x 0.98	7'0" x 3'3"

UNIT 5

	m	ft
Bedroom	3.70 x 3.11	12'2" x 10'3"
Bath	2.06 x 1.99	6'9" x 6'7"
Kitchen/Living	9.19 x 4.46	30'2" x 14'8"
Storage Pod	2.02 x 0.98	6'7" x 3'2"

UNIT 6

	m	ft
Bedroom 1	5.26 x 3.45	17'3" x 11'4"
Bedroom 1 En-suite	2.31 x 1.70	7'7" x 5'7"
Bedroom 2	3.85 x 3.48	12'8" x 11'5"
Bath	2.31 x 2.05	7'6" x 6'9"
Kitchen/Living	7.63 x 4.55	25'0" x 14'11"
Cupboard	1.63 x 1.08	5'4" x 3'7"
Storage Pod	2.15 x 1.48	7'0" x 4'10"

UNIT 7

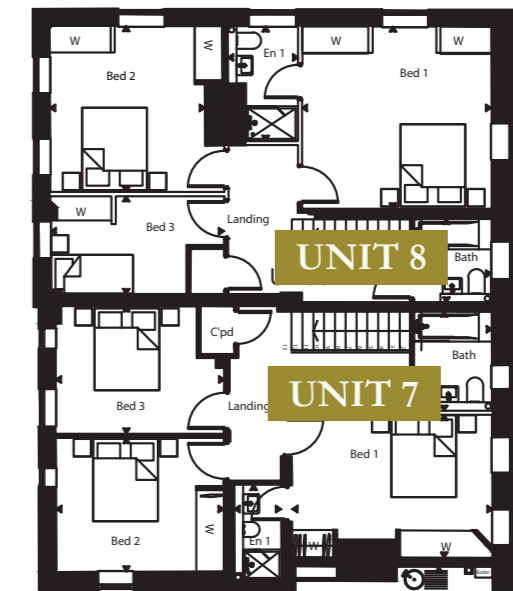
	m	ft
Living	4.63 x 3.29	15'2" x 10'10"
Kitchen/Living	6.13 x 3.86	20'1" x 12'8"
WC	2.21 x 1.08	7'3" x 3'7"
Storage Pod (1st floor)	2.39 x 2.08	7'10" x 6'9"

UNIT 8

	m	ft
Living	4.45 x 4.20	14'7" x 13'10"
Kitchen/Living	6.19 x 3.87	20'4" x 12'9"
WC	2.07 x 1.53	6'10" x 5'0"
Storage Pod (1st floor)	2.45 x 2.24	8'0" x 7'4"



EAST WING FIRST FLOOR



UNIT 7

	m	ft
Bedroom 1	4.62 x 3.30	15'2" x 10'10"
Bedroom 1 En-suite	2.20 x 1.07	7'3" x 3'6"
Bedroom 2	3.87 x 3.08	12'8" x 10'1"
Bedroom 3	3.89 x 2.95	12'9" x 9'8"
Bath	2.30 x 1.80	7'7" x 5'11"

UNIT 8

	m	ft
Bedroom 1	4.37 x 4.21	14'4" x 13'10"
Bedroom 1 En-suite	2.65 x 1.62	8'9" x 5'4"
Bedroom 2	3.84 x 3.58	12'7" x 11'9"
Bedroom 3	4.01 x 2.26	13'2" x 17'5"
Bath	1.93 x 1.78	6'4" x 5'10"

UNIT 9

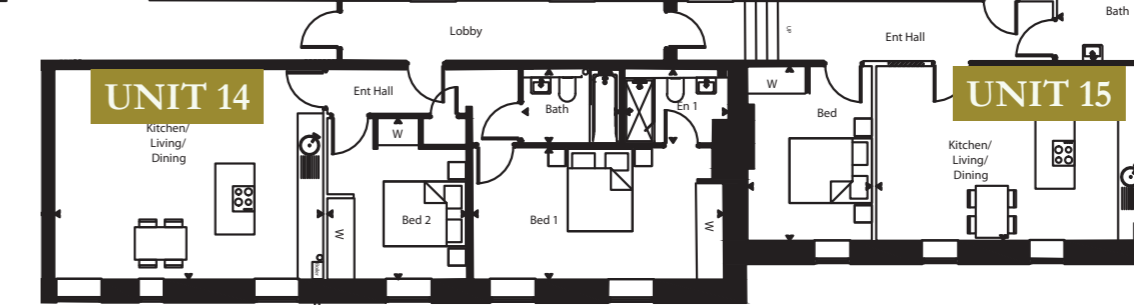
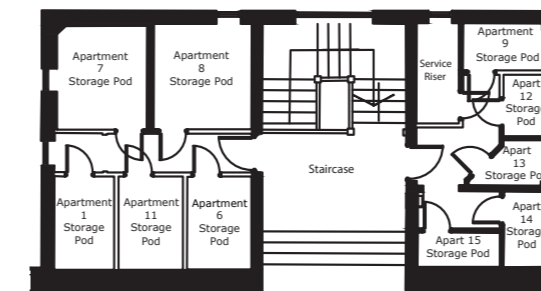
	m	ft
Bedroom 1	3.73 x 3.32	12'3" x 10'11"
Bedroom 2	4.77 x 2.55	15'8" x 8'4"
Bath	2.36 x 1.87	7'9" x 6'2"
Kitchen/Living	5.97 x 5.71	19'7" x 18'8"
Storage Pod	1.98 x 1.07	6'6" x 3'6"

UNIT 14

	m	ft
Bedroom 1	5.80 x 3.05	19'1" x 10'00"
Bedroom 1 En-suite	2.40 x 1.72	7'11" x 5'8"
Bedroom 2	3.73 x 3.22	12'3" x 10'7"
Bath	2.25 x 1.71	7'5" x 5'7"
Kitchen/Living	6.21 x 4.86	20'5" x 15'11"
Storage Pod	1.74 x 1.09	5'8" x 3'7"

UNIT 15

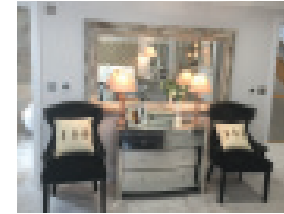
	m	ft
Bedroom	4.03 x 2.87	13'3" x 9'5"
Bath	2.30 x 2.02	7'7" x 6'8"
Kitchen/Living	6.22 x 4.06	20'5" x 13'4"
Storage Pod	1.90 x 0.79	6'3" x 2'7"



THE FINER DETAILS

Each home has been designed to delight the eye with a stunning blend of classic and modern elegance seamlessly merging traditional features and contemporary fittings.

GENERAL



Fully renovated, traditionally built, iconic brick building under new clay tiled roof.

Gas fired high efficiency condensing combi boilers with heating via radiators.

Built in wardrobes to bedrooms with sliding mirrored doors.

Energy efficient downlighters to all rooms.

Brushed stainless steel effect socket and switch plates to all rooms with USB charger point in kitchen, living area and bedrooms.

Dimmer switches to living area and principal bedroom.

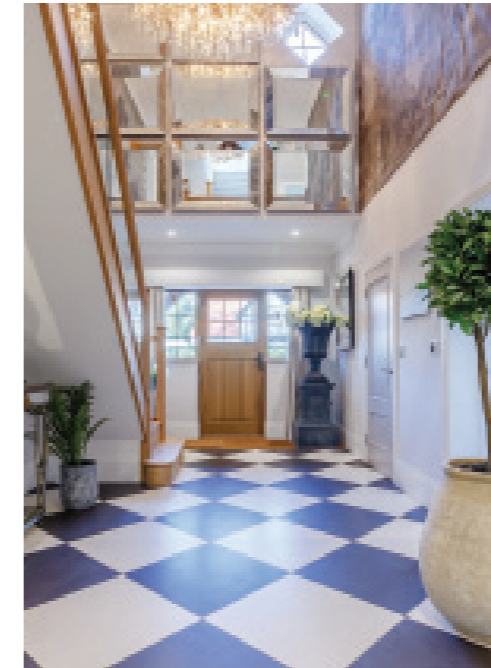
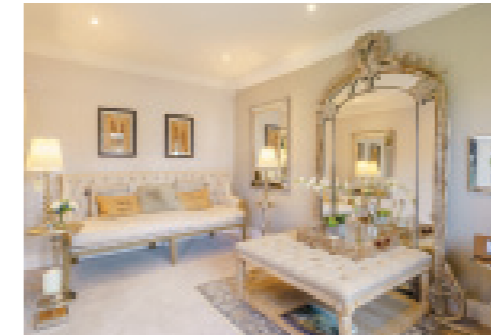
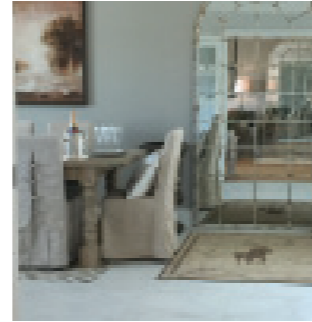
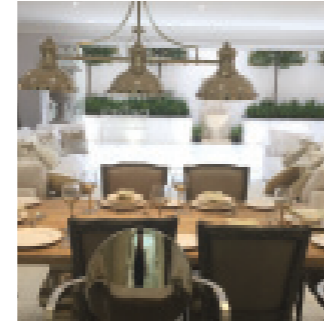
'Timber effect' floor to all living areas, carpet to bedrooms (except studios).

Carpet to communal areas.

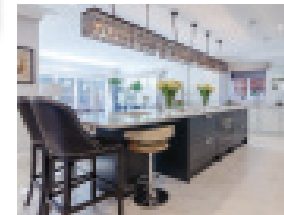
Contemporary architraves and skirtings.

Contemporary cornice to living room.

New white UPVC high performance sliding sash windows with double glazing & multi-point locking.



BESPOKE DESIGNER KITCHENS



Bespoke range of fully fitted handleless contemporary Leicht kitchen cabinets to include pelmet lighting.

Co-ordinated Silestone work surfaces and splashbacks with matching upstands.

Blanco under-slung stainless-steel sink with fluted drainer in Silestone work surface.

Wiring for food waste disposal unit (for fitting by customer).

Electric induction hob by Siemens.

Integrated extractor by Siemens.

Multi-function electric oven and microwave by Siemens.

Integrated dishwasher by Siemens.

Integrated washer/dryer by Siemens to plots 1-7 & 9-15. Freestanding washer/dryer in cupboard to plot 8.

Integrated 70:30 upright fridge/freezer by Siemens.

Steaming hot 3-in-1 water tap.

SECURITY AND HOME ENTERTAINMENT

Video door entry system linked to apartments, doorbell to plots 1, 7, 8, 9 & 11.

Pre-wiring for the fitting of an alarm by the purchaser.

Mains operated smoke and heat detectors for safety (CO2).

High level TV points and Sky Q wiring to living room and bedrooms.

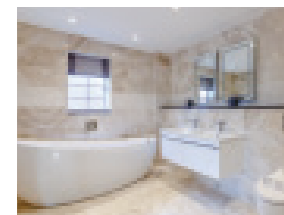
Hard wired CAT 6 connectivity to ethernet socket in living room, kitchen and bedroom (as relevant) to enable faster data transfer to Smart TV, Sky Box, PC, router and switch not included).

High security entrance door with multi-point locking to all plots.

BT points to living room.



LUXURY BATHROOMS & ENSUITES



Contemporary style white Villeroy & Boch sanitary ware.

Shower enclosure with Hansgrohe thermostatic shower and chrome shower door or panel, or bath with Hansgrohe thermostatic shower and screen.

Wall mounted Villeroy & Boch WC with concealed cistern.

Tiled walls by Porcelanosa (full height tiling to showers and baths, half height to remainder).

Chrome Hansgrohe basin mixer tap.

Dual fuel heated ladder style chrome towel rail.

Co-ordinated Porcelanosa ceramic floor.

Villeroy & Boch vanity units under basins.

LED illuminated mirror with de-misting pad and shaver socket (ensuites and bathrooms).

EXTERNAL SPACE

Enclosed refuse storage.

Covered bike store.

Private patio areas to plots 1-6, 7-8 and 10.

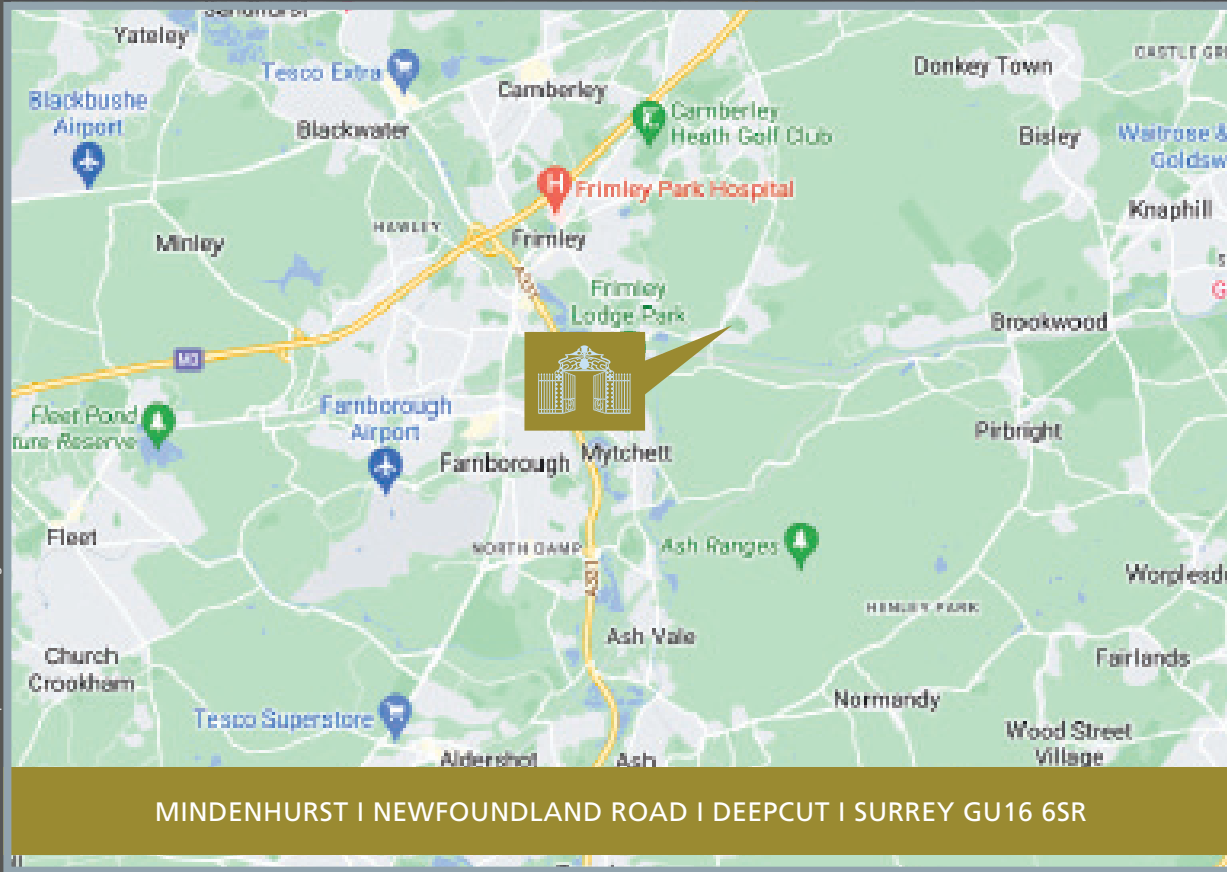
One allocated Car-Barn parking space to each plot with individual electric vehicle charging.

Additional parking space to each plot.



10-year Premier Guarantee Warranty .
We operate under the Consumer Code for Home Builders.

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AQUINNA HOMES
aspire...

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Aquinna Homes plc is an experienced and well funded homebuilder founded in 2004. We are committed to creating high quality aspirational homes in the very best locations throughout London and the South East. Our portfolio includes luxurious city apartments, delightful village mews, signature buildings inspired by renowned architects and substantial family homes. You are in safe hands with our experienced team of professionals who take pride in creating beautiful homes of outstanding quality, each with the Aquinna hallmark of attention to detail.

Aquinna Homes plc, Award Winning Developers

SELLING AGENT



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Aquinna Homes plc

Best House Building Company
South East England

BUILD



UNITED KINGDOM
PROPERTY AWARDS
WINNER 2022-2021



Disclaimer: Artist's perspectives, plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. However it is necessary from time to time for us to make architectural changes, therefore prospective purchasers are advised to check the latest plans with our sales consultants. Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they are not regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract. The postcode shown may not be consistent with the new postal address. Spring 2024.