



AQUINNA HOMES

TONGHAM GRANGE

HOWARD COLE GARDENS (OFF MANOR ROAD) | TONGHAM | SURREY | GU10 1FL

A UNIQUE DEVELOPMENT OF JUST NINE INDIVIDUALLY DESIGNED 2, 3 AND 4 BEDROOM DETACHED
AND SEMI DETACHED FAMILY HOMES, ALL LOCATED ON A PRIVATE CUL-DE-SAC,
EACH WITH THEIR OWN GARAGE, OFF STREET PARKING, AND SPACIOUS PRIVATE GARDENS

WWW.AQUINNAHOMES.COM



AQUINNA'S LATEST NICHE DEVELOPMENT OFFERS JUST NINE INDIVIDUALLY DESIGNED FAMILY HOMES TUCKED AWAY IN A PRIVATE CUL-DE-SAC, IN THE HEART OF SURREY'S POPULAR COMMUTER VILLAGE OF TONGHAM.

Close to excellent schools, village shops and access to miles and miles of glorious open countryside, ideal for long walks and energetic rides.

Each luxury character residence offers bright, light and spacious open plan entertainment space, maximising indoor / outdoor living with fully extendable bi-folding doors opening out on to secluded, spacious gardens with individual garages and off street parking.

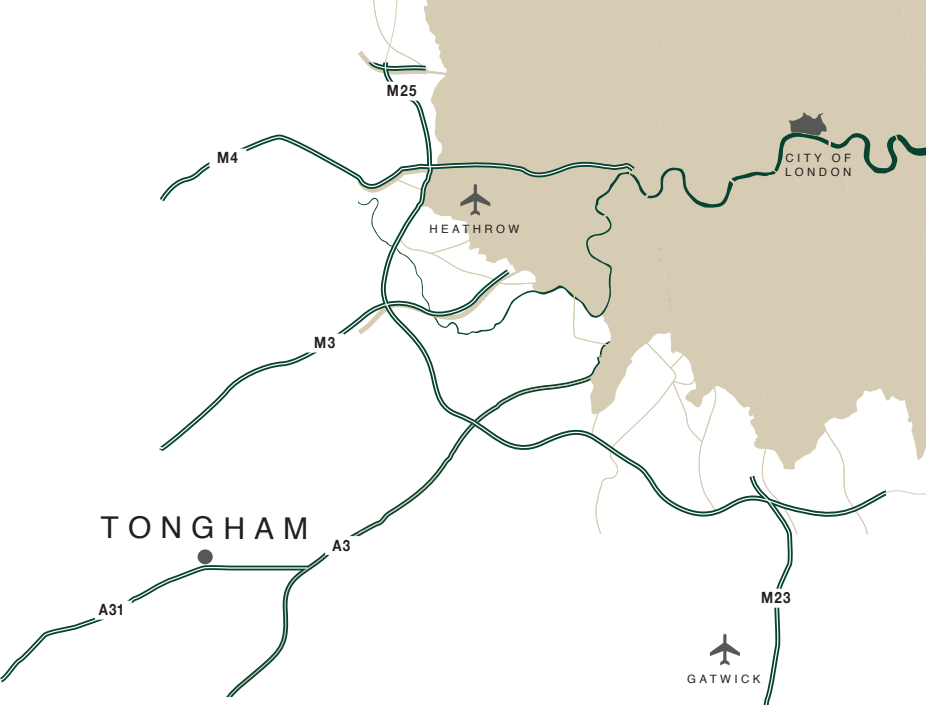
All these luxury homes conform to Aquinna's exceptional design specification, with emphasis on the attention to detail; all offer a downstairs cloakroom and family bathrooms; plot 7 is a completely detached property with an additional study and utility room, plot 3 and 4 are linked by a garage, and an additional bedroom have been incorporated into the extra floors in plots 2, 8 and 9.



SURREY

TOWN & COUNTRY

TONGHAM is tucked away on the northern half of the Hog's Back, 50-60 metres above the narrowest part of the North Downs; now made famous by Surrey's largest independent Brewery of the same name. Established in 1992 it uses 'Fuggles Hops' and the rediscovered Farnham White Bine from the local Hampton Park Estate in Seale. Popular with commuters, close to Farnham, Farnborough and Guildford the site is within easy access to the M3 and M25 via A331, (London is approximately 40 miles away). The train service to London takes approximately 52 minutes from Farnham to Waterloo. Ash Station to Guildford quickest service takes 9 minutes, to Gatwick 65 minutes and to Reading 35 minutes.



CULTURAL INTERESTS

Brooklands Museum
Watts Gallery Guildford
Painshill
Polesden Lacey
1865 St Paul's Church
separate belfry gd II
Yvonne Arnaud Theatre
Loseley Park

RESTAURANTS

The White Hart
The Cricketer
The Aviator Brasserie
Brasserie Blanc Farnham
The Princes Royal, Runford
The March Hare, Guildford
The Turtle Bay, Guildford
Jamie Oliver, Guildford

SCHOOLS

Ash Manor School	Waydon Secondary	Barfield
St Pauls C of E	Waverly Abbey	Priors Field School
Putnam Infants	Bourne school	Charterhouse
Ash Grange	Farnborough College of Tech	Frensham Heights
All Hallow's Catholic School	Guilford High school	St. Nicholas' School
Puttenham C of E	Heathend	Royal Grammar School
St Polycarps Catholic	Farnborough Sixth Form College	Rydes Hill Prep School
		Salesian College
		Farnborough Hill

RECREATION

Grayshott Spa & Health Club
The Four Seasons Club& Spa
Champneys Forest Mere
Parwood Equestrian Centre
Basingstoke Canal Visitor Centre
Alpine Snowsports Aldershot
David Lloyd Farnham
Nuffield Health Farnham
Surrey Sports Park

OPEN SPACES

RHS Wisley Gardens
Box Hill
The Sculpture Park
Brocketts Farm
Willow Park & Fisheries
Gold Valley Lakes
Hollybush Lakes
Hankley Common

GOLF

Farnham Golf Club 'The Sands'
Hankley Common Golf Club
Oak Park Golf Club
Merrist Wood Golf Club
Bramley Golf Club
Guilford Golf Club
Pine Ridge Golf Club
Army Golf Club



HEATHROW / 26 MINS BY CAR (24 MILES)

GUILDFORD 20 MINS BY CAR (9.1MILES)

TO WATERLOO - 52 MINS BY TRAIN

THE AERIAL VIEW OF TONGHAM GRANGE

Nine luxury 2, 3 & 4 bedroom family homes located on a private cul-de-sac.

NORTH ELEVATION



WEST ELEVATION



PLOT 9 & 8

Plot 9 (left) is a three bed semi-detached home, plot 8 (right) is a four bed semi-detached home

PLOT 2 & 1

Plot 2 (left) is a four bed semi-detached home, plot 1 (right) is a three bed semi-detached home

NORTH ELEVATION



PLOT 7

Plot 7 is a four bed detached home with a separate study, utility room and 2 en-suites

WEST ELEVATION



PLOT 6 & 5

Plot 6 (first left) is a two bed semi-detached home
Plot 5 (second from left) is a two bed linked via a garage, semi detached

PLOT 4 & 3

Plot 4 (centre) is a three bed home linked via a garage
Plot 3 (right) is a three bed semi-detached home

PLOTS 1 & 2



PLOT 2

	m	ft
Living	4.83 x 3.34	15'8" x 10'9"
Kitchen	3.24 x 2.23	10'6" x 7'2"
Dining	4.59 x 2.61	15'0" x 8'5"

PLOT 1

	m	ft
Living	4.63 x 3.15	15'7" x 10'3"
Kitchen	3.37 x 2.38	11'0" x 7'7"
Dining	2.38 x 2.21	7'7" x 7'2"

Gross internal floor area: Plot 1 - 82.4 sq.m / 887 sq. ft, Plot 2 - 130.6 sq.m / 1406 sq. ft

Floorplans are for illustration purposes only and may be subject to change. Furnishings not included.

FIRST



PLOT 2

	m	ft
Bed 1	3.39 x 3.15	11'1" x 10'3"
Bed 2	3.39 x 2.74	11'1" x 9'0"

PLOT 1

	m	ft
Bed 1	4.63 x 3.35	15'7" x 10'9"
Bed 2	3.59 x 2.47	11'7" x 8'0"
Bed 3	2.33 x 2.06	7'6" x 6'7"

SECOND



PLOT 2

	m	ft
Bed 3	3.39 x 3.36	11'1" x 11'0"
Bed 4	3.39 x 3.37	11'1" x 11'1"

Dotted line denotes extent of full height ceilings

PLOTS 3, 4, 5 & 6

GROUND



PLOT 6

	m	ft
Living	3.80 x 3.77	12'4 x 12'3
Kitchen	3.77 x 2.09	12'3 x 6'8
Dining	4.13 x 3.95	13'5 x 12'9

PLOT 5

	m	ft
Living	3.96 x 3.25	12'9 x 10'6
Kitchen	4.05 x 1.75	13'2 x 5'7
Breakfast	2.85 x 1.96	9'3 x 6'4

PLOT 4

	m	ft
Living	4.45 x 3.09	14'5 x 10'1
Kitchen/Dining	4.99 x 2.89	16'3 x 9'4
Family Room	2.85 x 2.64	9'3 x 8'6
Utility	1.94 x 1.26	6'3 x 4'1

PLOT 3

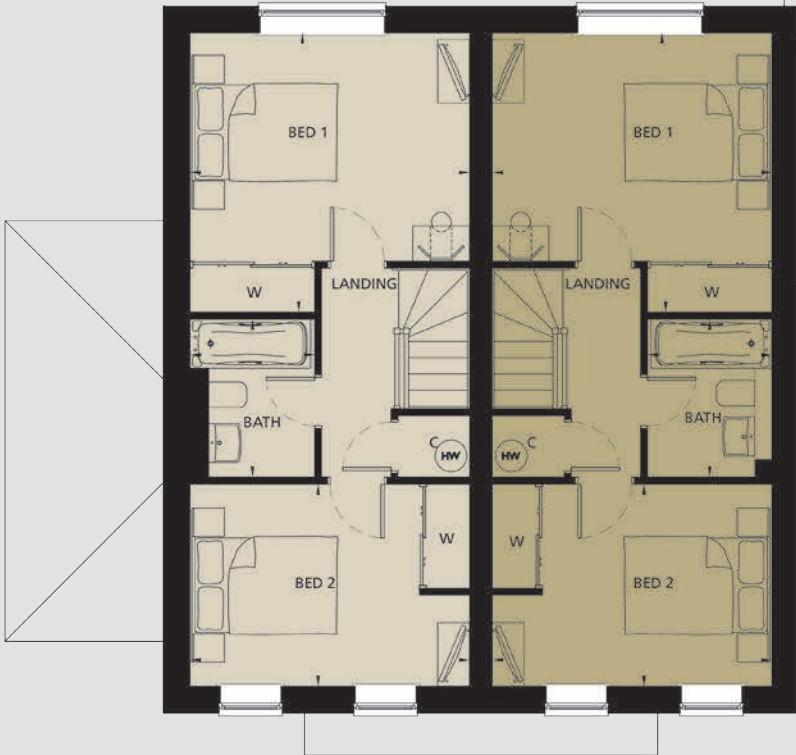
	m	ft
Living	4.45 x 3.09	14'5 x 10'1
Kitchen/Dining	4.99 x 2.89	16'3 x 9'4
Family Room	2.85 x 2.63	9'3 x 8'6
Utility	1.94 x 1.26	6'3 x 4'1

Gross internal floor area: Plot 3 - 104.7 sq.m / 1135 sq. ft, Plot 4 - 104.7 sq.m / 1135 sq. ft, Plot 5 - 73.1 sq.m / 787 sq. ft, Plot 6 - 92.5 sq.m / 995 sq. ft

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PLOTS 3, 4, 5 & 6

FIRST

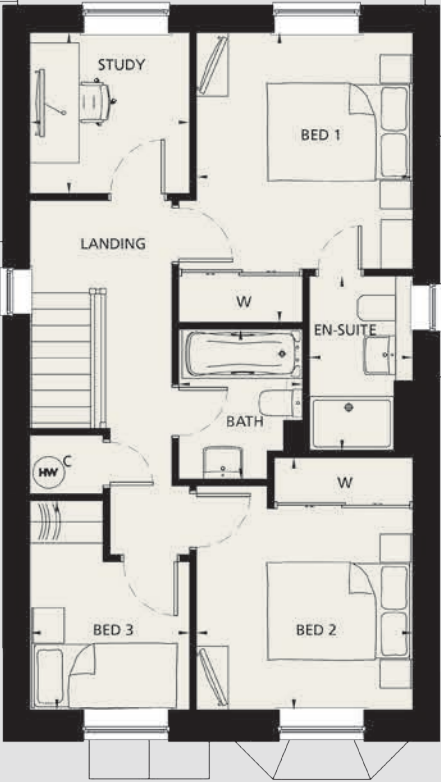


PLOT 6

	m	ft
Bed 1	3.95 x 3.95	12'9 x 12'9
Bed 2	3.95 x 2.86	12'9 x 9'3

PLOT 5

	m	ft
Bed 1	3.95 x 3.95	12'9 x 12'9
Bed 2	3.95 x 2.86	12'9 x 9'3



PLOT 4

	m	ft
Bed 1	4.10 x 3.06	13'4 x 10'0
Bed 2	3.57 x 3.06	11'7 x 10'0
Bed 3	2.96 x 2.26	9'7 x 7'4
Study	2.28 x 2.26	7'4 x 7'4



PLOT 3

	m	ft
Bed 1	4.10 x 3.06	13'4 x 10'0
Bed 2	3.57 x 3.06	11'7 x 10'0
Bed 3	2.96 x 2.26	9'7 x 7'4
Study	2.28 x 2.26	7'4 x 7'4

PLOT 7

GROUND

PLOT 7

	m	ft
Living Room	4.69 x 3.37	15'4 x 11'0
Study	3.37 x 2.08	11'0 x 6'8
Dining	3.88 x 3.05	12'7 x 10'0
Kitchen	3.05 x 3.00	10'0 x 9'8
Utility	2.41 x 1.70	7'9 x 5'5



Gross internal floor area: Plot 7 - 125.7 sq.m / 1352 sq. ft

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FIRST

PLOT 7

	m	ft
Bed 1	3.30 x 3.02	10'8 x 9'9
Bed 2	3.10 x 2.80	10'1 x 9'1
Bed 3	3.42 x 2.76	11'2 x 9'0
Bed 4	3.10 x 2.31	10'1 x 7'5



PLOTS 8 & 9



GROUND



PLOT 9

	m	ft
Family Room	4.55 x 3.95	14'9 x 12'9
Kitchen	4.44 x 1.74	14'2 x 5'7

PLOT 8

	m	ft
Living	4.83 x 3.34	15'8 x 10'9
Kitchen	3.24 x 2.23	10'6 x 7'2
Dining	4.35 x 2.61	14'2 x 8'5

Gross internal floor area: **Plot 8** - 131.5 sq.m / 1415 sq. ft, **Plot 9** - 99.9 sq.m / 1075 sq. ft

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FIRST



PLOT 9

	m	ft
Bed 2	3.95 x 2.99	12'9 x 9'8
Bed 3	3.95 x 2.76	12'9 x 9'0

PLOT 8

	m	ft
Bed 1	3.39 x 3.15	11'1 x 10'3
Bed 2	3.39 x 2.74	11'1 x 9'0

SECOND



PLOT 9

	m	ft
Bed 1	3.95 x 2.99	12'9 x 9'8

PLOT 8

	m	ft
Bed 3	3.39 x 3.36	11'1 x 11'0
Bed 4	3.39 x 3.36	11'1 x 11'0

Dotted line denotes extent of full height ceilings

THE FINER DETAILS

GENERAL



Gas-fired underfloor heating to ground floor and radiators to first floor via high efficiency condensing boiler.

Stainless steel effect socket and light switches to ground and first floor.

Glass balustrade with oak handrails to all plots, except plots 1 and 9.

Built-in wardrobes to all Bedrooms for plots 2, 3, 4, 5, 6, 8, 9. Built-in wardrobes to Bedrooms 1 and 2 for plot 1 and bed 1, 2, 3 to Plot 7.

Porcelanosa ceramic flooring to hallway, cloakroom and kitchen.

Multi-point locking to external doors.

Energy efficient downlighters to all rooms.

Bi-fold rear patio doors to all plots with P3/P4 only with double patio doors.

Contemporary architraves and skirting.

White UPVC windows with multi-point locking.

Dimmer lights to master bed and living room. USB sockets to selected points in lounge kitchen/ bed 1 and 2 to all plots.

SECURITY AND HOME ENTERTAINMENT

Wiring for burglar alarm.

BT points to Living and Master Bedroom.

High level TV points and Sky+ wiring to Living Room and Master Bedroom.

TV wiring to all other bedrooms.

Hard-wired CAT 6 connectivity to ethernet socket in Living and Master Bedroom to enable faster data transfer to Smart TV, Sky Box, PC, etc (Smart TV, Sky Box, PC and router not included).



BESPOKE DESIGNER KITCHENS



Bespoke range of fully fitted contemporary kitchen cabinets to include pelmet lighting by Rotpunkt.

Under slung stainless steel sink with fluted drainer in cimstone work surface.

Integrated fridge, freezer and dishwasher by Siemens.

Co-ordinated cimstone work surfaces with up stands and splash-back.

Four zone induction hob and ceiling extractor hood by Siemens.

Main sink tap with three water functions, including steaming hot water up to 98°C

Electric oven and separate microwave to plots 1, 3, 4 and 5, all other plots with combi oven/ microwave by Siemens.

Integrated washer dryer by Siemens to plots 1, 2, 5, 6, 8 and 9.

Plumber and wired for waste disposal/water softener (waste disposal/water softener not included).

EXTERNAL SPACE

Access into garden via bi-folding doors at rear to all plots except plots 3 and 4 which have double patio doors.

External tap to rear.

External power socket to rear.

Paved patio area to rear.



LUXURY BATHROOMS & EN-SUITES



Contemporary style white bathroom suite by Villeroy & Boch.

Fully tiled to Bathrooms and En-suites by Porcelanosa with integrated mirrors to suit.

Villeroy & Boch vanity units under basins.

Bath with Hansgrohe thermostatic shower and screen (Bathrooms).

Chrome Hansgrohe mixer tap.

Heated ladder style chrome towel rail.

Fully fitted shower enclosure with chrome shower door (En-suite).

Hansgrohe thermostatic shower valve with handset and shower pipe (Master En-suite).

Wall mounted Villeroy & Boch WC with concealed cistern.

Co-ordinated Porcelanosa ceramic floor tiles.

Electric underfloor heating to Master en-suite and to bathrooms in plots 5 and 6 only.

NHBC

10 YEAR NHBC Buildmark Warranty.





AQUINNA HOMES
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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.

SELLING AGENTS



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