



THE MALTINGS

WEST END VILLAGE • GU24 9JS



Martin Grant Homes



THE MALTINGS

AN EXCLUSIVE
LIFESTYLE IN A DESIRABLE
RURAL LOCATION



If your heart's desire is an exclusive home in beautiful surroundings; if you dream of living in a peaceful country setting, yet within easy reach of London - then The Maltings, in the Surrey village of West End, is the perfect location for you.

The Maltings is an elegant development of 2, 3, 4 and 5 bedroom homes. In a rural location just a few minutes' walk from the heart of West End village, The Maltings is close to the towns of Chobham, Camberley and Woking, as well as being within easy reach of railway stations and motorways that provide direct and rapid access to London.



Martin Grant Homes

THE PERFECT SETTING



Located in an idyllic setting, surrounded with fields and farmlands, The Maltings is set across nearly 12 acres. With a range of charming properties to choose from, The Maltings is an ideal choice for families looking to find local homes with more interior and exterior space.

Properties have been carefully designed and built to match traditional local architectural styles, with front gables, entrance porches and bay windows. Interiors are spacious, free-flowing from one living area to the next, and flooded with natural light. Fixtures and fittings are of the highest quality, and each property has its own private allocated parking space or garage, as well as rear gardens and a beautiful landscaped open space for you to enjoy.





AT THE HEART OF VILLAGE LIFE



The village's vibrant community is expressed in the many activities which take place at the local hall and sports pavilion, which together offer an impressive choice of clubs, classes and events; there are also local sports groups, an annual village fête in June and an agricultural show in September.

The Maltings is within easy walking distance of the amenities in the charming village of West End. The village benefits from many open spaces, including Brentmoor Heath, a nature reserve designated as a Site of Special Scientific Interest.

Nearby, The Inn at West End has been named 'Surrey Dining Pub of the Year' (and has an adjoining wine shop), whilst the Hare and Hounds is a family-friendly inn with a warm, welcoming atmosphere.

West End is just four miles from both Camberley and Woking, both of which have excellent major retail outlets and independent shops, plus leisure amenities and a wide choice of pubs, cafés, bars and restaurants. West End is only two miles from the village of Chobham, which has charming antique and gift shops – and no less than four pubs!



SPOILT FOR CHOICE



A little further afield from West End are the towns of Ascot, Guildford and Farnham, which offer further leisure, dining and entertainment choices. Farnham has a fine castle and ancient buildings, whilst Guildford features a number of performance venues and theatres, especially the Yvonne Arnaud Theatre, which has an impressive national reputation for excellent professionally staged plays. There are plenty of sports and outdoor activities in the area as well, with the renowned racecourse at Ascot and world-class shooting at Bisley Shooting Ground and the recently refurbished Spectrum Leisure Complex at Guildford.

There is also an impressive choice of golf clubs in the vicinity, particularly at Chobham, Woking, Wentworth and Foxhills Golf Club & Resort, which The Independent newspaper have named 'One of the best resorts in Britain'.

Embrace the healthy lifestyle that rural living offers by exploring the local countryside by bicycle and on foot. Plenty of local walks on well-marked paths can be found in the immediate vicinity of The Maltings, with the nearby North Downs and Surrey Hills offering large areas of open spaces, heathlands and high ground.

THE EDUCATED CHOICE



“
A THOROUGH PREPARATION FOR
LIFE THROUGH MODERN IDEAS AND
TRADITIONAL VALUES

”
Andrew J. Moss MEd
Gordon's School Head Teacher

There are a number of excellent schools within easy reach of The Maltings, including Holy Trinity Church of England Primary School which is right next to the development.

Gordon's School is only a ten-minute walk from The Maltings and has been listed as one of Britain's outstanding schools by Her Majesty's Chief Inspector.

Lyndhurst School, Camberley, is also easily accessible and provides private preparatory school education for both boys and girls.

There are Sixth Form colleges at nearby Tomlinscote and Collingwood College – and the University of Surrey is based in Guildford.

MAKING THE CONNECTION



Despite being in an enviable rural setting, West End is close to the A322 Guildford to Bracknell Road, which links to Junction 3 of the M3 just two miles away. The next M3 junction eastwards is the London orbital M25 motorway, with the M3 carrying on to Sunbury and connecting to central London through Twickenham, Richmond and Kew.

In a south-westerly direction, the M3 connects to Basingstoke and Southampton. Heathrow Airport is only 15 miles away, and Gatwick Airport is just over thirty five miles' distance.

In addition, the south coast is easily accessible from West End, with the New Forest, Winchester, Southampton, Portsmouth and Chichester all nearby as well.

There are excellent train services to central London from nearby Brookwood and Woking (15 minutes' drive), as well as from Bagshot and Frimley. Train journeys into central London take around 22 minutes, with frequent services from early morning until late in the evening. Bus services operate from the nearby A322 roundabout, running to Guildford, Camberley and Woking.



ELEGANT INTERIORS



INTERIOR DECORATION & GENERAL FEATURES

- NHBC 10 Year Warranty
- Oak finish internal doors
- Polished chrome door furniture
- Built-in wardrobe, with mirrored sliding doors in master bedroom
- Smooth ceilings painted white throughout
- Internal walls decorated Almond White throughout
- Softwood staircase painted Satin White
- Joinery painted white throughout
- Stone fireplace surround and hearth to living room in selected plots
- Karndean flooring to kitchen, dining area and bathrooms

- Standard pendant light fittings throughout except kitchen and bathrooms
- White double-glazed UPVC windows throughout

KITCHENS

- Contemporary fitted kitchen
- Composite stone worktops with up-stands
- Stainless steel 1½ bowl sink
- Franke Eiger mixer tap in chrome finish
- Electrolux integrated single oven for 2 and 3 bedroom homes and Electrolux integrated double oven for 4 and 5 bedroom homes

- Electrolux 4 burner gas hob for 2 and 3 bedroom homes and Electrolux 5 burner gas hob for 4 and 5 bedroom homes
- Extractor integrated within a wall unit over the gas hob. Island stainless steel extractor to plots 5, 17, 27 and 38 only
- Electrolux integrated fridge/freezer (A+ rated)
- Electrolux integrated dishwasher (A+ rated)
- Under wall unit 'LED' lighting
- Chrome low energy recessed ceiling light fittings
- Polished chrome finish sockets



BATHROOMS & EN-SUITES

- Contemporary white sanitaryware
- Thermostatic shower mixer and handset to all baths
- Half height ceramic tiling to selected walls
- Full height tiling to shower cubicles
- Low energy recessed ceiling downlighters
- Heated chrome ladder towel rail

MEDIA

- TV points provided in the living room and all bedrooms
- Wiring for SKY Q to living room
- Freeview aerial
- USB phone charger points in the kitchen/dining areas and all bedrooms

HEATING, SECURITY & SAFETY FEATURES

- Vaillant gas condensing 'A rated' boiler and mains pressure unvented hot water cylinder
- Wall mounted radiators throughout
- Glass reinforced polymer front door with multi-point locking system
- Spur point for alarm
- Mains operated smoke detectors
- Mains operated carbon monoxide detectors

EXTERIOR FEATURES & LIGHTING

- Front gardens soft landscaped
- Rear garden patio area
- Garden sheds to all plots
- Vertical panel steel garage doors on selected plots
- Power and light to garages on selected plots
- Private driveways
- Outside tap
- External low energy light fittings to front porch
- PIR light to rear

DELIVERING EXTRAORDINARY HOMES



Each Martin Grant property is meticulously planned and professionally built to the highest standards, maximising space and light. Designed specifically to suit the way we live today, our homes incorporate a wealth of modern conveniences in a range of sizes to appeal to everyone from first time buyers to established families. Our homes are known for their elegance and lasting quality and for enhancing their existing surroundings.

They are sympathetic to the local architecture, regional characteristics and the surrounding countryside.

Founded in 1978, Martin Grant Homes has earned a reputation for building superb quality homes and apartments in desirable locations. As a privately-owned family company, we've continued to grow and we are now recognised as a major regional house builder.

OUR BLUEPRINT FOR A GREENER FUTURE



OUR HOMES

As responsible developers, our objective is to create environmentally sensitive and sustainable developments. As a result, we follow sound best practice principles throughout the planning, design and build stages of our developments.

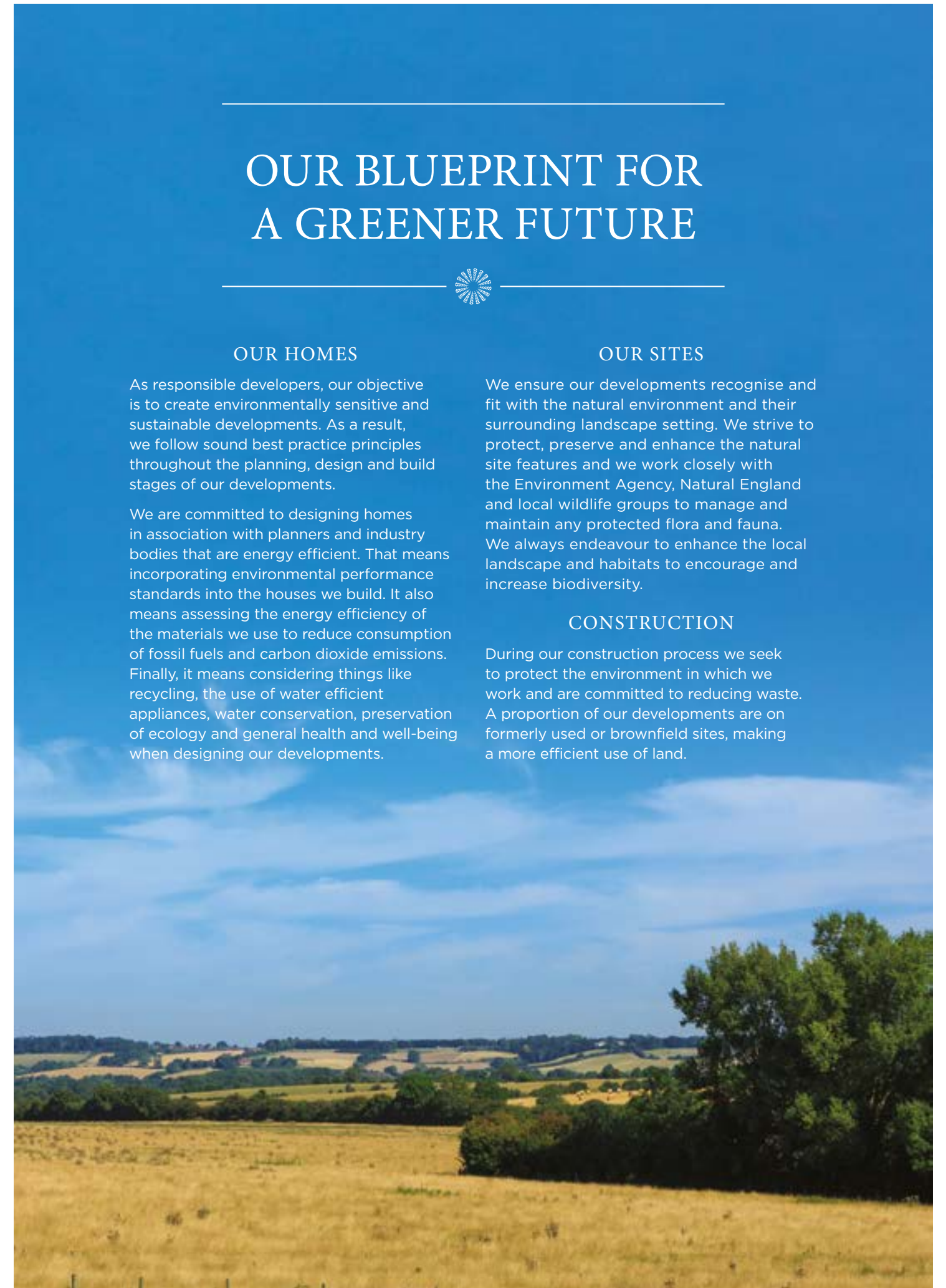
We are committed to designing homes in association with planners and industry bodies that are energy efficient. That means incorporating environmental performance standards into the houses we build. It also means assessing the energy efficiency of the materials we use to reduce consumption of fossil fuels and carbon dioxide emissions. Finally, it means considering things like recycling, the use of water efficient appliances, water conservation, preservation of ecology and general health and well-being when designing our developments.

OUR SITES

We ensure our developments recognise and fit with the natural environment and their surrounding landscape setting. We strive to protect, preserve and enhance the natural site features and we work closely with the Environment Agency, Natural England and local wildlife groups to manage and maintain any protected flora and fauna. We always endeavour to enhance the local landscape and habitats to encourage and increase biodiversity.

CONSTRUCTION

During our construction process we seek to protect the environment in which we work and are committed to reducing waste. A proportion of our developments are on formerly used or brownfield sites, making a more efficient use of land.



THE MALTINGS

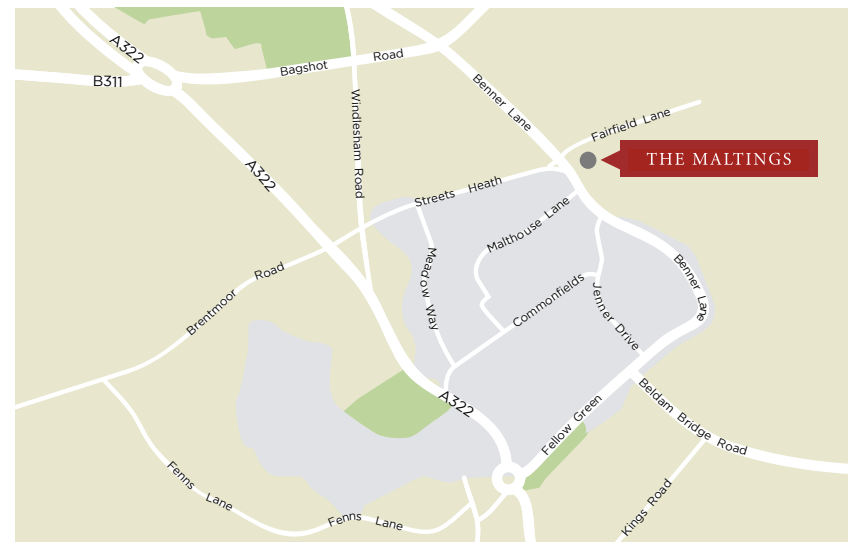


FROM M3

Westbound from the M3, take the A322 for approximately two and a half miles. Upon entering West End, take the first exit next to Gordon's School on Bagshot Road and take a right onto Benner Lane. Continue for a short distance and the entrance to The Maltings is on the left hand side.

FROM WOKING

From Woking take the A3046 northwards for approximately five miles. Once you have reached Chobham, continue to follow the A3046 onto Bagshot Road for about two miles and then turn left into Benner Lane and the entrance to The Maltings is on the left hand side.



Martin Grant Homes

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www.martingranthomes.co.uk | www.themaltings-westend.com

The information contained in this brochure is for general guidance only. The interior photographs shown are from a typical Martin Grant Homes show home and are not necessarily representative of the specification included at this development. Intending purchasers should satisfy themselves by inspection or otherwise of items and specification included. This information does not constitute a contract, part of a contract or warranty. BUILDING SITES ARE DANGEROUS: All visitors to site must wear the appropriate health & safety attire which will be provided. Children under the age of 12 years will not be permitted on site. External materials are subject to local authority approval.

WWW.THEMALTINGS-WESTEND.COM



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