



OLD PORTSMOUTH ROAD

GUILDFORD GU3

*Two & three  
bedroom Shared  
Ownership  
houses*





**OLD PORTSMOUTH ROAD**  
GUILDFORD GU3

*An exciting collection of contemporary two and three bedroom  
Shared Ownership houses in Guildford surrounded by beautiful  
Surrey countryside.*

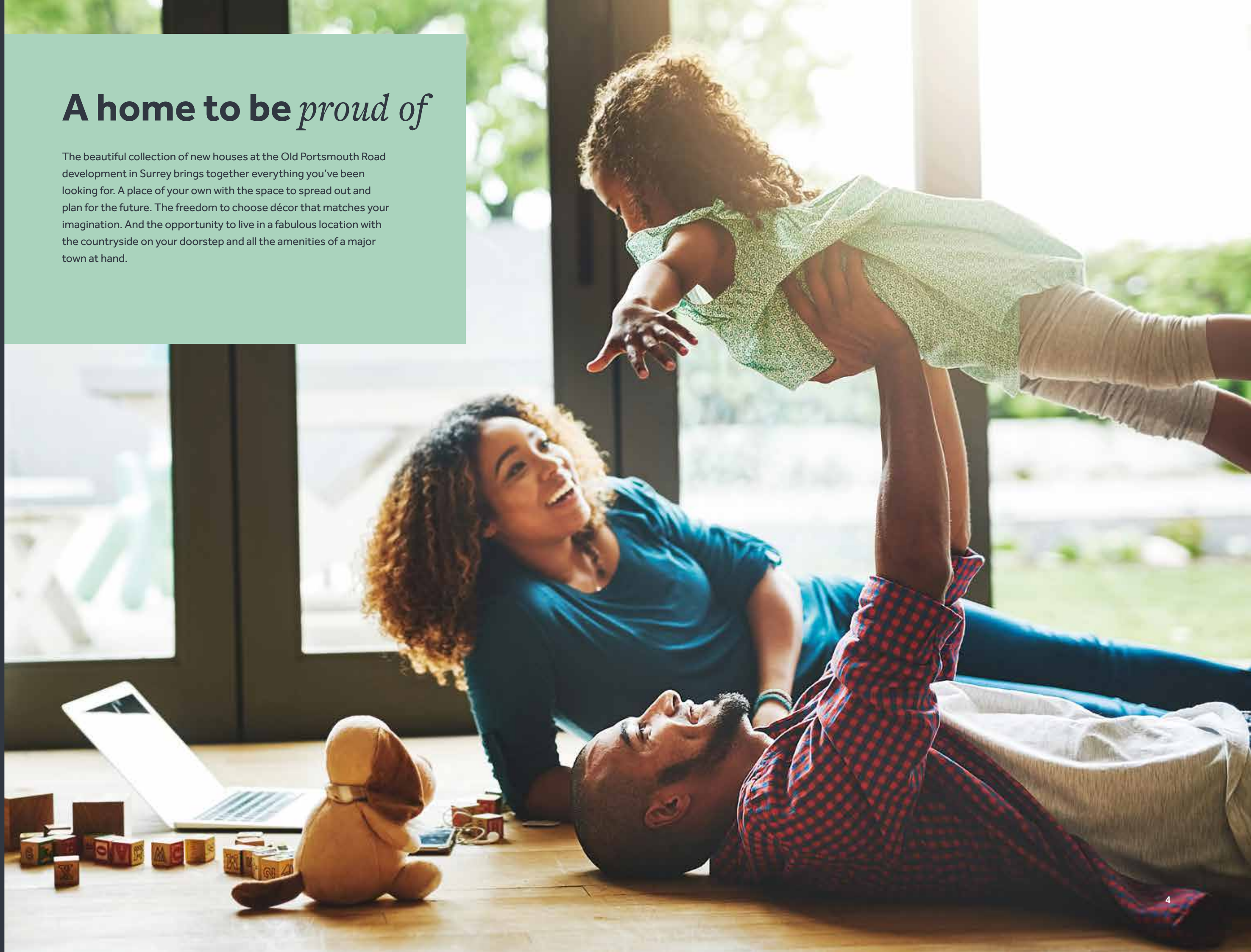
Newlands Corner natural beauty spot on Albury  
Downs, North Downs, near Guildford





## A home to be *proud of*

The beautiful collection of new houses at the Old Portsmouth Road development in Surrey brings together everything you've been looking for. A place of your own with the space to spread out and plan for the future. The freedom to choose décor that matches your imagination. And the opportunity to live in a fabulous location with the countryside on your doorstep and all the amenities of a major town at hand.







# A city on your *doorstep*

Whether you prefer your cities steeped in history or full of contemporary culture, Guildford has both. A walk down the old world cobbled streets of the High Street opens up a world of independent shops, charming cafés and open air market stalls. Yet walk a little further and you'll come across a choice of modern shopping malls with big name stores and cutting edge fashion.

Guildford has live theatre, music venues, multi-screen cinema and a wonderful choice of pubs, bars, clubs and restaurants. There's an outdoor Lido and leisure centre with swimming pool, climbing wall, gym, sports arena and exercise classes.

This is a great area for schools too. Offering a choice that extends from pre-primary right through to the University of Surrey, which has its campus beside the cathedral.

Guildford Town Centre, The Friary, Tunsgate Square and White Lion Walk are just some of the shopping opportunities

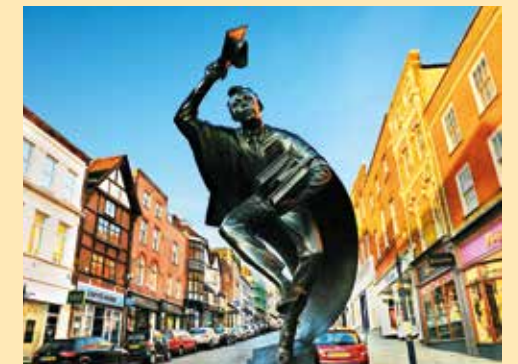
Built by William the Conqueror, Guildford Castle has a rich back story and is nowadays famous for its vibrant floral displays

The Surrey Scholar statue was commissioned for Queen Elizabeth II's golden jubilee and is a popular place to rendezvous with friends

The River Wey flows past the castle and Yvonne Arnaud theatre with an attractive choice of riverside pubs overlooking its banks

From the North Street and Farmers' Markets to the Ethical Vegan Market and Craft Festival, this is a city with so much to offer

Street cafés, gastro-pubs, family restaurants, gourmet venues. Guildford is fabulous for foodies.







## Countryside in all directions

Step out of your front door and, whichever way you head, there's beautiful countryside to explore. The Surrey Hills park forms a designated area of outstanding natural beauty, famous for bike trails and Sunday afternoon walks. Be sure to see the panorama from the top of Box Hill.

Nearby Newlands Corner also offers great views, while the Winkworth Arboretum is a riot of colour in autumn and perfect to explore any time of the year. Or go West and discover the nature reserve at Ash Ranges.

There are many wonderful country estates nearby. Loseley Park remains much as it was in the 16th century while Polesden Lacey reflects the elegance and grandeur of Edwardian times.

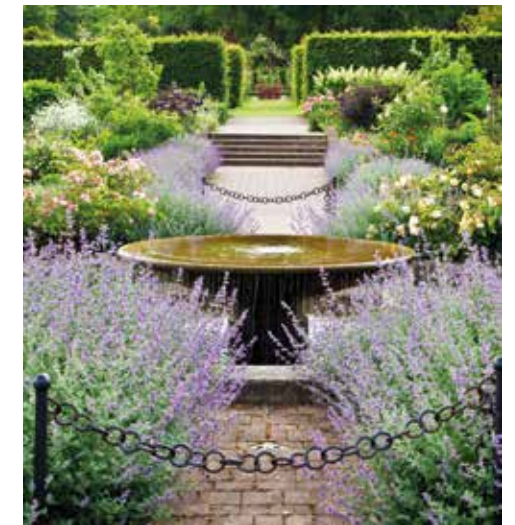
If you love a weekend adventure, then take to the river. The Wey is great for kayaking or renting a narrowboat and exploring the beautiful, tree-lined banks.

From Old Portsmouth Road the best of the south coast is also waiting to be explored. You can head direct to Portsmouth and the Isle of Wight or spend a weekend partying in Brighton or Eastbourne. Choices. Choices.

Follow the towpath beside the river or take on the hills – this area is perfect for cycling

Take a canal boat down to Godalming or up to Weybridge where the Wey meets the Thames.

Immerse yourself in local history with a day at one of the area's historic houses







# Everything in easy reach

Getting to the centre of Guildford couldn't be easier. It's an easy walk from Old Portsmouth Road, (or an even easier bus ride). From there, you have an excellent rail service for commuting into London or travelling further afield.

Guildford is also perfectly placed for road travel too, with access to the A3 connecting you directly to Portsmouth, the M25, the M3 and the national motorway network.

Gatwick Airport is within easy reach, Southampton Docks are the start of your cruise and the channel tunnel at Folkstone is your gateway to Europe. Old Portsmouth Road is your passport to the world.



## WALK

- From Old Portsmouth Road
- SHALFORD PARK  
0.8 miles / 18 mins
- GUILDFORD CASTLE  
1.1 miles / 23 mins
- THE MOUNT  
13 miles / 29 mins



## DRIVE

- From Old Portsmouth Road
- GUILDFORD STATION  
1.2 miles / 4 mins
- GUILDFORD CASTLE  
1.6 miles / 5-9 mins
- STOKE PARK  
1.9 miles / 7 mins
- G-LIVE  
1.9 miles / 6 mins
- GUILDFORD SPECTRUM LIDO  
2.2 miles / 7 mins
- GODALMING  
1.3 miles / 9 mins
- NEWLANDS CORNER (VIEWS)  
5.3 miles / 15 mins
- RHS GARDEN WISLEY  
11.1 miles / 19 mins
- HEATHROW T5  
23.5 miles / 31 mins



## BUS

- From The Ridges Bus Stop in front of Old Portsmouth Road
- GUILDFORD TOWN CENTRE
- The Mount (stop F)  
No 42, 70, 71, 72 / 3 mins
- FRIARY BUS STATION  
No 42, 70, 71, 72 / 25 mins



## CYCLE

- From Old Portsmouth Road
- SHALFORD PARK  
0.8 miles / 6 mins
- GUILDFORD STATION  
GWR & South Western Railway  
1.2 miles / 7 mins
- GUILDFORD MUSEUM  
1.3 miles / 9 mins
- NEWLANDS CORNER (VIEWS)  
4.1 miles / 33 mins
- CHANTRY WOODS  
2.1 miles / 17 mins
- STOKE PARK  
1.9 miles / 11 mins
- GUILDFORD HIGH STREET  
1.1 miles / 8 mins



## TRAIN

- From Guildford Station  
GWR & South Western Railway
- CLAPHAM JUNCTION  
30 mins
- LONDON WATERLOO STATION  
33 mins
- GATWICK AIRPORT  
43 mins
- PORTSMOUTH HARBOUR  
59 mins

source: google.com/maps  
nationalrail.co.uk

Distances and times are given as an approximation only and are subject to change.



# Specification

From the streamlined fitted kitchen to ample sockets for your home office, everything is designed around your contemporary lifestyle. Living areas are light and open plan to create a sense of freedom and bedrooms are elegant and well proportioned. These are homes to be truly proud of.

## KITCHEN

- Kitchen units to be UniMatt in Crystal White Satin with 20mm Silestone worktops and upstand in Desert Silver
- Undermounted stainless steel sink with drainage grooves in Quartz and a Courbe curved spout tap
- Soft closing to all drawers and cupboards and cutlery tray to be included
- Bosch gas hob and electric single oven with glass splashback
- Bosch series 2 canopy cooker hood
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washer/dryer\*
- Either Silver or Anthracite waste bins

## BATHROOM

- White Roca Meridian comfort height single floorstanding wc with soft close seat and cistern/pushplate.
- Semi recessed vitreous china basin with Hansgrohe Vernis Square tap
- Roca Contessa white steel bath with light grey bath panel
- Vado Celsius 2 hole thermo bath shower mixer with shower kit
- Two panel square chrome clear glass bath screen
- Large format wall tiling
- Extractor fan with spur







# Specification

## CLOAKROOM

- White Roca Meridian comfort height single floorstanding wc with soft close seat and cistern/pushplate or close coupled pan with dual outlet. Roca wall-hung basin with Hansgrohe Vernis Square tap

## ENSUITE

- Roca Meridian comfort height single floorstanding wc with soft close seat and Geberit Kappa cistern and Kappa flushplate. Semi recessed vitreous china basin with Hansgrohe Vernis Square tap
- Shower with Vado Nebula slide rail kit with multi function spray pattern head and braided shower hose. Vado Celsius exposed thermostatic 1/2" shower valve. Frameless Sliding Screen
- Large format wall tiling

## GENERAL

- Double glazed windows and French doors with white finish internally
- Internal white walls and woodwork
- White internal doors with brushed chrome ironmongery
- Entrance door with brushed chrome viewer and multipoint locking
- Bell to front door
- White square stair spindles and square edge stair string with softwood stair handrail
- Fitted wardrobes to bedroom 1
- Garden with patio and turf with border fence

## HEATING & ELECTRICAL

- Radiators
- Chrome ladder style heated towel rail dual fuel to bathroom and ensuite
- LED downlights to kitchen and dining, bathroom and ensuite
- Pendant light fitting to hall, landing, lounge/diner and bedrooms
- Light fitting to Cloakroom and loft

- Light to front door with PIR sensor internal switch near front door
- Quality brushed chrome switch plates and sockets in the kitchen area with white everywhere else
- Shaver socket with white finish to Bathroom and Ensuite
- Satellite TV, telephone points to lounge and all bedrooms with Sky Q facility\*\*
- Mains interlinked smoke alarms

## FLOORING

- Amtico Spacia LVT in Nordic Oak to kitchen lounge/diner and cloakroom
- Champagne colour carpet to stairs landing & bedrooms
- Amtico vinyl flooring in Ceramic Dark to bathroom and ensuite

## COMMUNAL AREAS

- 2 parking spaces and car charging pods to all houses
- Garage to selected plots - please refer to site plan
- Garden provided with topsoil and turf
- Outside tap to rear garden
- Outside light and electrical points
- Southern Housing will be appointed to maintain communal areas, a service charge will be payable.

## WARRANTY

- NHBC build warranty

\* Some plots have an integrated washer/dryer located in the kitchen.

\*\* Sky Q facility is subject to purchaser subscription and installation, post occupation.

†Please ask Sales Team for plot specific details.

The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice.





- DINFOLD  
2 BEDROOMS**
- HAMBROOK  
3 BEDROOMS**
- HIMSCOT  
3 BEDROOMS**
- OPEN MARKET SALE HOUSE  
3 & 4 BEDROOM**
- AFFORDABLE  
HOMES**

The site plan is for indicative purposes only. The details depicted within the site plan are designed to give a general indication and the final layout may vary and should not be relied upon.

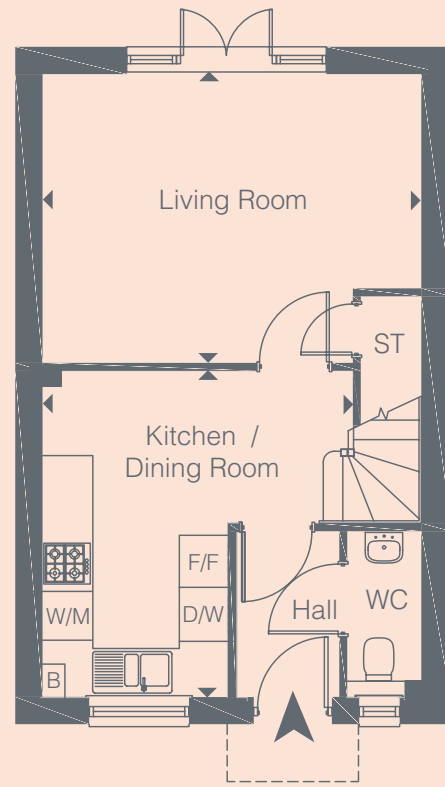
The site plan, including tenure locations does not form part of any offer, contract, warranty or representation. Please speak to our Sales Consultant for further information.



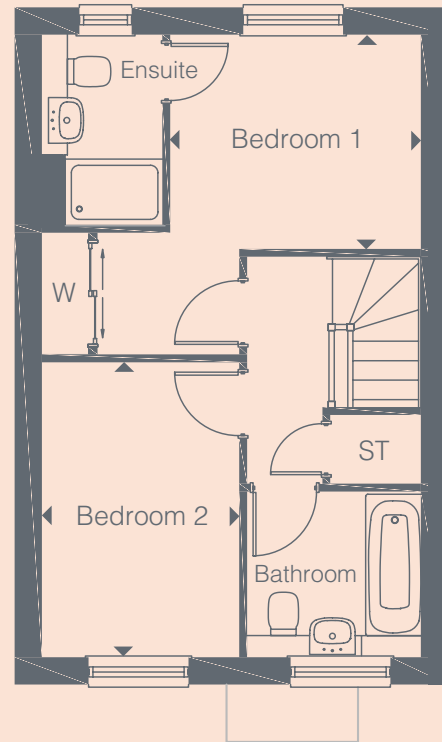




# Dinford *Two Bedrooms*



GROUND FLOOR



FIRST FLOOR

**PLOTS 1 & 2\***

**LIVING ROOM**  
4.56m x 3.47m    14' 11" x 11' 4"

**KITCHEN / DINING ROOM**  
3.92m x 3.73m    12' 10" x 12' 2"

**BEDROOM 1**  
3.01m x 2.58m    9' 10" x 8' 5"

**BEDROOM 2**  
3.55m x 2.37m    11' 7" x 7' 9"

**TOTAL AREA**  
68 sq.m.    734 sq.ft.

\* PLOT 2 IS HANDED FROM THE PLANS DRAWN

W WARDROBE    B BOILER    F/F FRIDGE/FREEZER    ST STORE  
D/W DISH WASHER    W/M WASHING MACHINE  
▶ DENOTES POINTS BETWEEN WHICH MEASUREMENTS ARE GIVEN

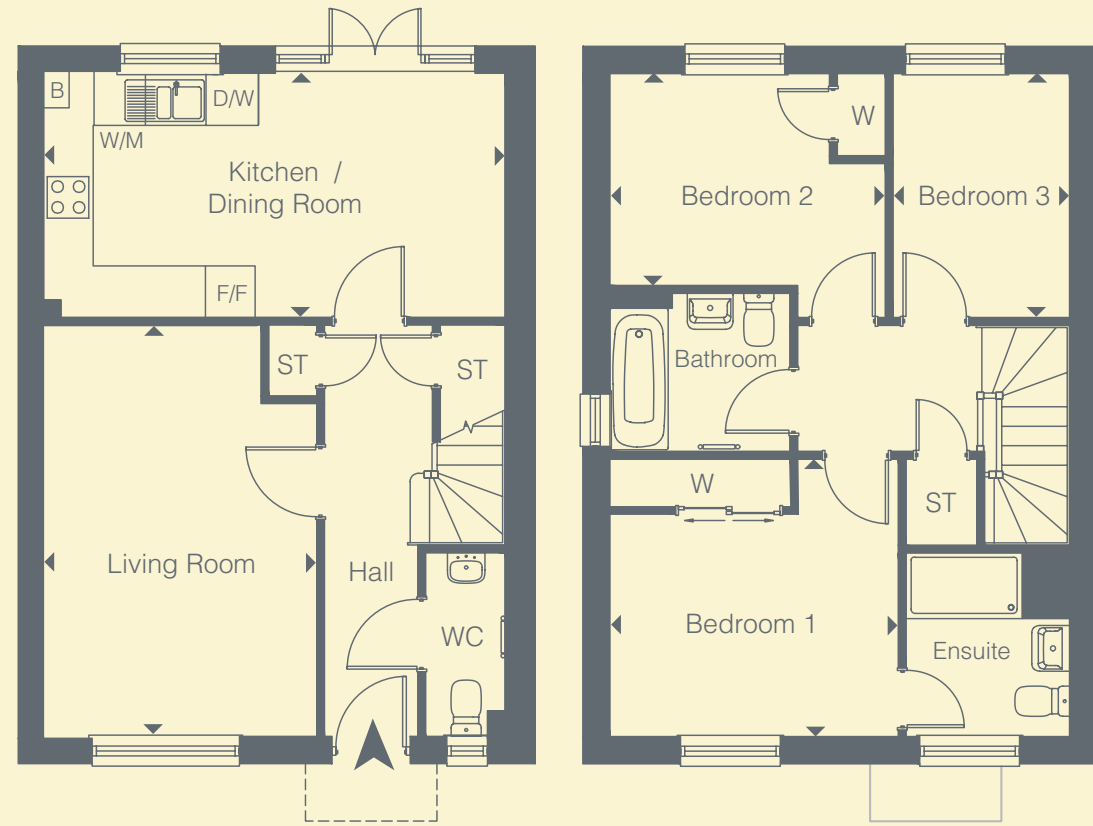
Floorplan layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Plot areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary.







## Himscot *Three Bedrooms*



GROUND FLOOR

FIRST FLOOR

PLOTS 6, 9, 10\*, 12\*, 13, 22\*, 23 & 24\*

**LIVING ROOM**  
4.97m x 3.29m    16' 3" x 10' 9"

**KITCHEN / DINING ROOM**  
5.55m x 2.96m    18' 20" x 9' 8"

**BEDROOM 1**  
3.47m x 2.66m    11' 4" x 8' 8"

**BEDROOM 2**  
3.31m x 2.55m    10' 10" x 8' 4"

**BEDROOM 3**  
2.93m x 2.12m    9' 7" x 6' 11"

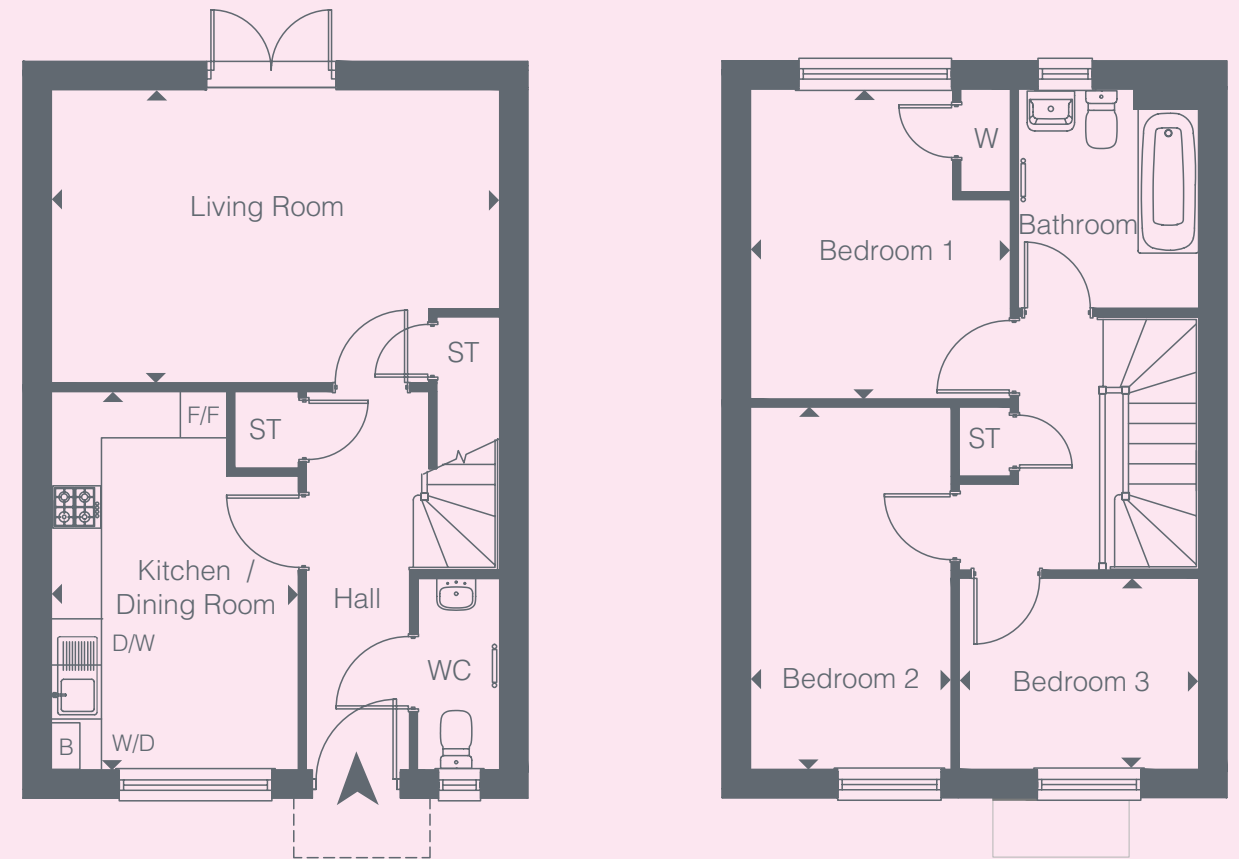
**TOTAL AREA**  
88 sq.m.    948 sq.ft..

\* PLOTS 10, 12, 22 & 24 ARE HANDED FROM THE PLANS DRAWN

W WARDROBE    B BOILER    F/F FRIDGE/FREEZER    ST STORE  
D/W DISH WASHER    W/M WASHING MACHINE  
▶ DENOTES POINTS BETWEEN WHICH MEASUREMENTS ARE GIVEN

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## Hambrook *Three Bedrooms*



GROUND FLOOR

FIRST FLOOR

PLOTS 4 & 5\*

**LIVING ROOM**  
5.20m x 3.40m    17' 1" x 11' 2"

**KITCHEN / DINING ROOM**  
4.39m x 2.87m    14' 5" x 9' 5"

**BEDROOM 1**  
3.59m x 3.02m    11' 10" x 9' 11"

**BEDROOM 2**  
4.20m x 2.33m    13' 9" x 7' 8"

**BEDROOM 3**  
2.78m x 2.22m    9' 1" x 7' 3"

**TOTAL AREA**  
82 sq.m.    883 sq.ft.

\* PLOT 5 IS HANDED FROM THE PLANS DRAWN

W WARDROBE    B BOILER    F/F FRIDGE/FREEZER    ST STORE  
D/W DISH WASHER    W/M WASHING MACHINE  
▶ DENOTES POINTS BETWEEN WHICH MEASUREMENTS ARE GIVEN

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## What is *Shared Ownership?*

You buy a percentage of a home, and pay rent on the rest. This means a smaller deposit, a smaller mortgage, and quicker steps on the ladder. We own some of the property, but it's still yours. You're living there, you can make it your own, and you decide when to sell. You can even buy more shares, to eventually own the home.

### **YOU COULD BUY A HOME AT OLD PORTSMOUTH ROAD WITH SHARED OWNERSHIP\* IF:**

- Your household earns £80,000 a year or less
- You don't own any other property (you could be in the process of selling your home)

To purchase a home you'll need to take out a mortgage to pay for your share of the home's purchase price, typically you'll need minimum 5% deposit of the value of the share you purchase. A rent of 2.75% is payable monthly on the unowned share. Shared Ownership properties are leasehold until you own 100% of it.

## **SOUTHERN HOUSING** *new homes*

\*Other eligibility criteria may apply.  
Please speak to the Sale Team to find out more  
or visit [www.gov.uk/shared-ownership-scheme](http://www.gov.uk/shared-ownership-scheme).



**SOUTHERN  
HOUSING**  
*new homes*

**0300 555 2171**

[sales@southernhousing.org.uk](mailto:sales@southernhousing.org.uk)  
[shnewhomes.co.uk/oldportsmouthroad](http://shnewhomes.co.uk/oldportsmouthroad)