



CHANTRY VIEW ROAD GUILDFORD - UNMISTAKABLY UNIQUE LIVING

View from Pewley Down, Guildford.



WELCOME TO CHANTRY



QUARRY

Just 15 villa-style four-bedroom houses share an unrivalled, secure, gated setting - a woodland quarry, hidden away on the fringes of central Guildford.

A low-angle shot looking up into a dense forest. The sun is shining through the center of the frame, creating a bright starburst effect and illuminating the green leaves and dark branches of the trees. The overall atmosphere is serene and natural.

INSIDE

Contents

- 4-7** Location - The perfect point where town meets country
- 8-11** Guildford - Surrey's county town
- 12-13** Going beyond Guildford
- 14-15** Total convenience - Places to visit, dine, shop and more
- 16-19** Unmistakably unique living - An extraordinary location demands extraordinary homes
- 20-39** Plans and technical information
- 40-43** Specification - The finer detail
- 44** Finding Chantry Quarry
- 45** Latchmere - One of Surrey's leading developers





Central Guildford

St Catherine's
Chapel

Guildford Cathedral

Train Station
(Mainline)

River
Wey

High
Street

Guildford
Castle

North Downs Way

Pewley
Down

The Water Meadows

Shalford Park



UNRIVALLED LOCATION

The perfect point... where town meets country.

Chantry Quarry nestles at the foot of Chantry View Road, a prestigious residential area that rises up and away from central Guildford to meet the green open spaces of the North Downs.

It's hard to imagine that only a short walk brings you to the foot of the famous cobbled High Street of Guildford, Surrey's bustling county town.

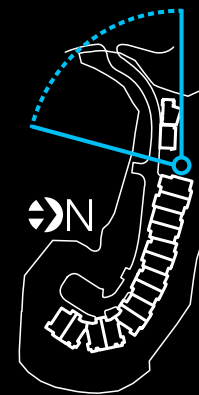


ABOVE & BEYOND



Above the treetops of Chantry Quarry, a rural vista reveals the River Wey winding amongst lush green meadows, whilst St Catherine's Hill and the ruins of its chapel rise up in the distance.

Chantry Quarry enjoys close contrasting proximity to both central Guildford and the North Downs.



Photograph taken just above the tree line in a south westerly direction towards the entrance of Chantry Quarry.

Guildford is Surrey's county town.
Natural surroundings, historic landmarks
and cultural heritage ensure this bustling
centre maintains its relaxed and rural charm.

Surrounded by the beautiful Surrey Hills
and on the banks of the picturesque
River Wey, Guildford enjoys a unique
combination of sophisticated, vibrant town
life and relaxed country living. With a
charming cobbled High Street, Guildford
offers a mixture of retail therapy, historic
buildings, parks and tranquil riverside walks.
It is truly a special place to call home.





ENCHANTING



A SHOPPER'S PARADISE

From malls to side streets and walkways, cafés, bars, restaurants and independent boutiques thrive along side major department stores and high street brands.

Whether you're meeting friends for coffee, dining in style or searching for the perfect outfit or accessory, Guildford offers nothing but the best. Designer labels, luxury footwear and classic tailoring will tempt you, and a huge choice of pubs, bars and restaurants offer an irresistible variety of fine food and drink. Guildford's famous cobbled High Street is pedestrianised*, which makes window-shopping a real pleasure, and offers stunning views across town and towards the surrounding Surrey countryside.





GREAT CONNECTIONS

Going beyond Guildford.

As Surrey's county town, Guildford has exceptional transport links to London and the surrounding areas.

Conveniently located, the mainline station is in the heart of the town. This major commuter terminal has regular, fast links to London's Waterloo. From there you will find an abundance of direct rail connections to the rest of the UK and European destinations.

Travelling by car? Chantry Quarry is less than 3 miles from the A3, so you can reach Junction 10 of the M25 easily for immediate access to the London Airports and the UK's motorway network beyond.

If you prefer, stay on the A3 northbound for a direct route into London or drive south to the coast. Whatever mode of transport you choose it's always direct and straightforward.



Heathrow Airport

A3 ► M25 ► M4 = 28 miles = 38 minutes

Gatwick Airport

A3 ► M25 ► M23 = 36 miles = 44 minutes

Luton Airport

A3 ► M25 ► M1 = 56 miles = 1 hour 3 minutes



City Airport

Guildford Main ► London Waterloo ►

Jubilee Line ► DLR = 1 hour 35 minutes



London City

Guildford Main ► London Waterloo = 1 hour



Europe by train

Guildford Main ► Vauxhall ► Victoria Line ►

St Pancras International ►

Lille, France = 3 hours 19 minutes

Brussels, Belgium = 3 hours 56 minutes

Paris, France = 4 hours

Total convenience just beyond the quarry.

White chalk provides the dramatic boundary to the dense woodland setting of Chantry Quarry. Here, the word 'private' is given a whole new meaning. However, venture less than a mile, and you can be in the heart of central Guildford or high up on the North Downs. Have the best of both worlds; rural or urban, it's right on your doorstep.

The list is vast but here is a small selection...

Restaurants

- 1 Thai Terrace
- 2 Angel Hotel
- 3 Radisson Edwardian
- 4 Rumwong
- 5 Number 2 South Hill
- 6 CAU
- 7 Jamie's Italian

Shops

- 1 The Friary
- 2 White Lion Walk
- 3 Tunsgate Square
- 4 High Street
- 5 North Street
- 6 House of Fraser
- 7 Debenhams

Sport & Recreation

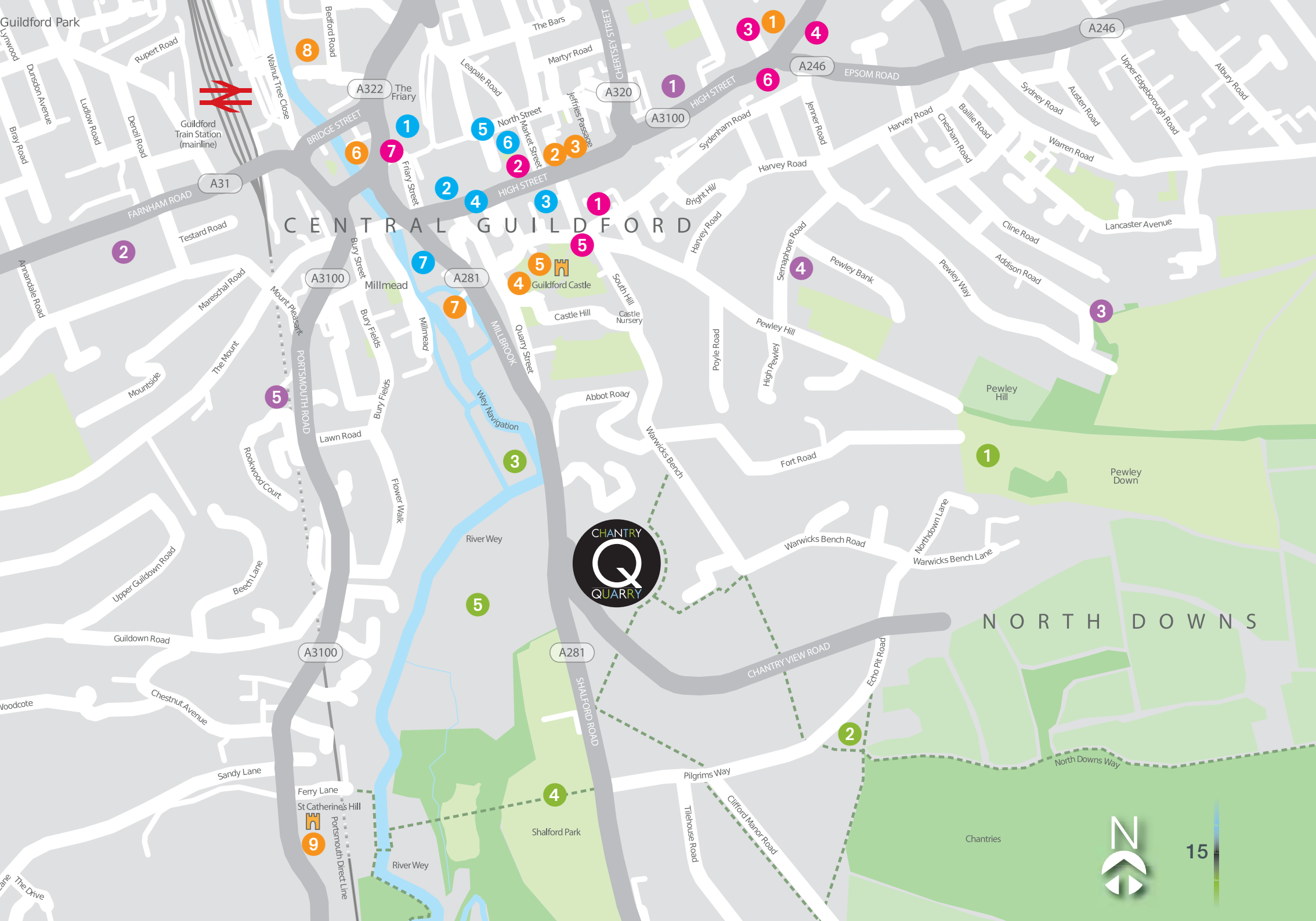
- 1 Pewley Down
- 2 North Downs Way
- 3 Rowing Club
- 4 Shalford Park
- 5 The Water Meadows

Places of Interest

- 1 GLive
- 2 Guildhall
- 3 Guildford House Galley
- 4 Guildford Museum
- 5 Castle Grounds
- 6 Electric Theatre
- 7 Yvonne Arnaud
- 8 Odeon Cinema
- 9 St Catherine's Hill

Education

- 1 Royal Grammar School
- 2 Guildford County School
- 3 Holy Trinity School
- 4 Pewley Infants School
- 5 St. Nicholas C of E Infants School



CENTRAL GUILDFORD



NORTH DOWNS



15

UNMISTAKABLY UNIQUE LIVING

Externally these striking new four bedroom homes blend to perfection with the unique surroundings of Chantry Quarry.

Mellow ochre brick is balanced with the natural tones of timber panelling, whilst rendered surfaces match the colour of the surrounding quarry chalk.

The 15 new homes literally live and breathe, small trees and shrubs are built-in on a number of levels, planting cascades down trellised elevations and rooftops are 'green' to provide a canvas of ever changing seasonal colour.

Full height windows welcome light to flood into every corner of the interiors and bi-folding doors allow inside and out to flow seamlessly.

Living space recedes on each floor which reflects the quarry's ascending contours and gives way to balconies, terraces and roof gardens. This outside space, bounded by glass, takes full advantage of the views afforded to this stunning natural location.

Enter through its private gates and you'll discover Chantry Quarry is, quite literally, 'in a world of its own', a place to escape the hustle and bustle of every day life.

New homes
that dare to be different.



THE HIGH LIFE



Taking living space to another level.

Lift*, staircase and spiral stairs connect the carefully planned, yet versatile interiors. In fact many of the homes feature a level that really lets you get above it all.

Here you'll find a sun room that provides access to a complete roof garden, featuring built-in planters, glass balustrades and timber decked floors. The ideal sanctuary to unwind, relax and muse upon the carefully protected woodland and unique surroundings of Chantry Quarry.

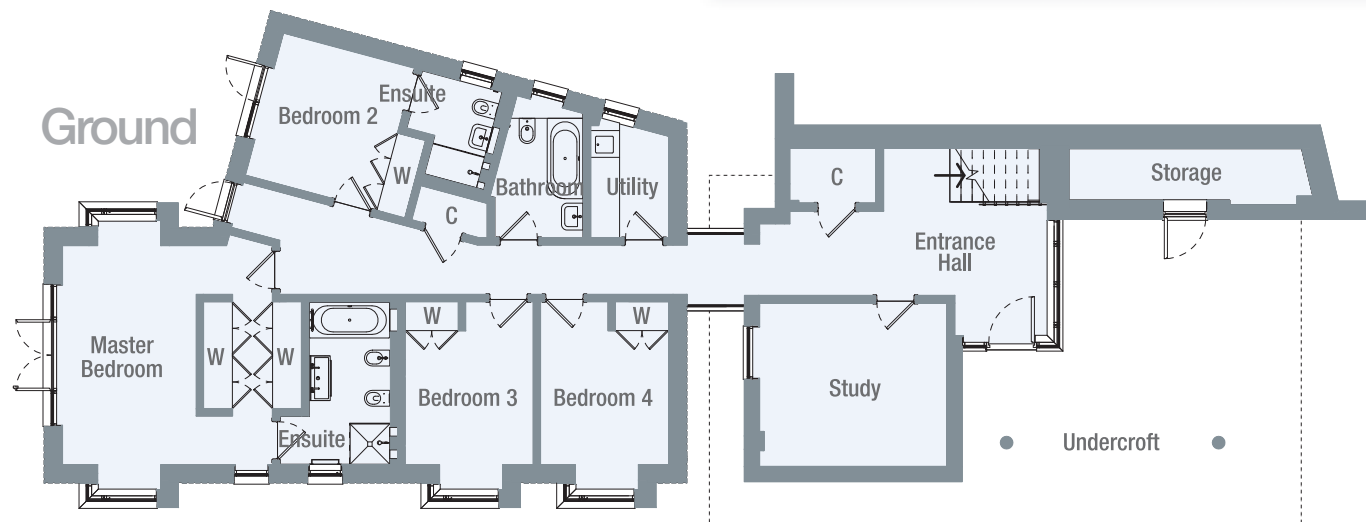
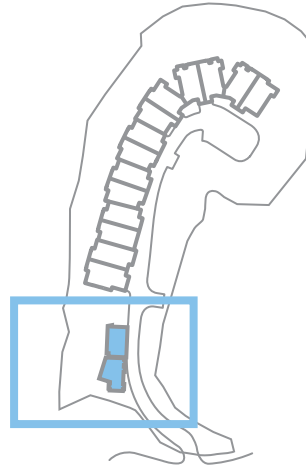
* Lift is not included as standard.
This can be purchased as an optional extra which is dependant on stage of build.



15

Light filled living spaces
ascend from the quarry floor.
An extraordinary location
demands extraordinary homes.

3 Levels
Undercroft Parking
Study
4 Bedrooms
Balcony
Roof Garden



Interior Living Space

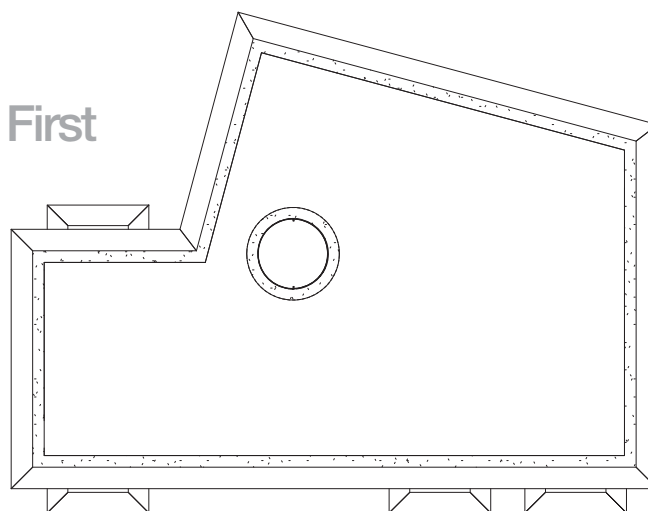
249 sq m / 2680 sq ft

Balcony/Roof Garden

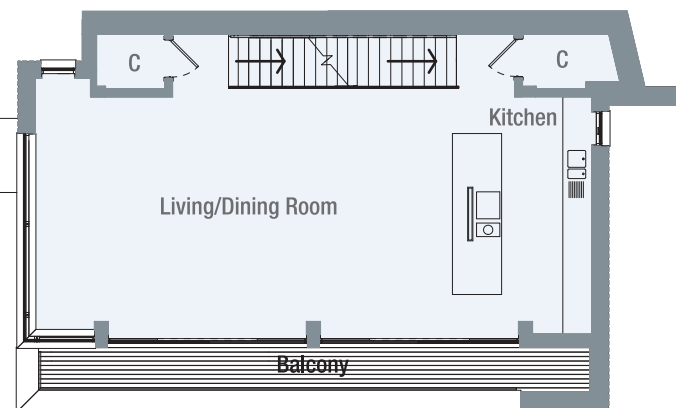
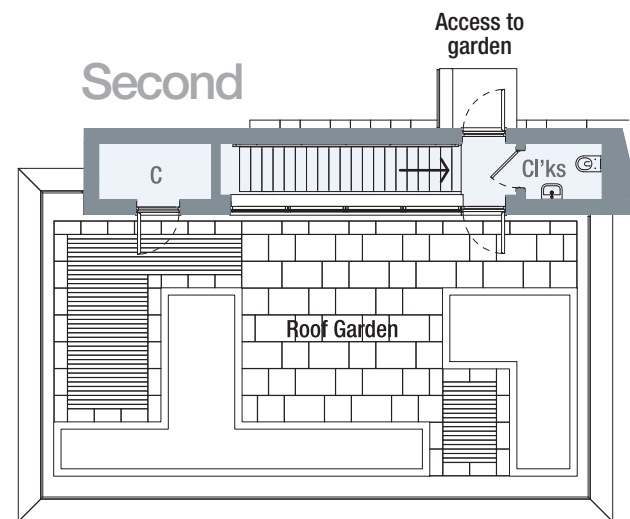
92 sq m / 990 sq ft

1

First



Second

Kitchen / Living
/ Dining Room

5.60m x 12.46m

18'4" x 40'11"

Study

3.66m x 4.20m

12'0" x 13'9"

Master Bedroom

4.91m x 3.00m

16'1" x 9'10"

Bedroom 2

3.30m x 3.70m

10'10" x 12'2"

Bedroom 3

3.65m x 2.88m

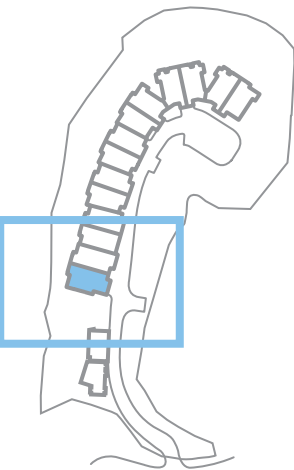
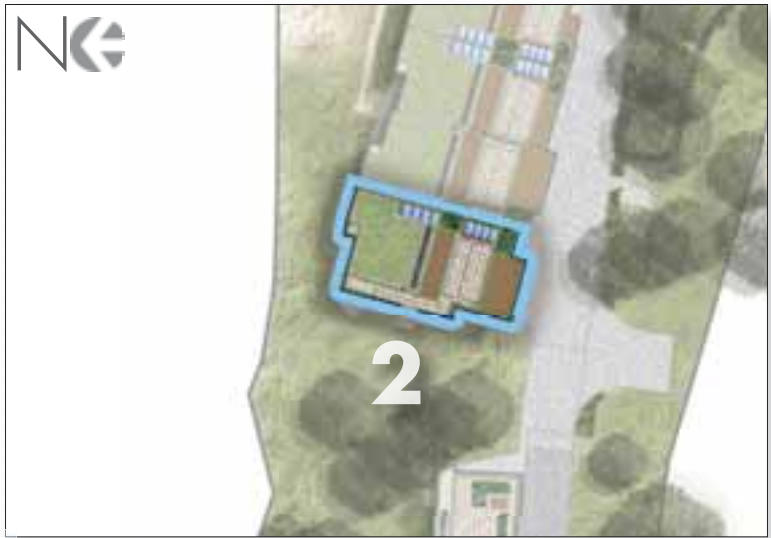
12'0" x 9'5"

Bedroom 4

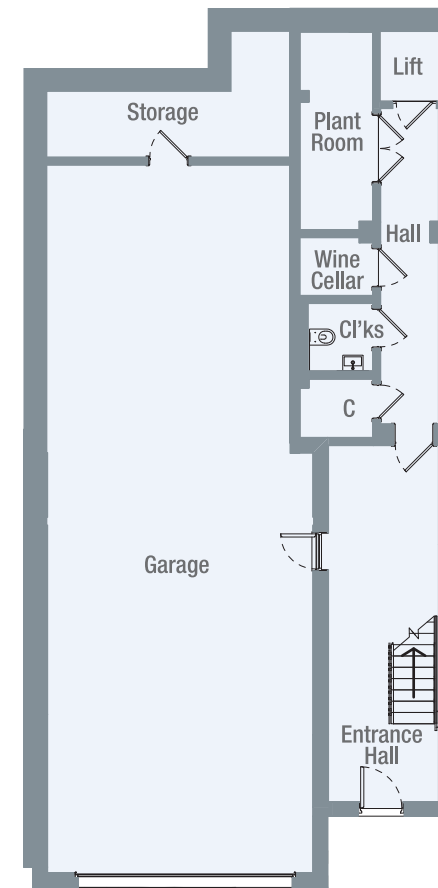
3.65m x 2.88m

12'0" x 9'5"

4 Levels
Integral Garage
Leisure Room
4 Bedrooms
Lift
2 Balconies / 1 Terrace



Ground

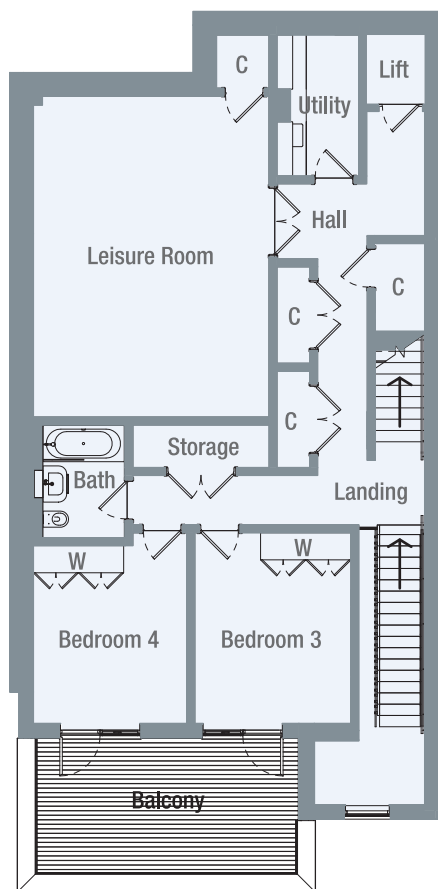


Interior Living Space	339 sq m / 3650 sq ft
Terrace / Balconies	73 sq m / 786 sq ft
Garage	98 sq m / 1055 sq ft

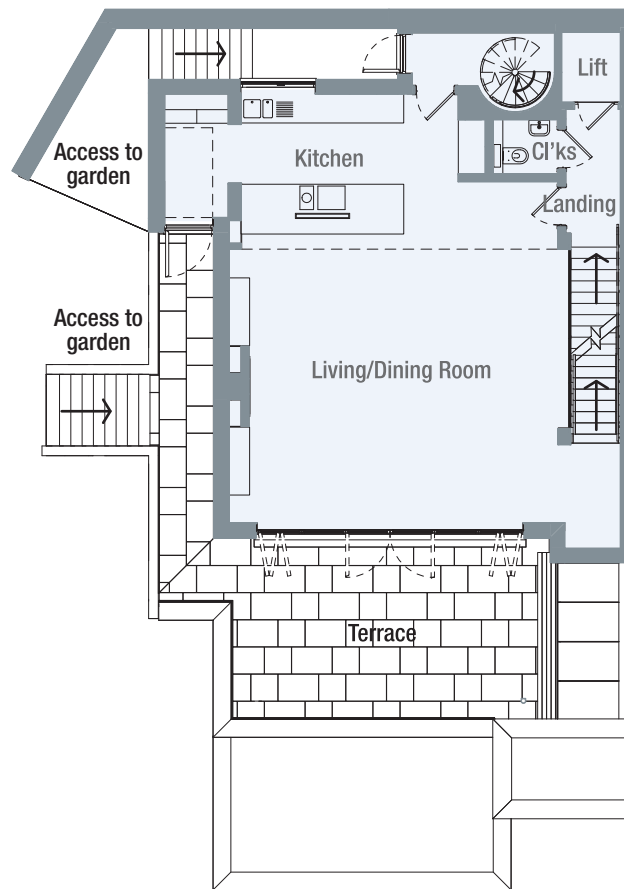
2

2

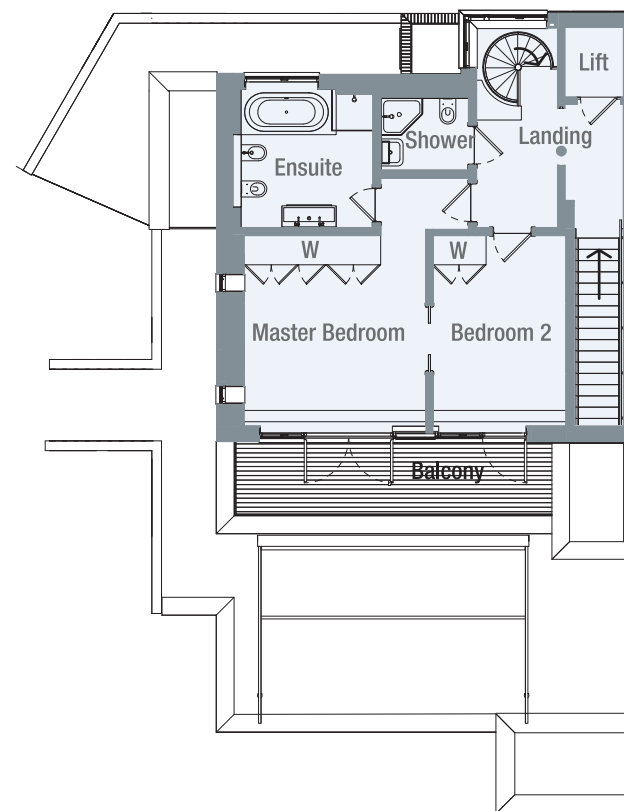
First



Second

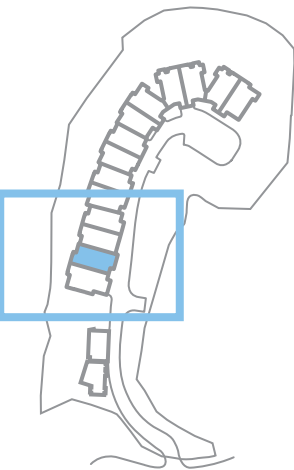
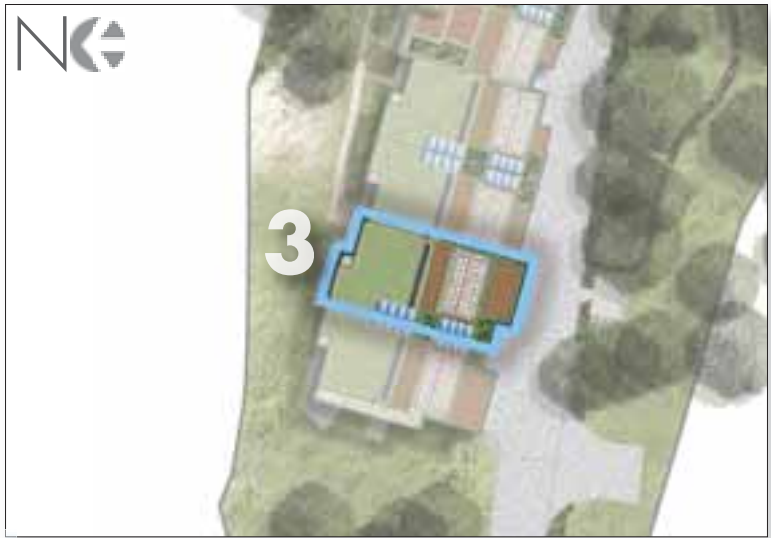


Third

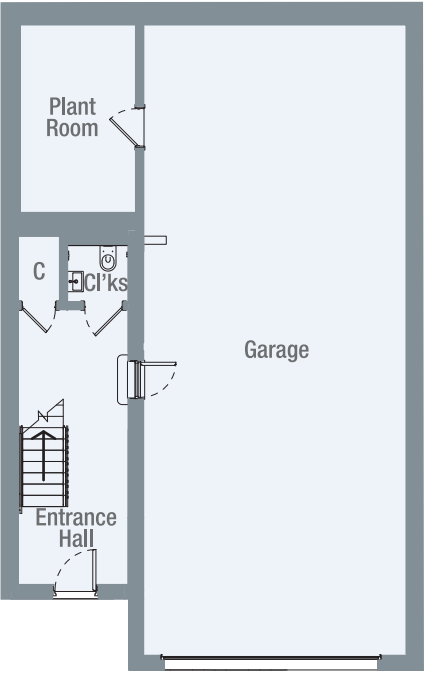


Leisure Room	7.10m x 5.21m	23'4" x 17'1"
Kitchen / Living / Dining Room	9.49m x 8.66m	31'1" x 28'5"
Master Bedroom	4.22m x 4.03m	13'10" x 13'2"
Bedroom 2	4.22m x 2.95m	13'10" x 9'8"
Bedroom 3	4.22m x 3.46m	13'10" x 11'4"
Bedroom 4	3.93m x 3.40m	12'11" x 11'2"

4 Levels
Integral Garage
Leisure Room
4 Bedrooms
2 Balconies / 1 Terrace



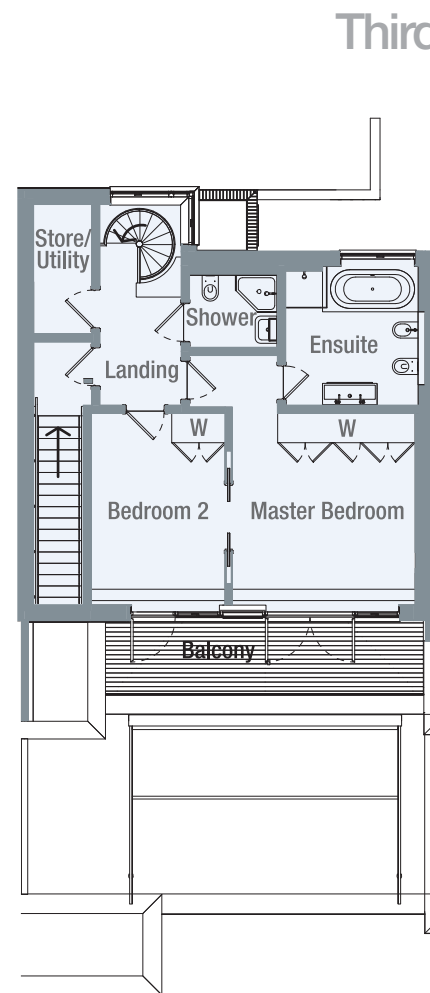
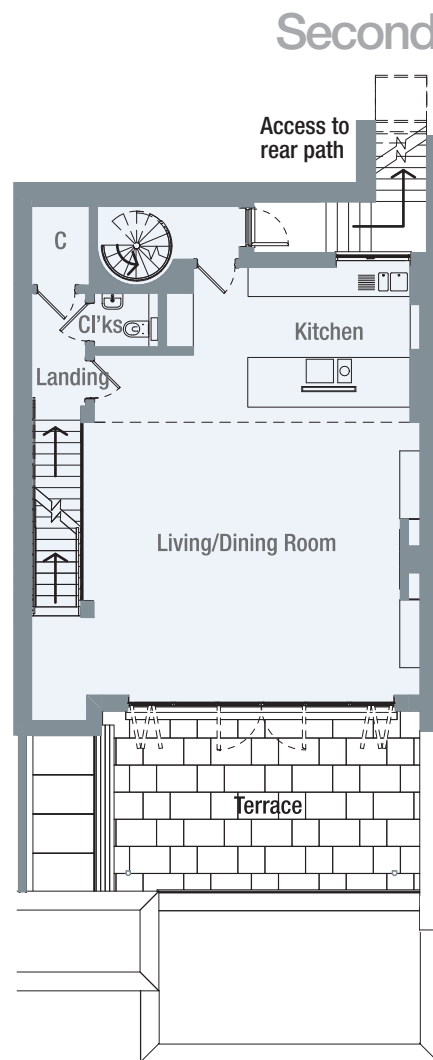
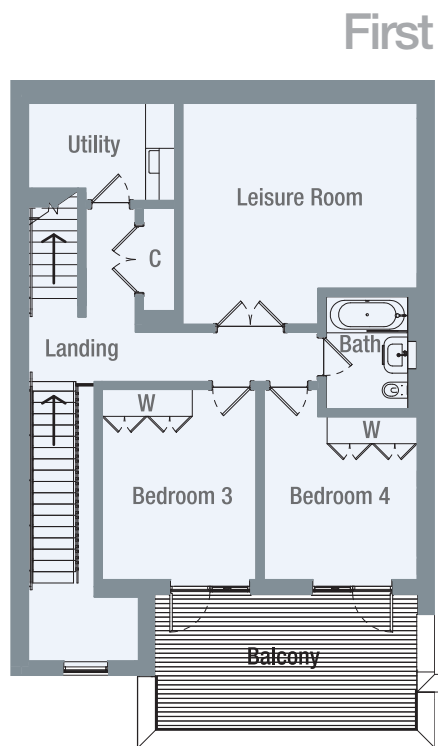
Ground



Interior Living Space	271 sq m / 2920 sq ft
Terrace / Balconies	62 sq m / 667 sq ft
Garage	93 sq m / 1001 sq ft

3

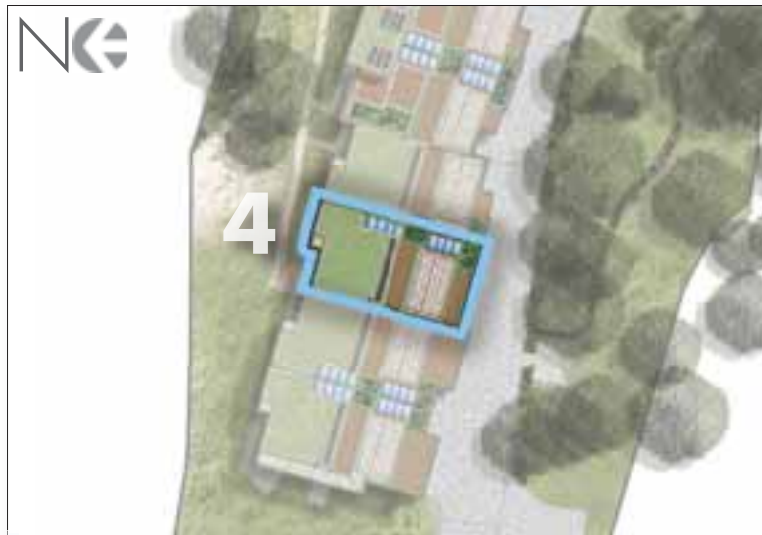
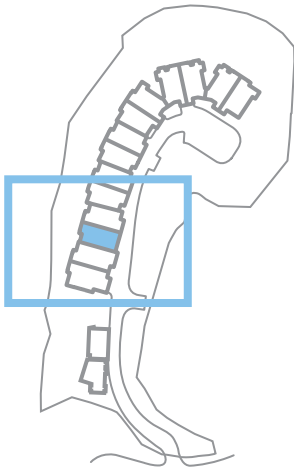
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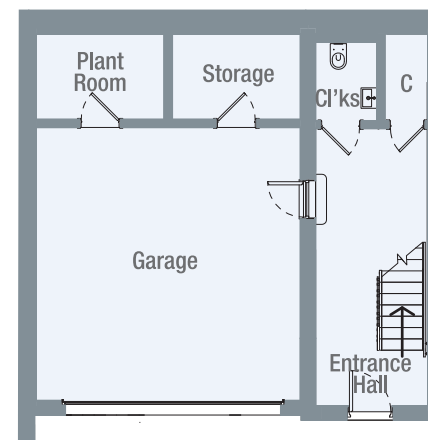
Leisure Room	4.89m x 5.20m	16'1" x 17'1"
Kitchen / Living / Dining Room	9.48m x 8.62m	31'1" x 28'3"
Master Bedroom	4.22m x 4.02m	13'10" x 13'2"

Bedroom 2	4.22m x 2.95m	13'10" x 9'8"
Bedroom 3	4.22m x 3.42m	13'10" x 11'2"
Bedroom 4	3.61m x 3.40m	11'10" x 11'2"

4 Levels
Integral Garage
Leisure Room
4 Bedrooms
2 Balconies / 1 Terrace



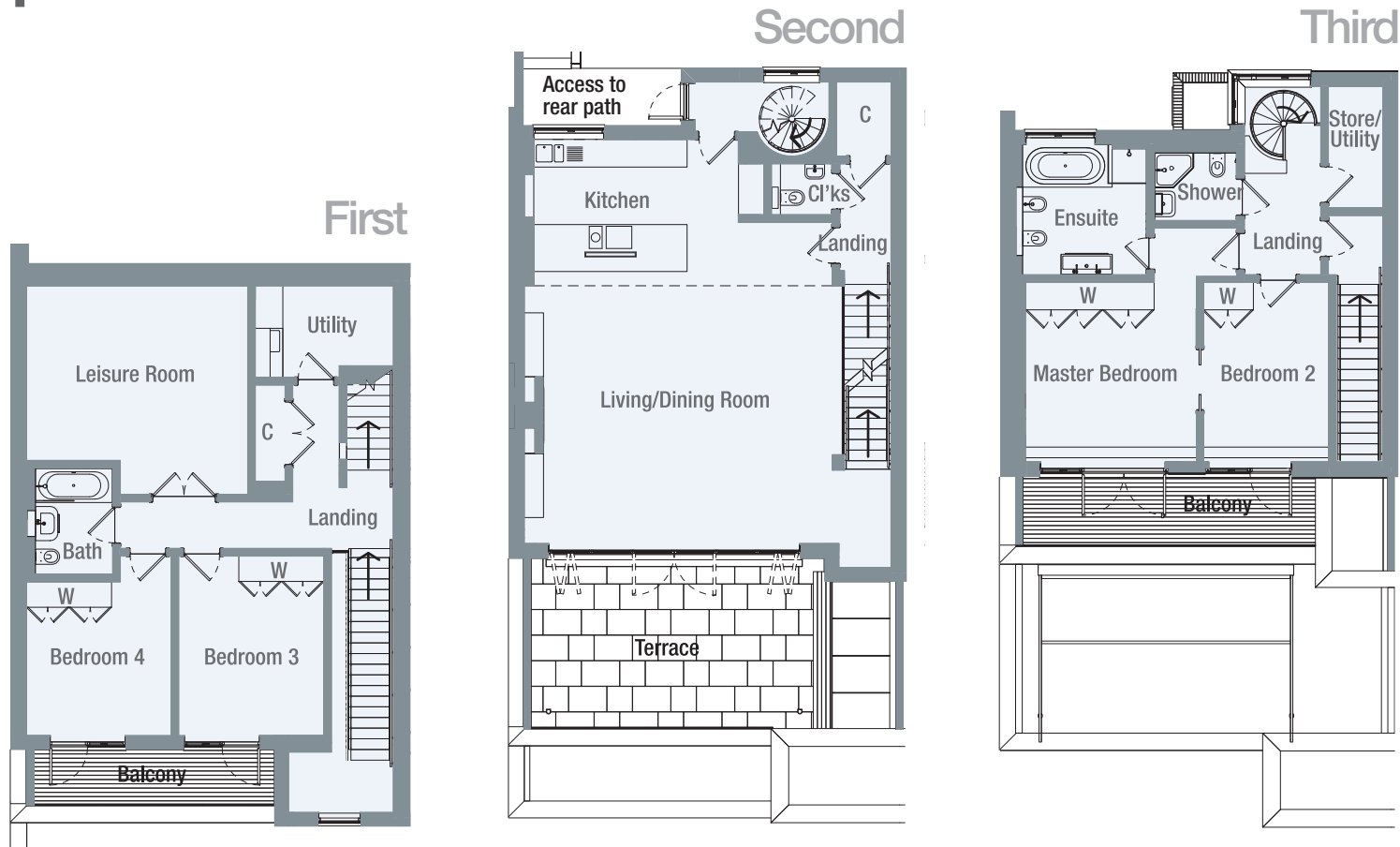
Ground



4

Interior Living Space	272 sq m / 2928 sq ft
Terrace / Balconies	52 sq m / 560 sq ft
Garage	47 sq m / 505 sq ft

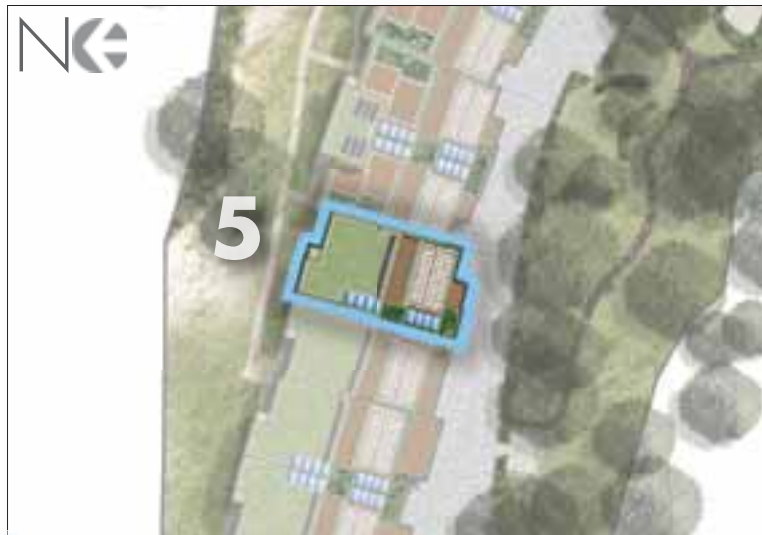
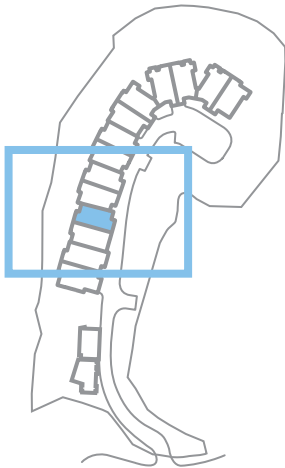
4



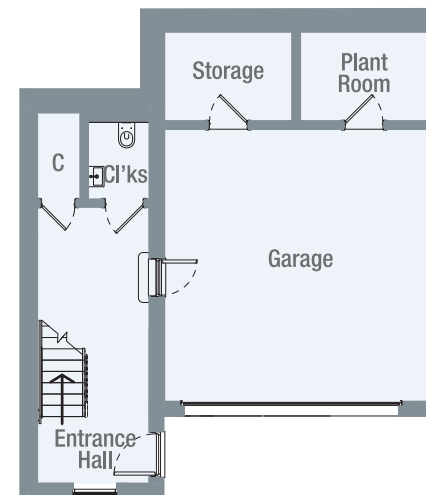
Leisure Room	4.10m min x 5.20m	13'5"min x 17'1"	Bedroom 2	4.22m x 2.95m	13'10" x 9'8"
Kitchen / Living / Dining Room	9.50m x 8.62m	31'2" x 28'3"	Bedroom 3	4.22m x 3.42m	13'10" x 11'2"
Master Bedroom	4.22m x 4.03m	13'10" x 13'2"	Bedroom 4	3.63m x 3.40m	11'11" x 11'2"

Drawings are not to scale and are indicative only. Dimensions are maximum in each room unless otherwise specified and are measured to the back of wardrobes. Wardrobe positions are indicative only for purchase as an optional extra.

4 Levels
Integral Garage
Leisure Room
4 Bedrooms
2 Balconies / 1 Terrace

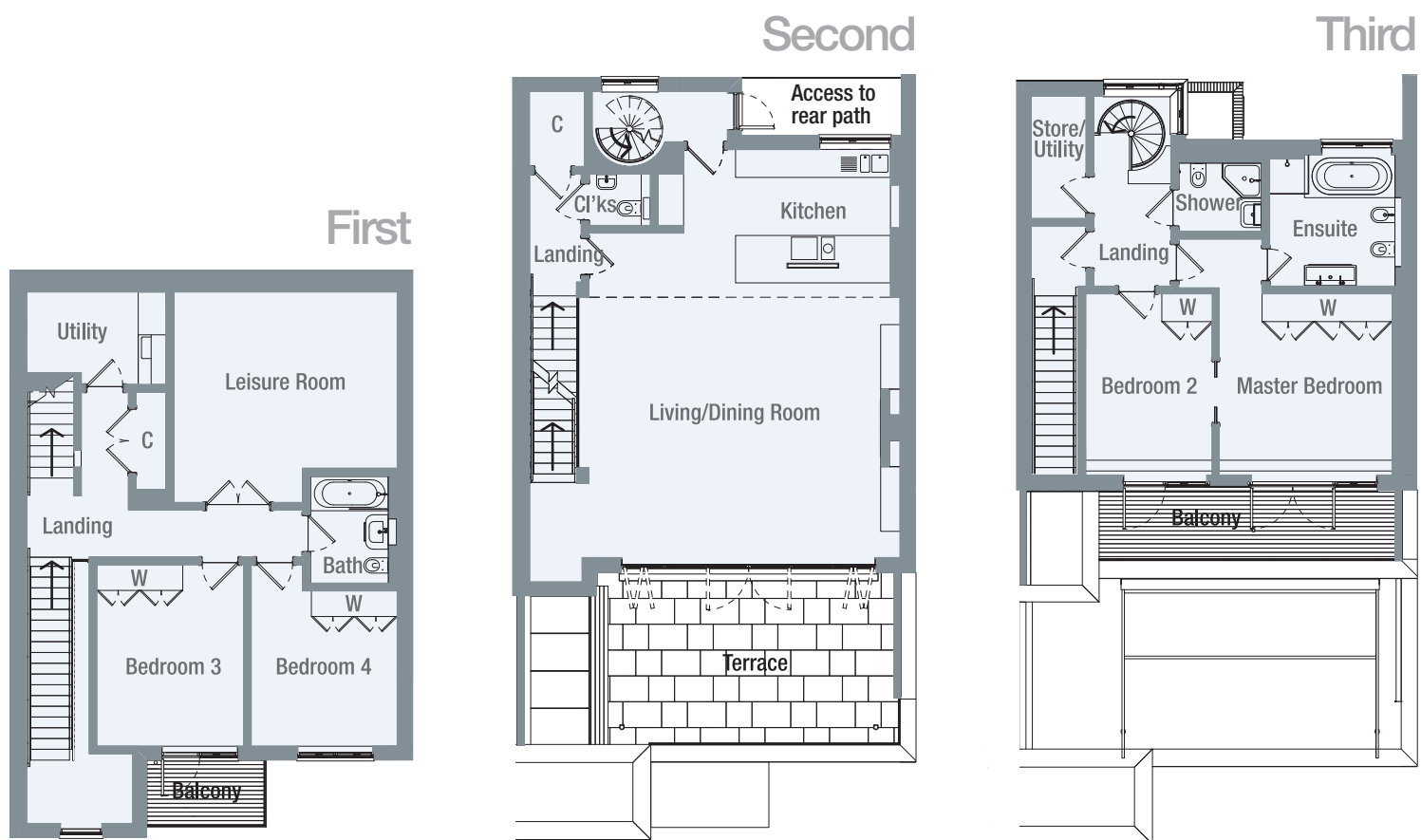


Ground



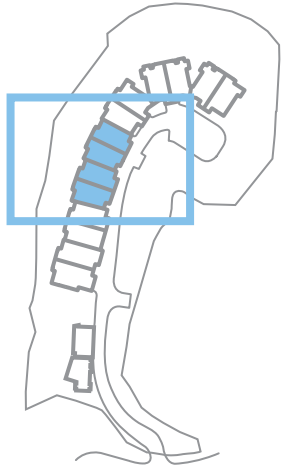
5

Interior Living Space	272 sq m / 2928 sq ft
Terrace / Balconies	49 sq m / 527 sq ft
Garage	47 sq m / 506 sq ft



Leisure Room	4.10m min x 5.20m	13'5"min x 17'1"
Kitchen / Living / Dining Room	9.50m x 8.62m	31'2" x 28'3"
Master Bedroom	4.22m x 4.03m	13'10" x 13'2"

Bedroom 2	4.22m x 2.95m	13'10" x 9'8"
Bedroom 3	4.22m x 3.42m	13'10" x 11'2"
Bedroom 4	3.63m x 3.40m	11'11" x 11'2"

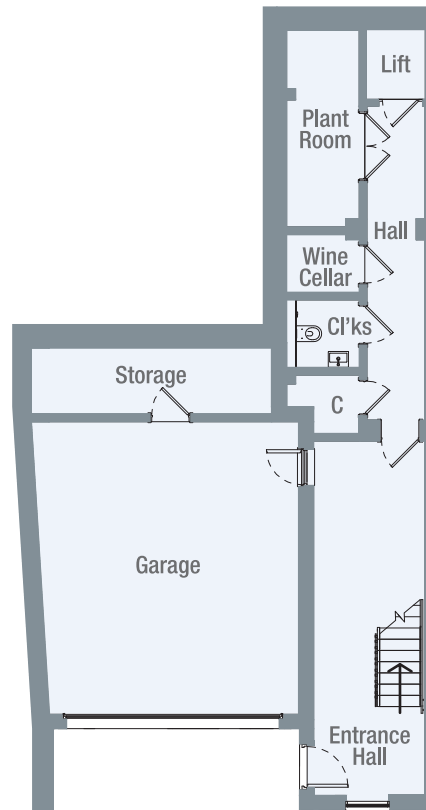


5 Levels
 Integral Garage
 Leisure Room
 4 Bedrooms
 Lift* (Optional extra)
 2 Balconies / 1 Terrace
 Sun Room
 Roof Garden

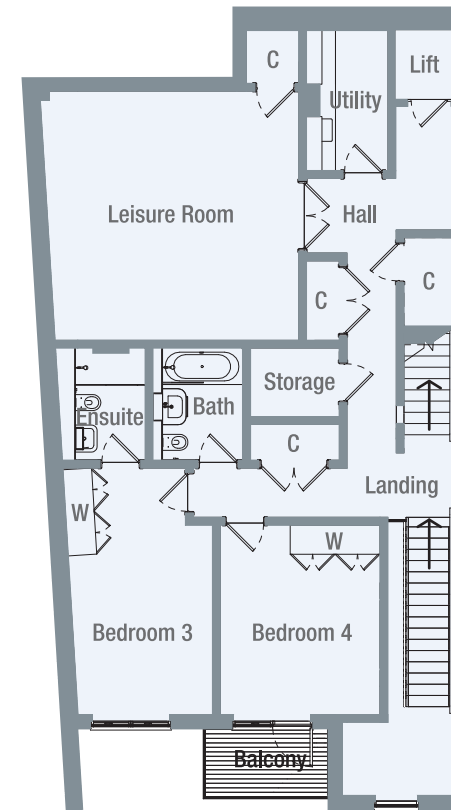


6,7,8 & 9

Ground



First

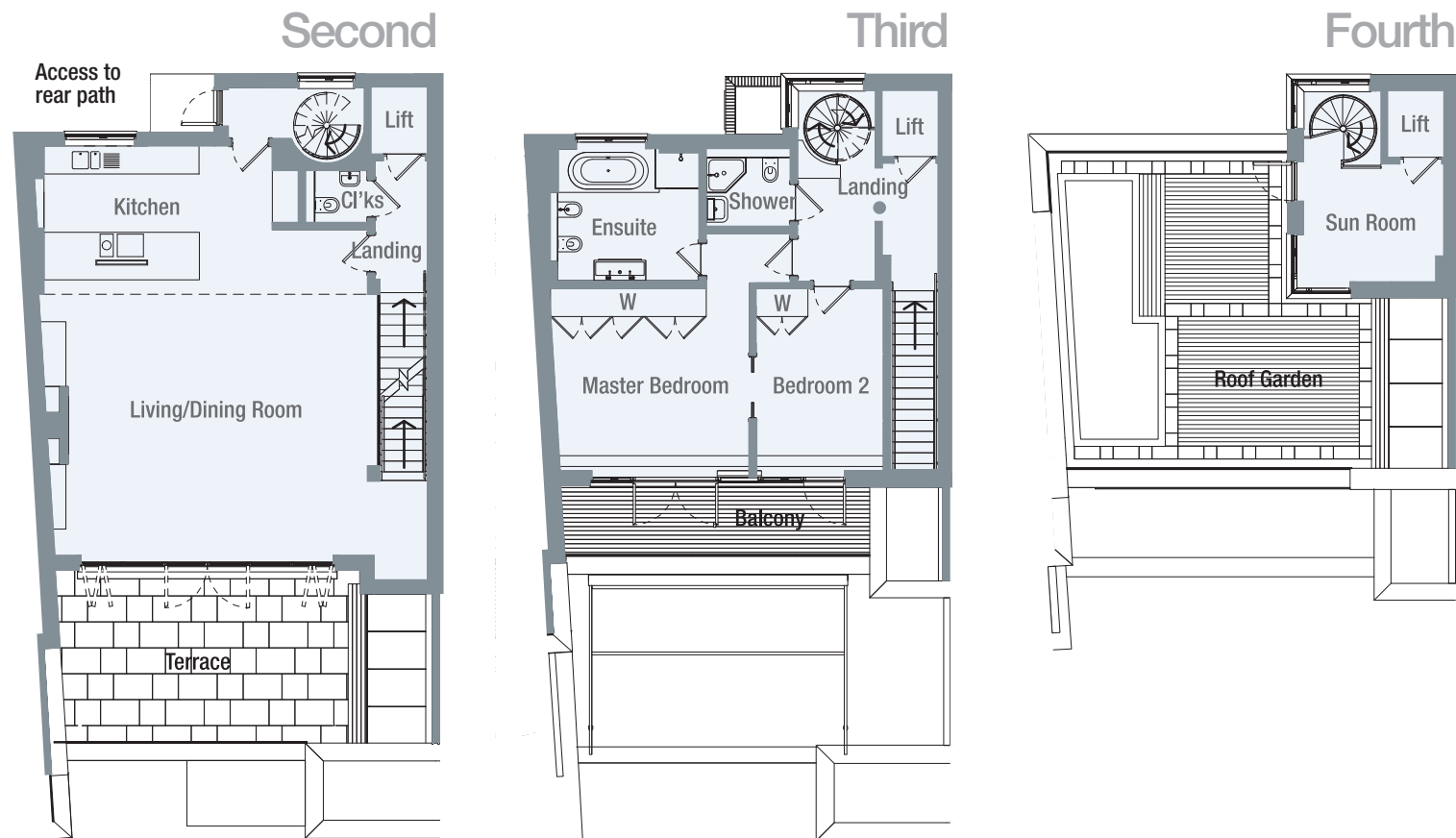


Interior Living Space	357 sq m / 3845 sq ft
Terrace / Balconies / Roof Garden	103 sq m / 1108 sq ft
Garage	46 sq m / 495 sq ft

*Lift is not included as standard. This can be purchased as an optional extra which is dependant on stage of build.

6,7,8 & 9

Plans shown are no.6. No.8 is identical whilst no.7 and no.9 are identical but mirrored.
No.'s 7, 8 and 9 include a lightwell with window to the rear elevation for the Leisure Room.

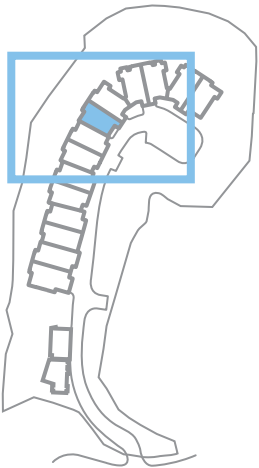


Leisure Room	5.54m x 5.43m min	18'2" x 17'10" min
Kitchen / Living / Dining Room	9.49m x 8.63m	31'1" x 28'4"
Master Bedroom	4.22m x 4.39m min	13'10" x 14'5" min
Bedroom 2	4.22m x 2.96m	13'10" x 9'8"

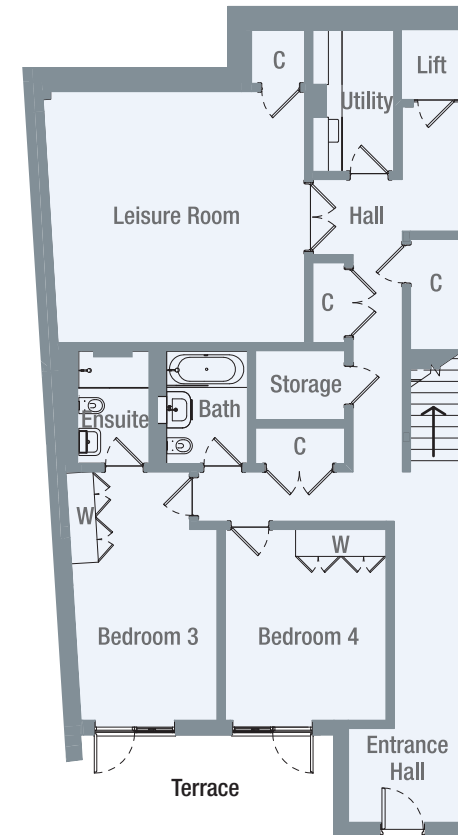
Bedroom 3	5.49m x 3.00m min	18'0" x 9'10" min
Bedroom 4	4.22m x 3.56m	13'10" x 11'8"
Sun Room	2.73m x 3.26m	9'0" x 10'8"

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4 Levels
 Leisure Room
 4 Bedrooms
 Lift* (Optional extra)
 1 Balcony / 2 Terraces
 Sun Room
 Roof Garden



Ground



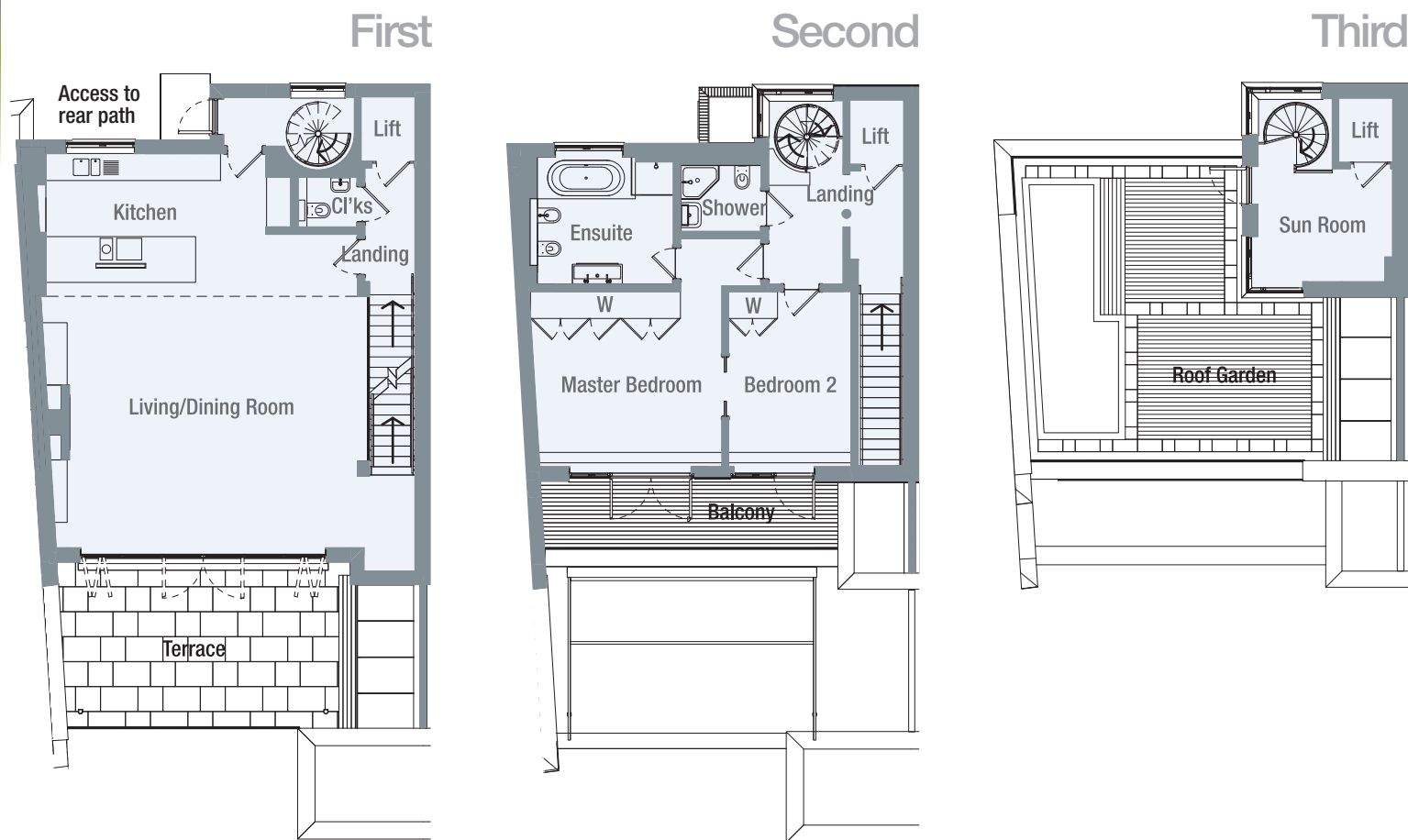
10

Interior Living Space

311 sq m / 3348 sq ft

1st Floor Terrace / Balcony / Roof Garden 99 sq m / 1066 sq ft

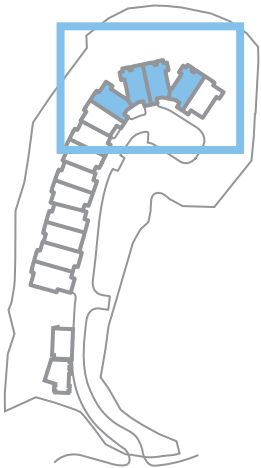
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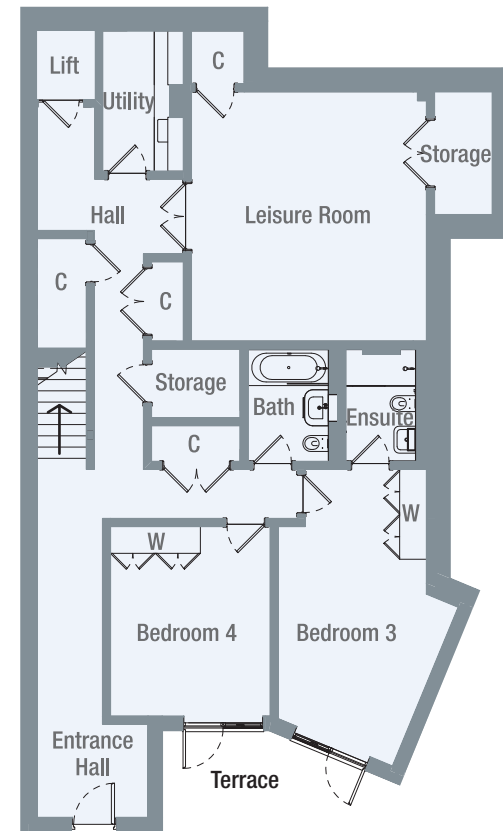
Leisure Room	5.54m x 5.45m min	18'2" x 17'10" min	Bedroom 3	5.49m x 3.00m min	18'0" x 9'10" min
Kitchen / Living / Dining Room	9.50m x 8.63m	31'2" x 28'4"	Bedroom 4	4.22m x 3.56m	13'10" x 11'8"
Master Bedroom	4.22m x 4.38m min	13'10" x 14'4" min	Sun Room	2.73m x 3.26m	9'0" x 10'8"
Bedroom 2	4.22m x 2.95m	13'10" x 9'8"			

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4 Levels
 Leisure Room
 4 Bedrooms
 Lift* (Optional extra)
 1 Balcony / 2 Terraces
 Sun Room
 Roof Garden



Ground



11,12,13 & 14

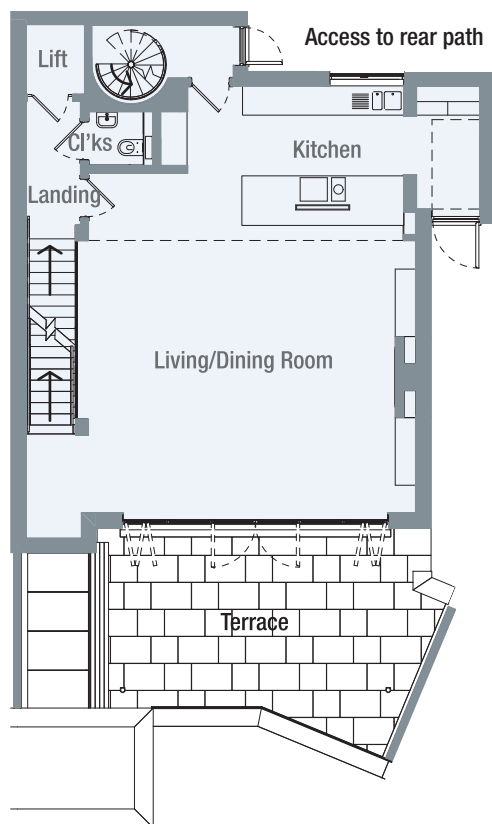
Interior Living Space 315 sq m / 3390 sq ft

1st Floor Terrace / Balcony / Roof Garden 99 sq m / 1066 sq ft

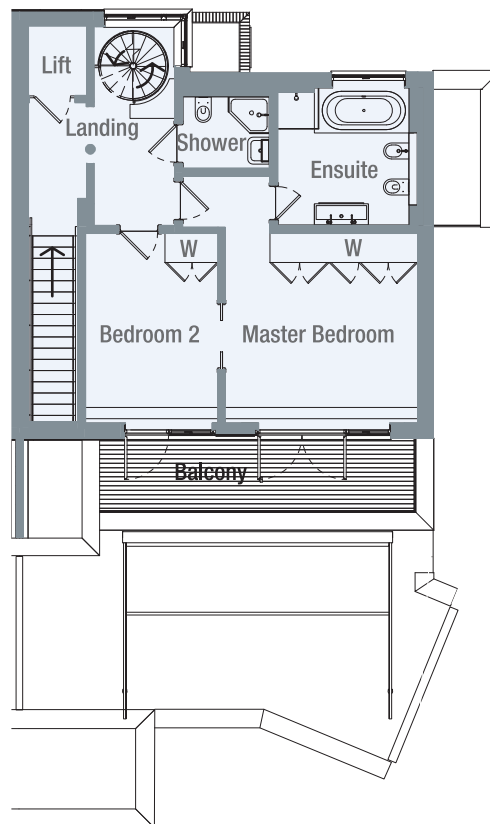
11,12,13 & 14

Plans shown are no.11. No.13 is identical whilst no.12 and no.14 are identical but mirrored.
No.'s 12, 13 and 14 include a lightwell with window to the rear elevation for the Leisure Room.

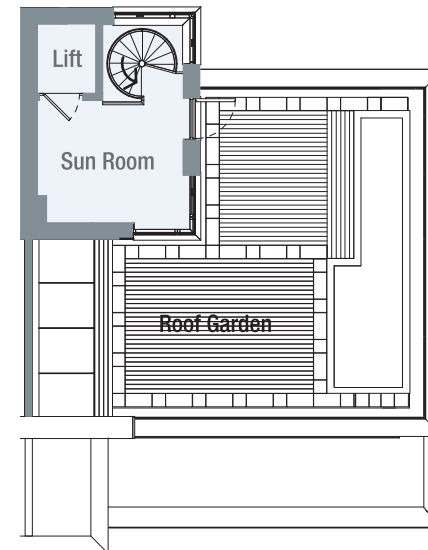
First



Second



Third

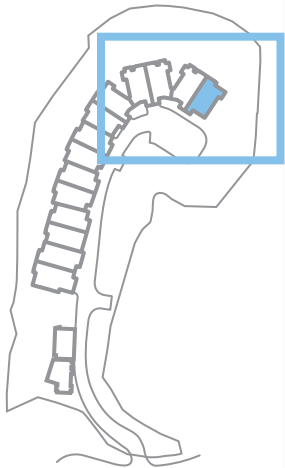


Leisure Room	5.54m x 5.45m	18'2" x 17'10"
Kitchen / Living / Dining Room	9.50m x 8.63m	31'2" x 28'4"
Master Bedroom	4.22m x 4.38m min	13'10" x 14'4" min
Bedroom 2	4.22m x 2.95m	13'10" x 9'8"

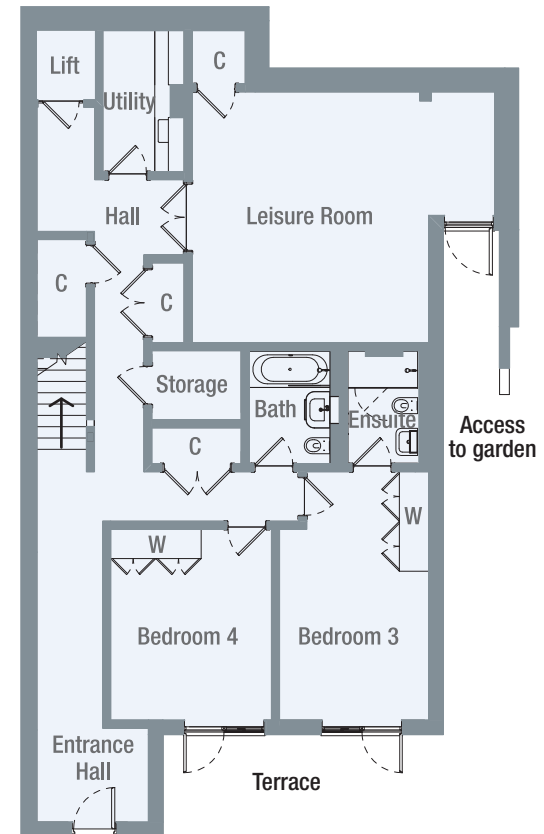
Bedroom 3	5.59m min x 3.00m	18'0" min x 9'10"
Bedroom 4	4.22m x 3.56m	13'10" x 11'8"
Sun Room	2.73m x 3.26m	9'0" x 10'8"

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Wardrobe positions are indicative only for purchase as an optional extra.

4 Levels
 Leisure Room
 4 Bedrooms
 Lift* (Optional extra)
 1 Balcony / 2 Terraces
 Sun Room
 Roof Garden



Ground



15

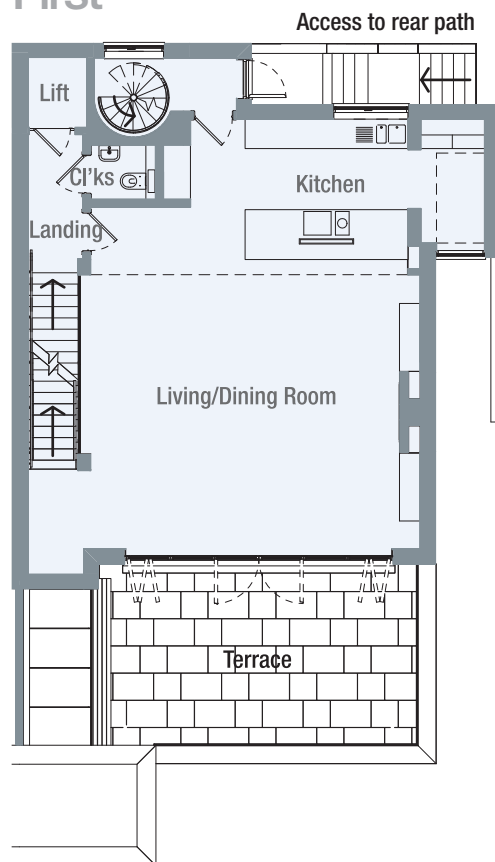
Interior Living Space

312 sq m / 3360 sq ft

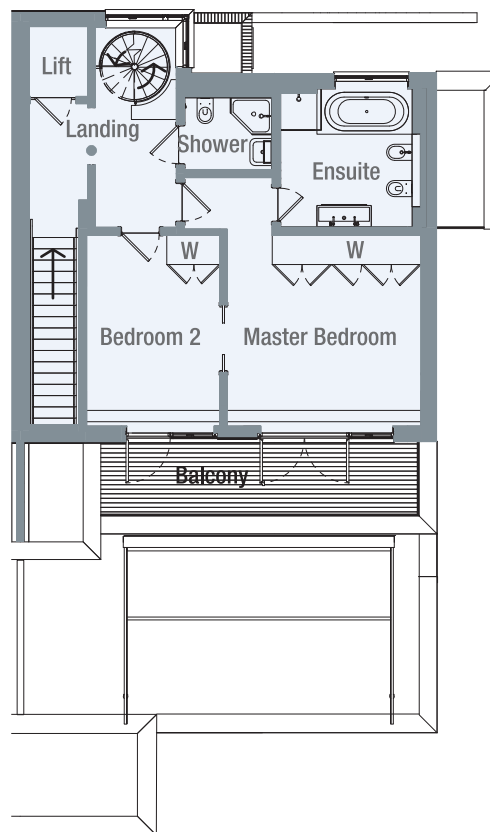
1st Floor Terrace / Balcony / Roof Garden 97 sq m / 1044 sq ft

15

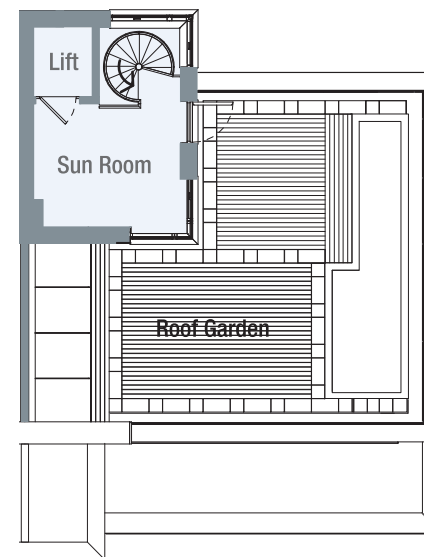
First



Second



Third



Leisure Room	5.54m x 6.69m	18'2" x 21'11"
Kitchen / Living / Dining Room	9.48m x 8.66m	31'1" x 28'5"
Master Bedroom	4.22m x 4.29m	13'10" x 14'1"
Bedroom 2	4.22m x 2.95m	13'10" x 9'8"

Bedroom 3	5.49m x 3.30m	18'10" x 10'10"
Bedroom 4	4.22m x 3.56m	13'10" x 11'8"
Sun Room	2.73m x 3.26m	9'0" x 10'8"

Drawings are not to scale and are indicative only. Dimensions are maximum in each room unless otherwise specified and are measured to the back of wardrobes. Wardrobe positions are indicative only for purchase as an optional extra.

SPECIFIED EXCELLENCE



Incredible ingenuity,
energy efficiency and an
exquisite specification, mark
an exciting opportunity for
an entirely new living
experience in central
Guildford.





Individually designed kitchens

- Bespoke fitted kitchens by Commodore Kitchens with stone composite worktops, glass upstands and glass/veneer finishes.
- A range of integrated Siemens and Smeg appliances including an oven, combination microwave oven, induction hob and extractor hood, along with a fully integrated fridge/freezer, dishwasher and washing machine and tumble dryer in the utility room/area.
- Stainless steel sink and mixer tap.

Bathrooms, ensuites and cloakrooms

- Choice of full height ceramic tiling.*
- Elegant white sanitaryware complemented by chrome fittings.
- Fitted vanity units or stylish mirror fronted cabinets to bathrooms and/or ensuites.
- Heated towel rails.
- Ceramic tiled floors with under tile warming.

Flooring and internal finish

- Porcelain tiled floors to bathrooms and utility rooms.
- Engineered wood veneer floors to all living spaces.

Heating and ventilation

- Underfloor heating throughout.
- Gas fired central heating system with back up solar heating to water.
- Log (No. 1 to 5) or gas (No. 6 to 15) burning stoves to living rooms in all homes and log burning stoves to sun rooms in No. 6 to 15.
- Mechanical ventilation system to leisure, utility and ground floor bathrooms.

Lighting, TV and telephone

- Recessed down-lighters to all homes.
- Multidata pre-wiring to principal rooms including audio/visual distribution, TV/FM, telephone lines and data streaming.
- Polished chrome sockets and switches in principal living area.
- First fix wiring for full surround TV system and audio system to games/leisure room.

Security and safety

- All properties wired for alarms.
- High security vertical panel front door.
- Secure by design level 2. Details available upon request.
- Electrically operated remote opening garage door to No. 2 to 9.
- Audio entry system to main entrance gate.

Optional extras

- Subject to stage of construction, feasibility and additional cost. Please discuss any requirement for additional items of specification, such as lifts or wardrobes, with Latchmere Properties Ltd.

Warranty

- Premier Guarantee is one of the country's leading new home warranty providers. On completion of each property, a 10-year warranty will be issued. Details available upon request.

Environmental

- Rain water harvesting system for irrigation and waste water.
- Properties are built to BREEAM code for sustainable homes level 3. Details available upon request.

* Subject to stage of construction.



Chantry Quarry Near and far.

Travelling from the M25:

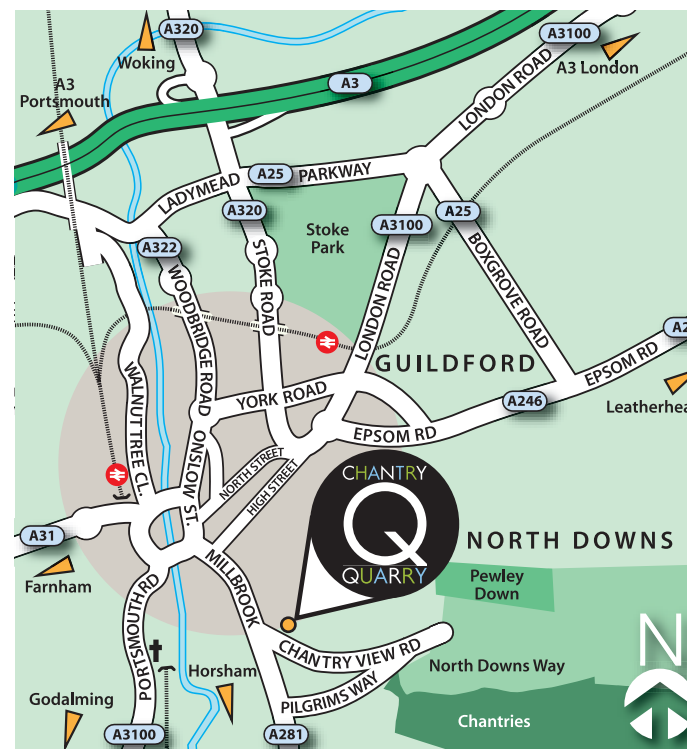
Leave the M25 at Junction 10 signposted Guildford/Portsmouth and merge onto the A3 heading south. After approx. 7 miles take the Guildford exit. Turn left at the end of the slip road onto the A320 Woking Road.

At Stoke crossroads traffic lights continue forward onto the A320 Stoke Road. Continue forward over two mini-roundabouts, passing Guildford College on your left and pass under a bridge. Continue forward and at the lights turn right onto the A246 York Road.

At the roundabout turn left onto the A322 Onslow Street passing the Friary Centre of your left. Continue forward at the next set of lights and bear left onto the A281 Millbrook. Continue forward for approx. half a mile passing Debenhams on your right.

Continue forward and take the left turning onto Chantry View Road, the development can be found almost immediately on the left.

Chantry Quarry, Chantry View Road,
Guildford, Surrey, GU1 3XW



Latchmere Properties

Naturally beautiful homes
throughout surrey.

Founded in 1971, Latchmere has become one of the leading developers of fine homes in Surrey. Outstanding architecture, exceptional design and luxurious, contemporary specification are all hallmarks of the individual homes created by Latchmere.

Over the years, Latchmere's creation of traditional homes, constructed of high quality materials and displaying careful attention to detail, has ensured the company's continued success. This success has, in turn, been recognised by the judging panel of a number of prestigious property Awards; ranging from design and build to conservation and landscaping.





LATCHMERE

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Web: www.chantryquarry.co.uk

These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. The descriptions, distances, drawings and all other information are believed to be correct, but their accuracy is in no way guaranteed. Any intending purchasers must therefore satisfy themselves by inspection or otherwise as to their correctness. As the scheme is in the course of construction, we must reserve the right to alter the specifications without notice and substitute materials, equipment or fittings of a similar quality. June 2013.