

VISTA

HASLEMERE • SURREY

Just two contemporary 5 bedroom homes offering exceptional living space over three floors



HOMES
BY
HARLEQUIN

ENJOY A RELAXED LIFESTYLE

Vista offers the perfect blend of country living with the convenience of one of Surrey's most sought-after market towns on your doorstep.



EVERYTHING FOR A PERFECTLY BALANCED LIFESTYLE

Set against the tranquil backdrop of the Surrey Hills, and as one of the gateway towns to the South Downs National Park, Haslemere enjoys an enviable setting, making it a popular choice for families wanting to combine the benefits of a country lifestyle with everyday convenience. Lion Park and the extensive amenities on Wey Hill are just half a mile from Vista. The characterful town centre of Haslemere, with its historic architecture, plays host to a plethora of independent retailers, in addition to a Waitrose supermarket, coffee shops, a fabulous choice of restaurants and welcoming inns awaiting your discovery. There's also a monthly farmers' market offering a tempting selection of local produce and an annual food festival in September.

From infant to secondary schools, all rated 'good' by OFSTED, you can ensure your children make the most of their educational journey. In the independent sector, local schools include The Royal School, Amesbury, St Ives and St Edmund's.

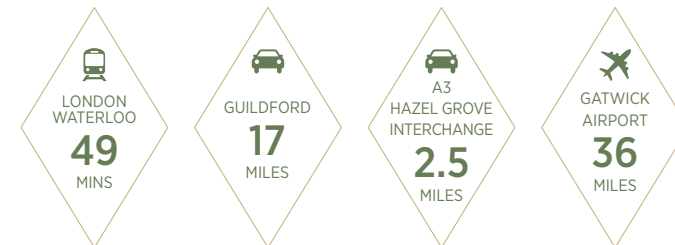




COUNTRY CONNECTIONS

With a minimum journey time of 49 minutes from Haslemere to London Waterloo, you'll enjoy connected country living from Vista. Travelling south, Portsmouth Harbour can be reached in as little as 40 minutes, making a day out at Gunwharf Quays or the historic dockyards an easy option.

Road links are equally good with the London - Portsmouth A3 accessible at Hindhead, putting Guildford within a 17 mile drive and Petersfield within 14 miles. Farnham, 10 miles, can be reached via the A287. For international travel, Gatwick and Heathrow airports are 36 and 39 miles respectively.



DISCOVER ELEVATED LIVING

Defined by their striking contemporary style, the homes at Vista promise elevated levels of living in a fabulous tree-lined setting on the rural fringes of Haslemere.





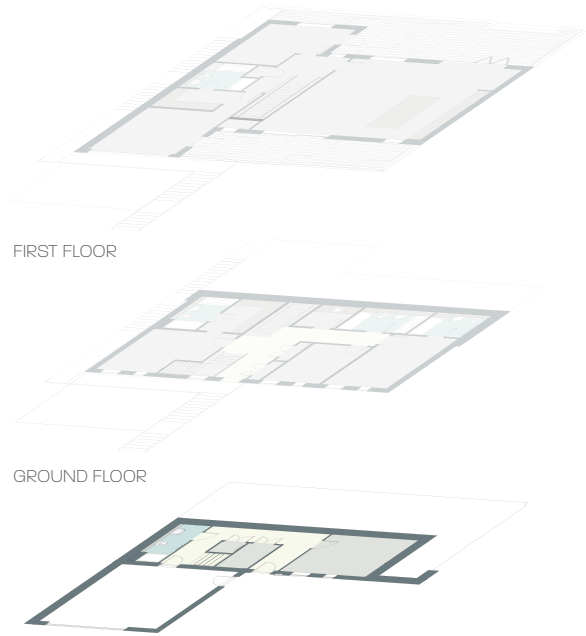


A UNIQUE SETTING

Designed to compliment their remarkable surroundings, these two magnificent homes benefit from gated access and generous outside space.



LOWER GROUND FLOOR



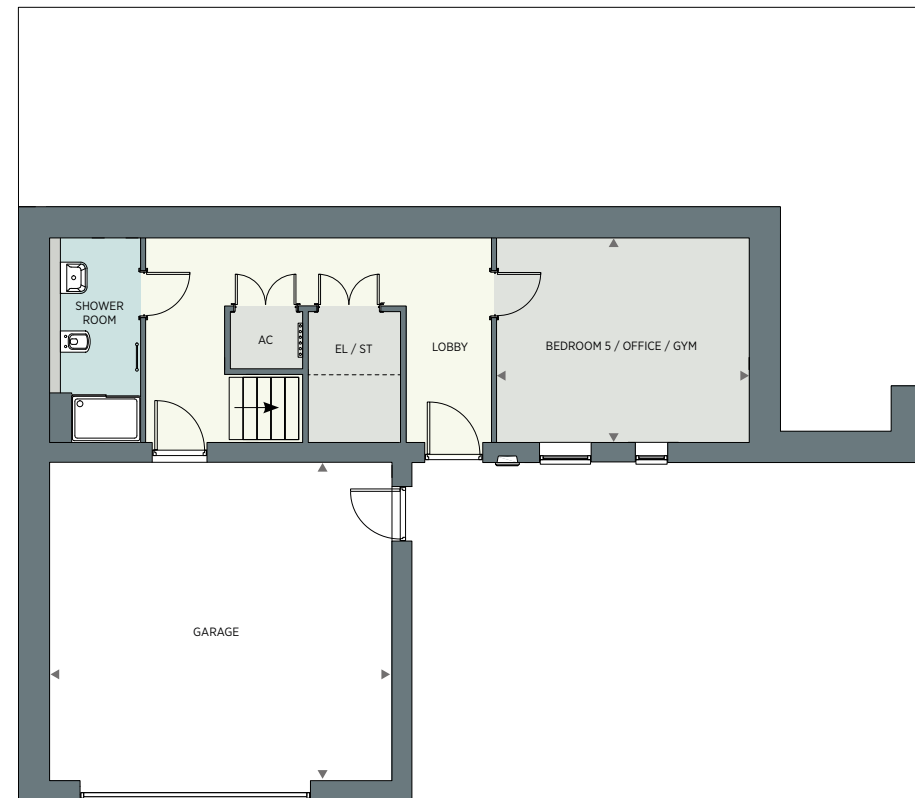
FIRST FLOOR

GROUND FLOOR

LOWER GROUND FLOOR

DIMENSIONS

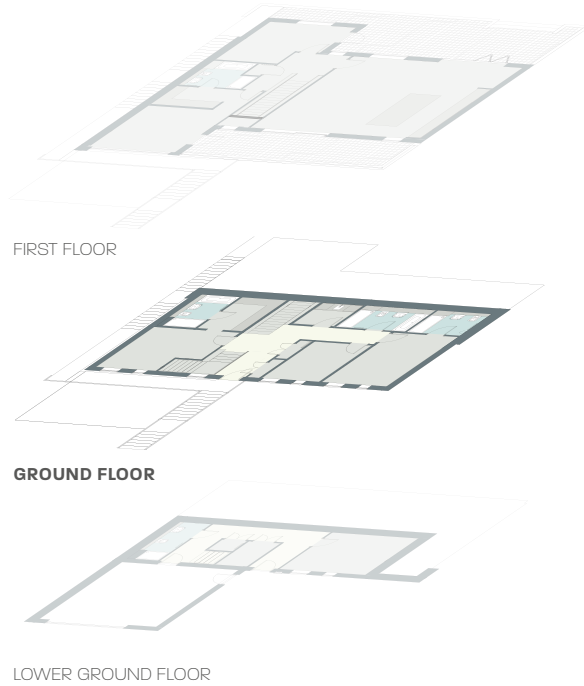
Bedroom 5 / Office / Gym	4.42m x 3.56m	14'6" x 11'8"
Garage	6.04m x 5.61m	19'10" x 18'5"



AC - Airing Cupboard EL/ST - Electrical / Storage Cupboard

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

GROUND FLOOR



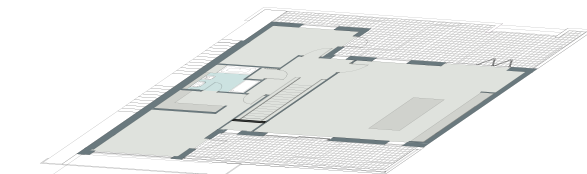
DIMENSIONS

Bedroom 2	4.41m x 3.92m	14'6" x 12'10"
Bedroom 2 Dressing Room	3.05m x 2.31m	10'0" x 7'7"
Bedroom 3	4.89m x 3.35m	16'0" x 11'0"
Bedroom 4	3.59m x 2.95m	11'9" x 9'8"
Utility	2.10m x 2.05m	6'11" x 6'9"

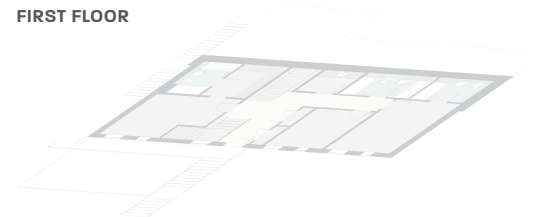
C - Cupboard

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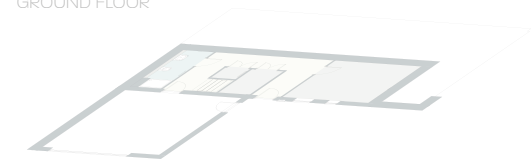
FIRST FLOOR



FIRST FLOOR



GROUND FLOOR



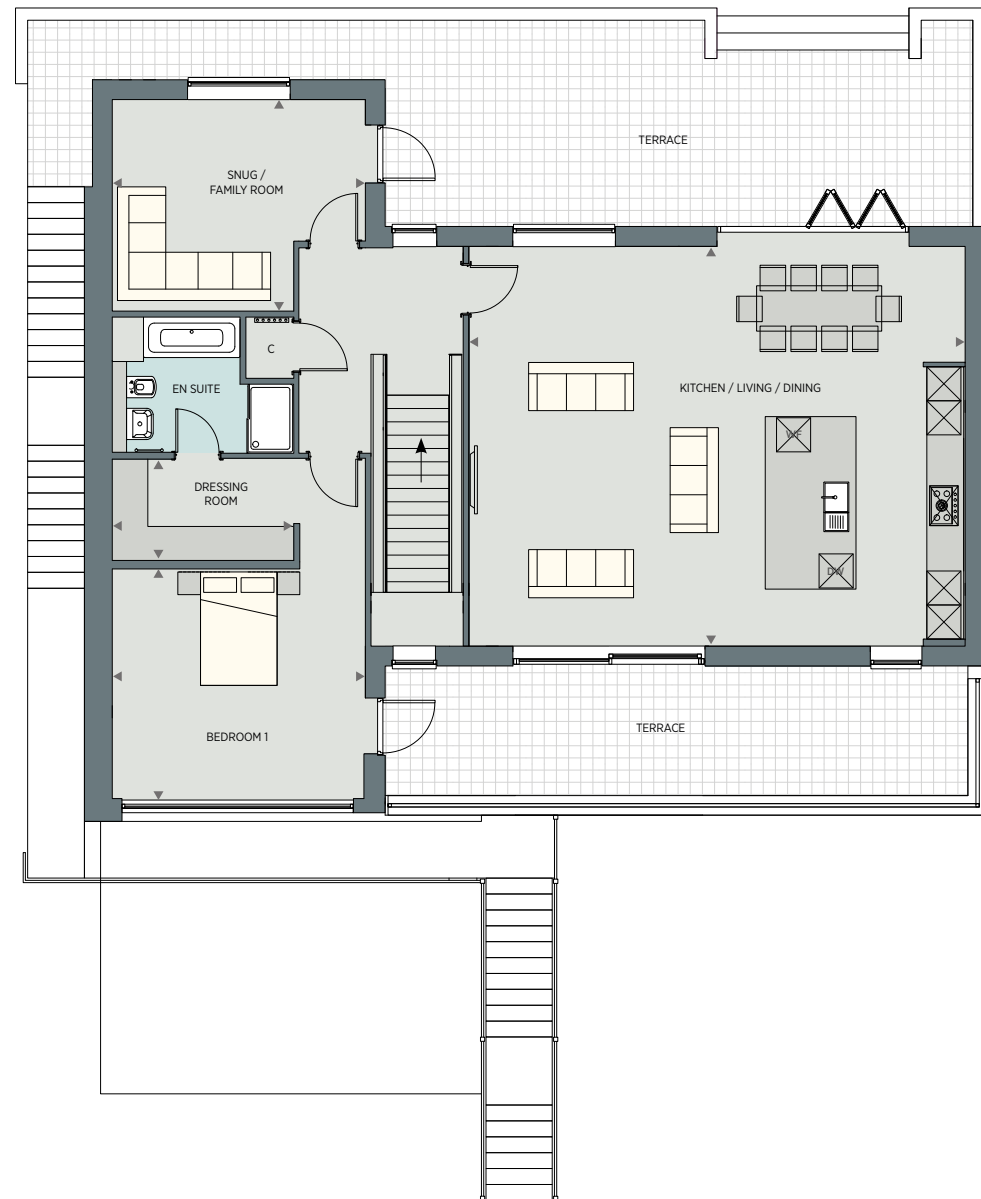
LOWER GROUND FLOOR

DIMENSIONS

Kitchen / Living / Dining	8.70m x 7.00m	28'7" x 22'11"
Family Room	4.41m x 3.71m	14'6" x 12'2"
Bedroom 1	4.41m x 3.81m	14'6" x 12'6"
Bedroom 1 Dressing Room	3.16m x 1.79m	10'5" x 5'10"

C - Cupboard WF - Wine Fridge DW - Dishwasher

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A HOME TO REFLECT YOU

Thoughtful design, contemporary specifications and attention to detail are defining hallmarks of these desirable homes.



INDIVIDUALLY DESIGNED KITCHEN

- Contemporary kitchen with matt lacquered doors and Silestone worktops
- Multifunction stainless steel fan assisted oven
- Stainless steel combination microwave oven
- Induction hob and integrated extractor
- Integrated double fridge and freezer
- Integrated dishwasher
- Stainless steel single bowl undermounted sink with chrome mixer tap
- LED under wall unit lighting

UTILITY ROOM

- Utility furniture incorporating worktop and upstand
- Space and plumbing for separate washing machine and tumble dryer
- Single bowl stainless steel sink and chrome tap

QUALITY BATHROOMS

- Contemporary styled bathrooms with European sanitaryware and Hans Grohe chrome taps
- Mirrors to WC, bathroom and en suites
- Walk-in shower to main bathroom and en suites
- WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail to all bathrooms
- Ceramic wall tiles to selected areas

HEATING, ELECTRICAL AND LIGHTING

- Thermostatically efficient air source heat pump central heating
- Underfloor heating to all floors
- LED Downlights to WC, kitchen, en suites and bathroom
- Pendant lighting to all other areas

HOME ENTERTAINMENT AND COMMUNICATIONS

- TV points to living room, office, sun / family room, master bedroom and bedroom 2
- Wired for Sky Q (for future possible connection)
- Telephone points to living room and office
- Cat 6 pre-wired Home Network points to office / bedroom 5

INTERIOR FINISHES

- Contemporary painted internal doors
- Staircase with oak handrail
- Satin paint finish to all internal joinery
- Flooring to kitchen, hallway, cloakroom, en suite and bathroom



Computer generated image indicative only.

EXTERNAL

- Secure by design front door with multi point locking system
- PVCu windows
- Seeded lawn
- Paving to patio areas
- External tap provided

SECURITY AND PEACE OF MIND

- External light to all external doors
- Wiring spur to electrical / storage cupboard for future alarm system
- Mains fed smoke and carbon monoxide detector with battery backup
- 10 Year Building Warranty



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Selling Agents



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