



THE
ACORNS

FRIMLEY GREEN GU16 6NN



Basingstoke Canal, Frimley Green



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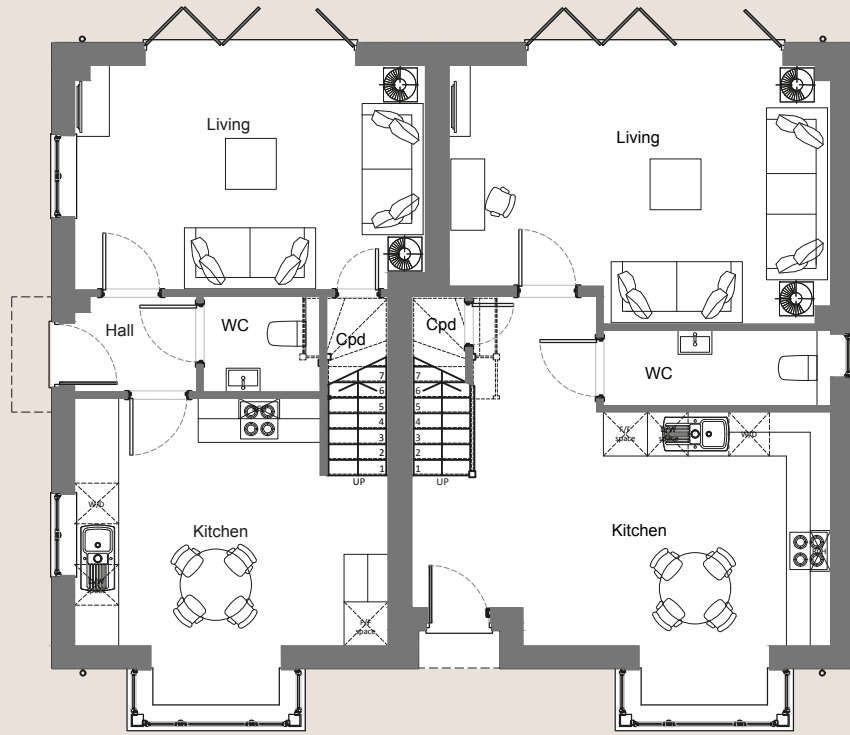
GUILDFORD ROAD, FRIMLEY GREEN GU16 6NN

Welcome to The Acorns, a stunning boutique development of just four pairs of bespoke, two and three bedroom semi-detached homes with a variety of layouts and one four bedroom executive detached, just moments from all that Frimley Green Village has to offer and each providing well planned, bright and airy accommodation, designed for flexible, modern day living.

Plots 1 & 2



Plots 1 & 2



Plot 1

Plot 2

Ground Floor

PLOT 1

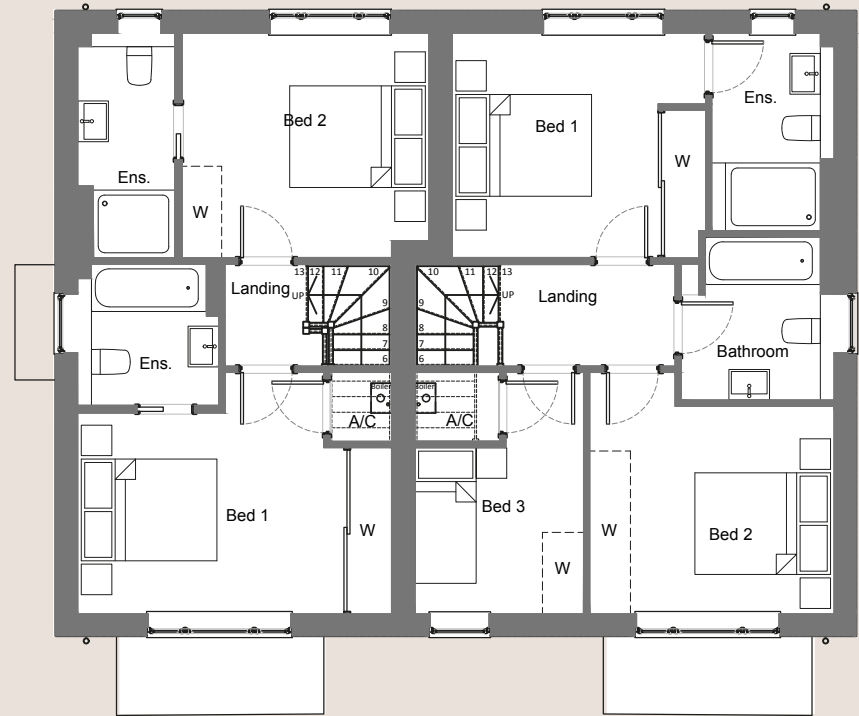
Living Room 5173 x 3313 17'0" x 10'11"

Kitchen 4623 x 4575 15'2" x 15'0"

PLOT 2

Living Room 5625 x 3816 18'6" x 12'6"

Kitchen 6175 x 5153 20'3" x 16'11"



Plot 1

Plot 2

First Floor

PLOT 1

Bedroom 1 3923 x 3558 12'11" x 11'8"

Bedroom 2 3633 x 3313 11'11" x 10'11"

PLOT 2

Bedroom 1 3730 x 3313 12'3" x 10'11"

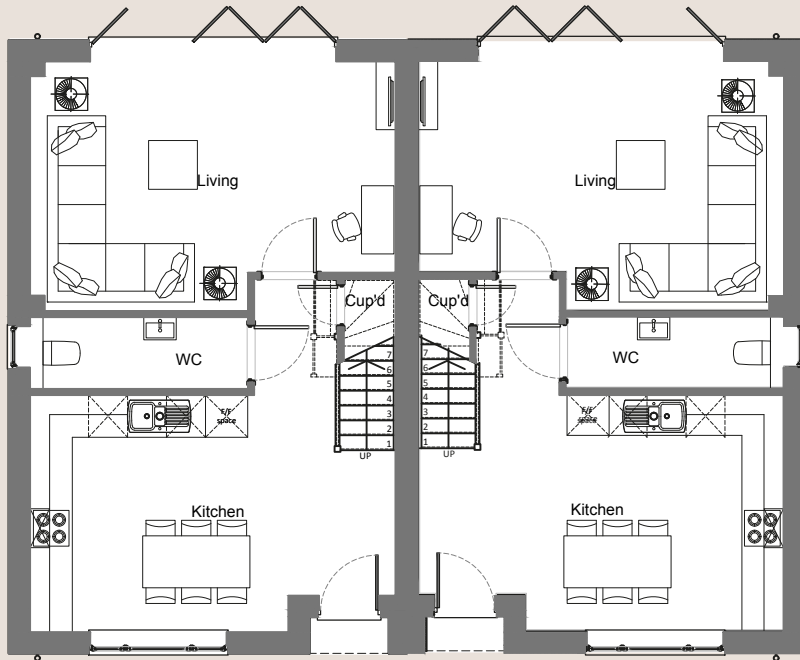
Bedroom 2 3600 x 3558 11'10" x 11'8"

Bedroom 3 3558 x 2480 11'8" x 8'2"

Plots 3 & 4



Plots 3 & 4



Plot 3

Plot 4

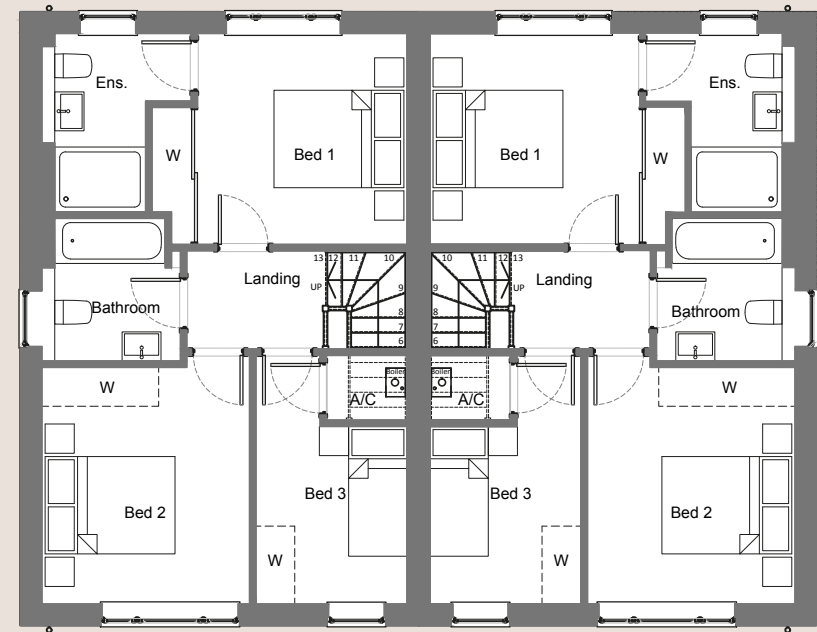
Ground Floor

PLOT 3

Living Room	5624 x 3841	18'6" x 12'7"
Kitchen	5624 x 5441	18'6" x 17'10"

PLOT 4

Living Room	5624 x 3841	18'6" x 12'7"
Kitchen	5624 x 5441	18'6" x 17'10"



Plot 3

Plot 4

First Floor

PLOT 3

Bedroom 1	3250 x 3229	10'8" x 10'7"
Bedroom 2	3831 x 3200	12'7" x 10'6"
Bedroom 3	3831 x 2329	12'7" x 7'8"

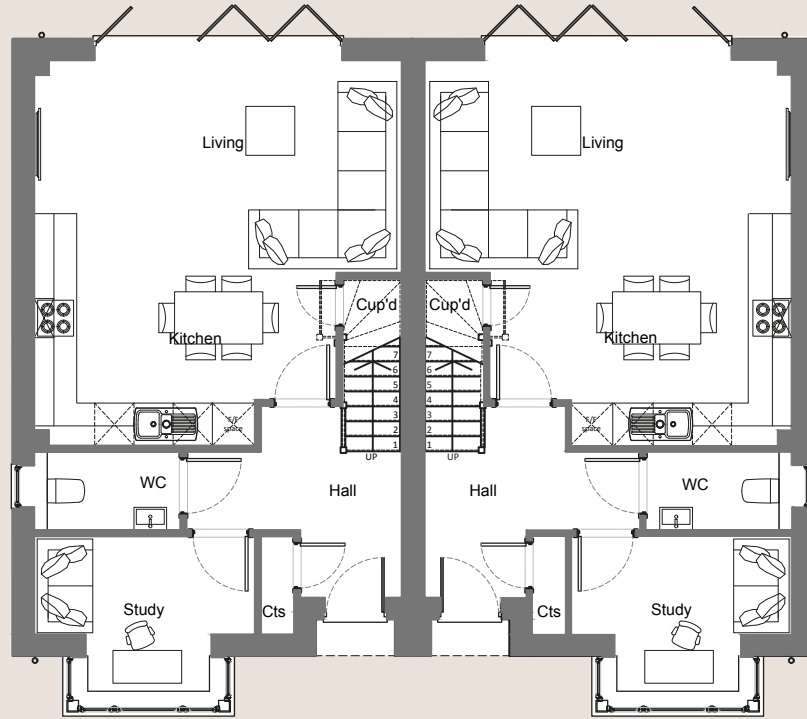
PLOT 4

Bedroom 1	3250 x 3229	10'8" x 10'7"
Bedroom 2	3831 x 3200	12'7" x 10'6"
Bedroom 3	3831 x 2329	12'7" x 7'8"

Plots 5 & 6



Plots 5 & 6



Plot 5

Plot 6

Ground Floor

PLOT 5

Kitchen/Dining/Living 5896 x 5624 19'4" x 18'6"

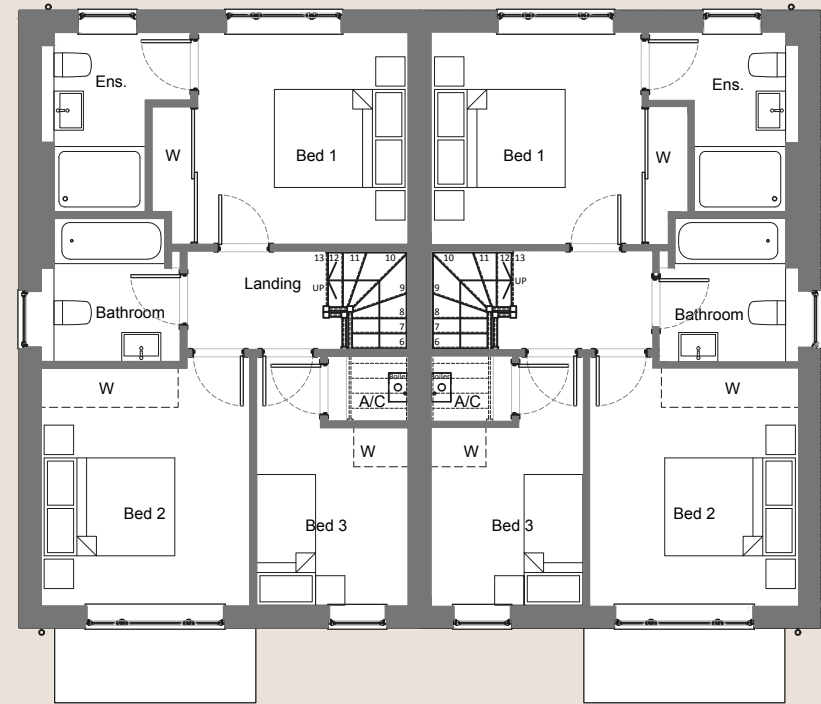
Study 3375 x 2400 11'1" x 7'11"

PLOT 6

Living Room 5624 x 3841 18'6" x 12'7"

Kitchen/Dining/Living 5896 x 5624 19'4" x 18'6"

Study 3375 x 2400 11'1" x 7'11"



Plot 5

Plot 6

First Floor

PLOT 5

Bedroom 1 3250 x 3229 10'8" x 10'7"

Bedroom 2 3831 x 3200 12'7" x 10'6"

Bedroom 3 3831 x 2329 12'7" x 7'8"

PLOT 6

Bedroom 1 3250 x 3229 10'8" x 10'7"

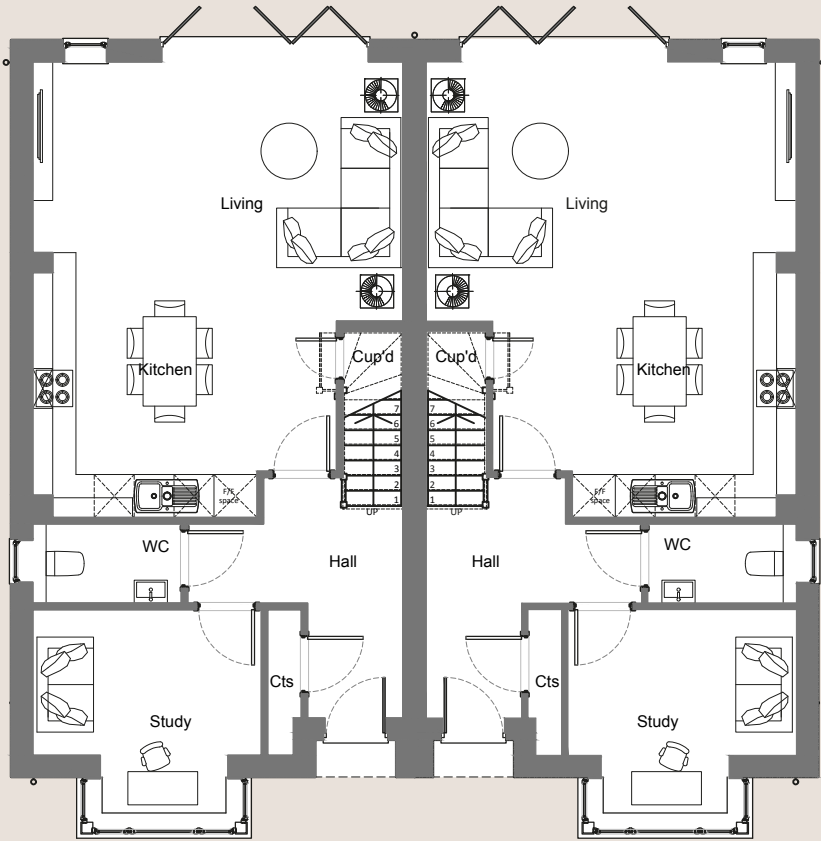
Bedroom 2 3831 x 3200 12'7" x 10'6"

Bedroom 3 3831 x 2329 12'7" x 7'8"

Plots 7 & 8



Plots 7 & 8



Plot 8

Plot 7

Ground Floor

PLOT 8

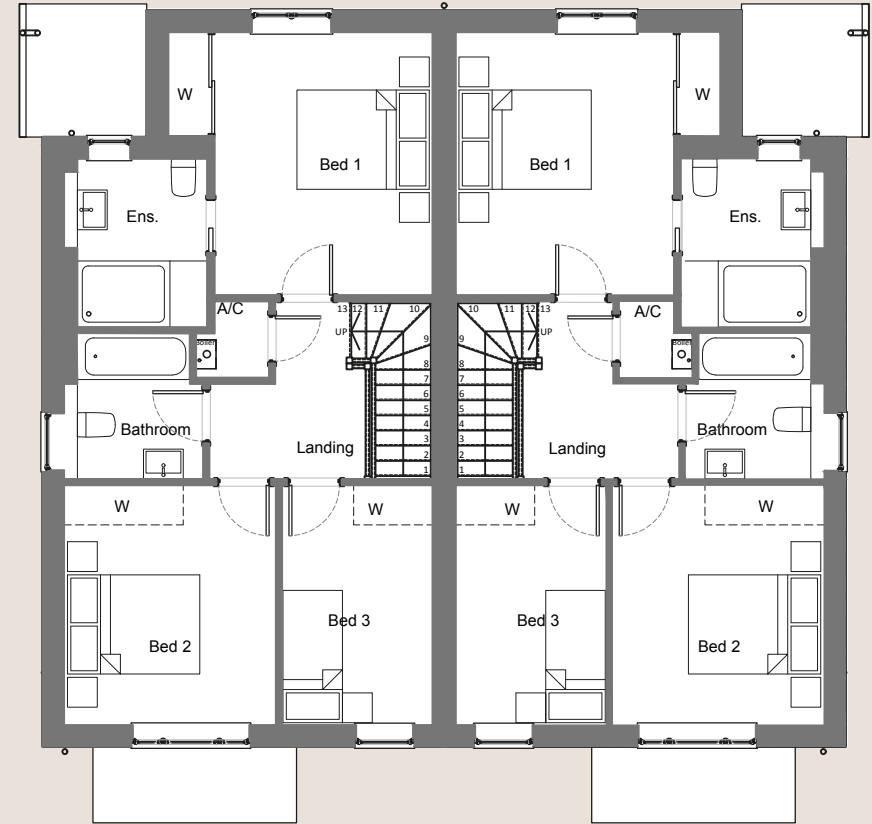
Kitchen/Dining/Living 6884 x 5568 22'7" x 18'3"

Study 3437 x 3097 11'3" x 10'2"

PLOT 7

Kitchen/Dining/Living 6884 x 5568 22'7" x 18'3"

Study 3437 x 3097 11'3" x 10'2"



Plot 8

Plot 7

First Floor

PLOT 8

Bedroom 1 3975 x 3293 13'1" x 10'10"

Bedroom 2 3625 x 3200 11'11" x 10'6"

Bedroom 3 3625 x 2273 11'11" x 7'6"

PLOT 7

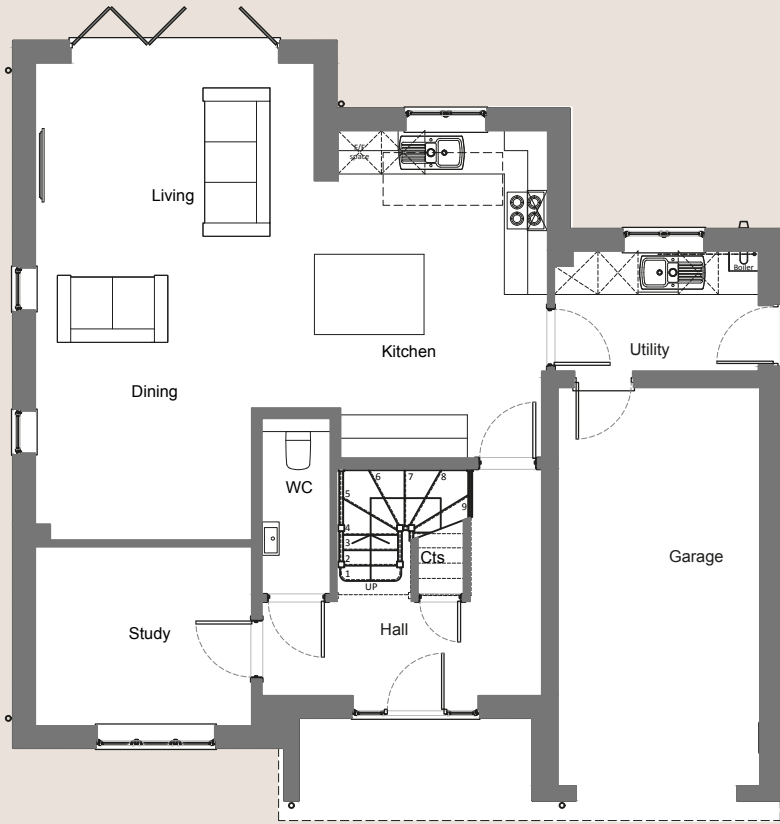
Bedroom 1 3975 x 3293 13'1" x 10'10"

Bedroom 2 3625 x 3200 11'11" x 10'6"

Bedroom 3 3625 x 2273 11'11" x 7'6"



Plot 9

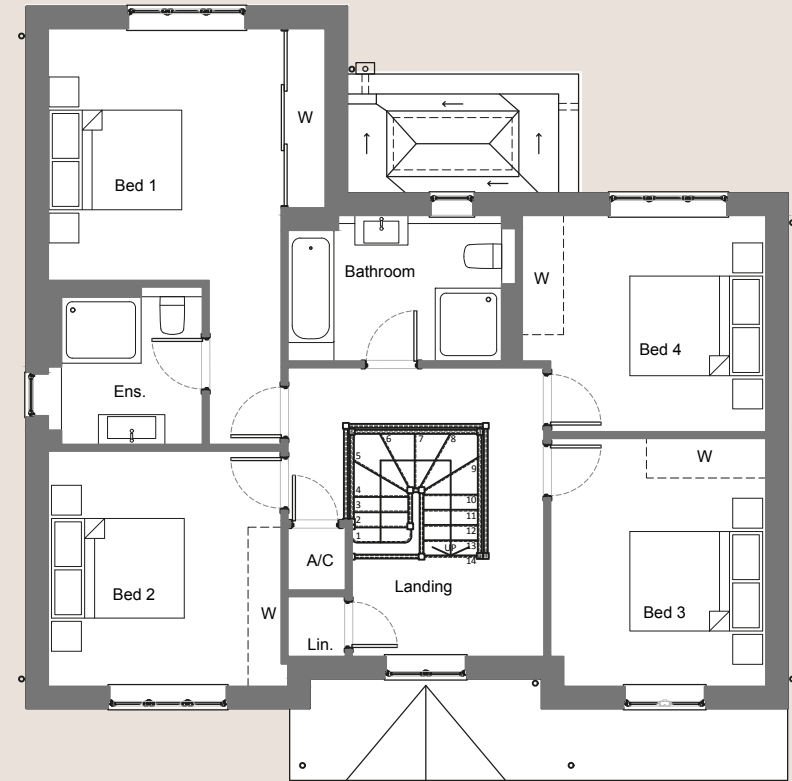


Plot 9

Ground Floor

PLOT 9

Kitchen/Dining/Living	7662 x 7136	25'2" x 23'5"
Study	3238 x 2680	10'8" x 8'10"
Garage	5958 x 3032	19'7" x 9'11"



Plot 9

First Floor

PLOT 9

Bedroom 1	6266 x 3512	20'7" x 11'6"
Bedroom 2	3611 x 3550	11'10" x 11'8"
Bedroom 3	3740 x 3246	12'3" x 10'8"
Bedroom 4	3673 x 3264	12'1" x 10'9"

Site plan

Guildford Road

Wharfenden Way



● = Private car charging points

The Acorns Location





Photographs shown are of past Rushmon Homes developments which have similar specifications to The Acorns

Specification

Kitchens

- *Shaker style kitchen**
- *Stone worktop and upstand**
- *Glass splashback**
- *Under unit LED lighting*
- *Floor finish in a wood effect vinyl floor**
- *Appliances to include single oven and gas four ring hob, cooker hood and microwave*
- *Integrated appliances include a fridge freezer 70/30 and washer-dryer and dishwasher*
- *White composite sink and single lever tap*
- *Integrated 3 x 10 ltr ecobins - for easy recycling*
- *No 9 only has a separate utility, separate washing machine and tumble dryer*

Stylish bathrooms & en-suites

- *Contemporary vanity units with 600mm basin*
- *(No 9 has 800mm vanity in the master en-suite)*
- *Duravit soft close w/c*
- *Grohe push plate cistern with dual flush system*
- *Ceramic tiles to bath/shower areas and behind w/c*
- *Matt black mixer taps and shower controls*
- *Thermostatically controlled shower*
- *Bath with shower attachment and glass screen*
- *Low profile shower unit and shower screen*
- *Matt black chrome heated towel rail to bathroom and en-suite*
- *Shaver point to bathroom and en-suite*
- *Floor finish in wood effect vinyl floor*

Cloakroom

- *500mm basin*
- *Duravit soft close w/c*
- *Grohe push plate*
- *Floor finish in wood effect vinyl flooring*
- *Ceramic tiles to basin splashback and boxing*

Interior features

- *White walls and white ceilings*
- *Doors - 5 vertical panel*
- *Ironmongery in matt black*
- *Fitted mirror fronted wardrobes to master bedroom*
- *Floor finish to cloakroom, bathroom and en-suite in wood effect vinyl*
- *Floor finish to bedrooms, landing and stairs are not included*
- *Pendent and feature lighting to key areas*

**Choice available subject to build stage*

***Appliances are subject to change due to supply issues*



Specification

Energy saving features

- *Electric car charging points to each property*
- *Thermostatically controlled gas central heating throughout with radiators*
- *A-rated boiler to minimise gas usage*
- *Double-glazed PVCu windows provided a high level of thermal insulation*
- *Kitchen appliances have excellent eco ratings for energy and water usage*
- *Dual flush mechanisms to toilets to reduce water use*
- *High levels of insulation within roof space and external wall cavities limiting heat loss*
- *LED energy efficient down-lighting to hallways kitchen and bathrooms*
- *Dusk-to-dawn sensors to external lighting to reduce electricity usage*
- *Mains operated smoke/carbon monoxide detector (with battery back-up)*

Home entertainment & communications

- *TV point to living room and master bedroom*
- *Multimedia plate to living area including BT, TV, DAB, Sky Q, terrestrial channels, for connection by individual purchaser's*

External areas

- *Each home comes with two allocated car parking spaces plus limited visitor parking is available*
- *Private gardens have paved patio in natural grey paving and turf to garden*
- *Communal external bollard lighting*
- *Lights to individual homes*
- *No 9 only has an integral garage*

Warranty & after care

- *10 year NHBC 'Buildmark' warranty and insurance policy*
- *Full demonstration of your new home before we hand you your keys*
- *Dedicated customer care team*

Village living

Surrounded by picturesque countryside, lakes and ancient woodland, Frimley Green village is a friendly hamlet with a varied selection of independent shops, bakeries, cafes and country pubs, though is probably best known for being home to the Lakeside Country Club, sitting on Wharfenden Lake.

The Basingstoke Canal meanders to the east and south of the village and there are a number of open spaces within the village including Frimley Green Recreation Ground, home to Frimley Green F.C., and Frimley Lodge Park with well-kept woodland, children's playground, miniature railway, picnic area and pitch and putt. For the golfer, there's an exceptional choice of local clubs including Pine Ridge and Camberley Heath with the delights of West Hill, Worplesdon and Woking just a short drive away.

Frimley Green is just a short drive from the wider facilities of Camberley (under 3 miles) and Farnborough (3.1 miles*), home of the world famous air show, with the shopping mecca of Woking just 9 miles away (22 mins*).*

The Acorns offers village living yet with everything close by for modern day living.

**All distances and travel times from RACR Routeplanner or National Rail*





Great schooling & connectivity

The Acorns is well placed for the commuter with access to junction 4 of the M3 just minutes away, providing a direct route into London or to Southampton and the wider south coast, as well Heathrow Airport via the M25. The A331 provides a ready link to the A31 with direct access to Winchester to the west and Guildford to the east.

Brookwood Station is just 3.78 miles way (8 mins*) providing an excellent, frequent and direct service to Clapham Junction in 26 minutes* and London Waterloo in just 35 minutes*.*

The area is awash with excellent school for younger children including Frimley Green Pre-School, Frimley Junior School, Cross Farm Infant Academy and Mytchett Primary School. There are also highly rated secondary schools and colleges in the local area too, including the renowned Farnborough College of Technology.

The Acorns is also just 3.36 miles (8 mins) form the world famous Sandhurst Military Academy*

**All distances and travel times from RACR Routeplanner or National Rail*





About Rushmon Homes

At Rushmon Homes we've been creating a warm welcome in our new homes for over 47 years now. As an established family business with our own children and grandchildren, we're able to understand the evolving needs of our purchasers as they and their families change and grow over the generations.

Our homes are design-led to provide light, spacious, adaptable living spaces that are a joy to be in – whether you're relaxing peacefully, socialising with friends or celebrating with loved ones.

Over the years, our customers have consistently found the quality of our homes reassuring. Our keen eye for design certainly makes our properties look elegant and inviting, but they're also refreshingly practical, functional and durable.

Our craftsmen use time-honoured building traditions and only the best materials to produce a fine finish.

Based in Surrey, we have acquired a wealth of local knowledge which enables us to develop homes in some of the most sought-after areas in the South East, yet virtually all our developments are created on recycled land.

Perhaps it's a combination of all of these things that has won us a number of prestigious awards over time, with one judging panel noting of our Twin Trees scheme in Woking, " This development shows the value of well-thought-out regeneration, especially for those looking for that elusive object – the ideal family home".

Of course it's always very rewarding to receive such recognition, but our greatest accolade remains the positive feedback we hear from the people who matter most – our purchasers.



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The Acorns, Guildford Road, Frimley Green GU16 6NN

Call 01932 586777 for more information

www.rushmon.co.uk



Registered House-Builder



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