



SAMARA

ASH ■ SURREY



www.covehomes.co.uk



Computer generated images are indicative only

S A M A R A

Welcome to Samara, an exclusive development of 3, 4 and 5 bedroom detached houses.

The new homes at Samara will combine the quality, space and setting of traditional family homes with the comfort and convenience of modern and contemporary specification.

Samara benefits from having excellent links to the A331, A31 and M3 and the mainline railway station is just a 15-minute walk away with frequent trains arriving into Waterloo in just under an hour.

LONDON

Train from Ash: 52 mins (indirect)
By car: 66 mins (42 miles)

READING

Train from Ash: 36 mins
By car: 43 mins (28 miles)

GUILDFORD

Train from Ash: 9 mins
By car: 16 mins (8.4 miles)

FARNHAM

Train from Ash: 13 mins
By car: 12 mins (5.5 miles)

Estimates via Google, travel times may vary

Samara is located on the outskirts of the village of Ash in Surrey, close enough to be convenient but hidden away, giving a semi-rural feel with picturesque walks on your doorstep, such as the Lakeside Nature Reserve. Combining tranquil views across the lake with an adventure park, complete with a zip wire and mini climbing wall, it is a perfect family location for those looking to relax or have an adventure.

Ash village benefits from a library, a wide range of shops, restaurants, a post office and the family pubs you would expect in a thriving village.

There are several well-regarded primary schools in Ash, along with Ash Manor Senior School which boasts the Ash Manor Sports Centre.



SAMARA - The Collection

The Development Layout



The Cranbury
3 bedrooms ■ Link-detached
Plots: 5 6



The Selbourne
4 bedrooms ■ Detached
Plots: 14 15



The Oakleigh
4 bedrooms ■ Detached
Plots: 16 19



The Hillier
4 bedrooms ■ Detached
Plots: 17 18



The Highclere
4 bedrooms ■ Detached
Plots: 3 4 21



The Ormeley
5 bedrooms ■ Detached
Plots: 1 2 20



Plots: 7 to 13 are reserved for Mount Green Housing Association.

Computer generated images are indicative only



The Cranbury

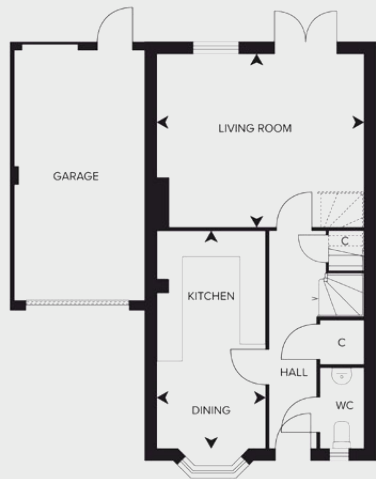
3 bedroom link-detached homes

Plots: 5 6*

*Plot 6 is handed/ mirrored

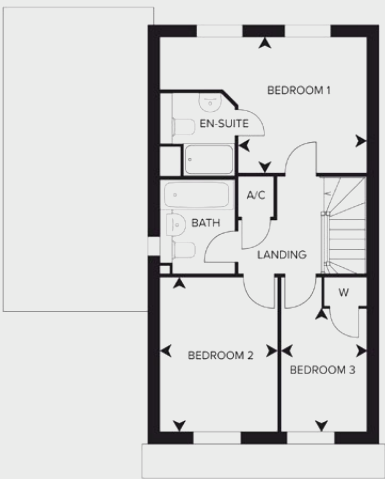


Computer generated image is indicative only



Ground Floor

| Room | Dimensions (metric) | Dimensions (imperial) |
|----------------|---------------------|-----------------------|
| Kitchen/Dining | 2544 x 5157 | 8'3" x 16'10" |
| Living | 4847 x 4097 | 15'10" x 13'4" |



First Floor

| Room | Dimensions (metric) | Dimensions (imperial) |
|-----------|---------------------|-----------------------|
| Bedroom 1 | 3019 x 3177 | 9'10" x 10'4" |
| Bedroom 2 | 2760 x 3650 | 9' x 11'11" |
| Bedroom 3 | 1994 x 2910 | 6'6" x 9'6" |

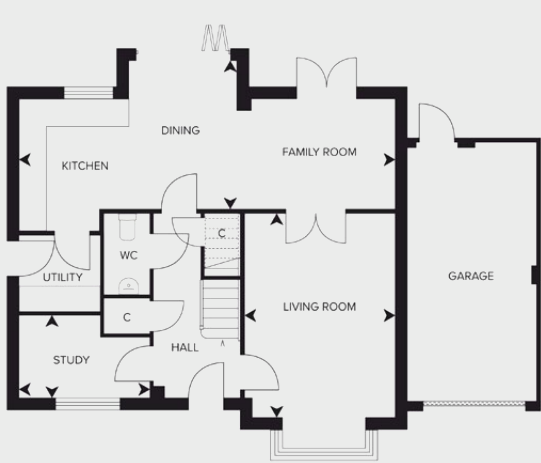
The Selbourne

4 bedroom detached homes

Plots: 14 15

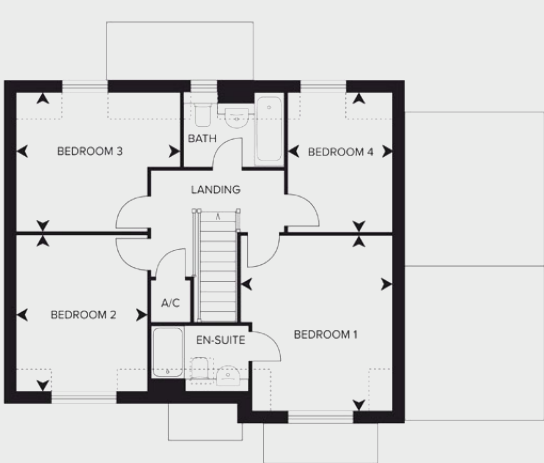


Computer generated image is indicative only and shows plot 15



Ground Floor

| Room | Dimensions (metric) | Dimensions (imperial) |
|----------------|---------------------|-----------------------|
| Kitchen/Dining | 8784 x 3450 | 28'9" x 11'3" |
| Living | 3475 x 4735 | 11'4" x 15'6" |
| Study | 3044 x 1907 | 9'11" x 6'3" |



First Floor

| Room | Dimensions (metric) | Dimensions (imperial) |
|-----------|---------------------|-----------------------|
| Bedroom 1 | 3532 x 4082 | 11'6" x 13'4" |
| Bedroom 2 | 3056 x 3632 | 10' x 11'10" |
| Bedroom 3 | 3796 x 3260 | 12'5" x 10'7" |
| Bedroom 4 | 2410 x 3260 | 7'10" x 10'7" |

Floorplan shows location of garage for plot 14 | Reduced headroom due to sloped ceiling

All dimensions are maximum and these plans are for representation purposes only and may be subject to change. Whilst every attempt has been made to ensure the accuracy of the plans, details and measurements are approximate and no responsibility is taken for any error, omission or mis-statement. Floorplans may be mirrored/handed for alternate plots.



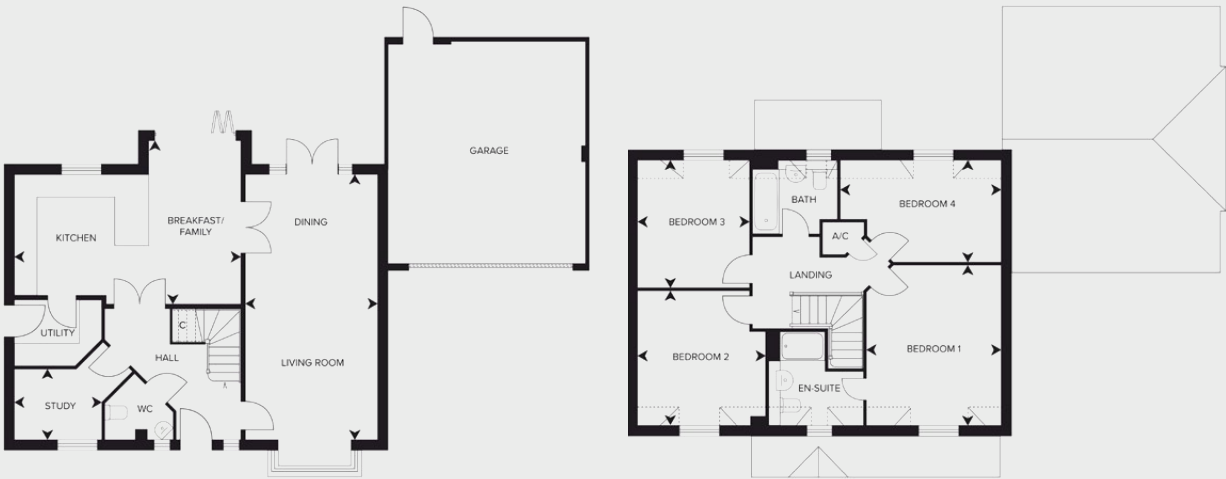
The Oakleigh

4 bedroom detached homes

Plots: 16 19



Computer generated image is indicative only and shows plot 19



Ground Floor

| Room | Dimensions (metric) | Dimensions (imperial) |
|----------------|---------------------|-----------------------|
| Kitchen/Dining | 6159 x 4409 | 20'2" x 14'5" |
| Living | 3600 x 7209 | 11'9" x 23'7" |
| Study | 2360 x 1860 | 7'8" x 6'1" |

First Floor

| Room | Dimensions (metric) | Dimensions (imperial) |
|-----------|---------------------|-----------------------|
| Bedroom 1 | 3657 x 4346 | 11'11" x 14'3" |
| Bedroom 2 | 3494 x 3656 | 11'5" x 11'11" |
| Bedroom 3 | 3050 x 3460 | 10' x 11'4" |
| Bedroom 4 | 4360 x 2770 | 14'3 x 9' |

Floorplan shows location of garage for plot 19 | Reduced headroom due to sloped ceiling

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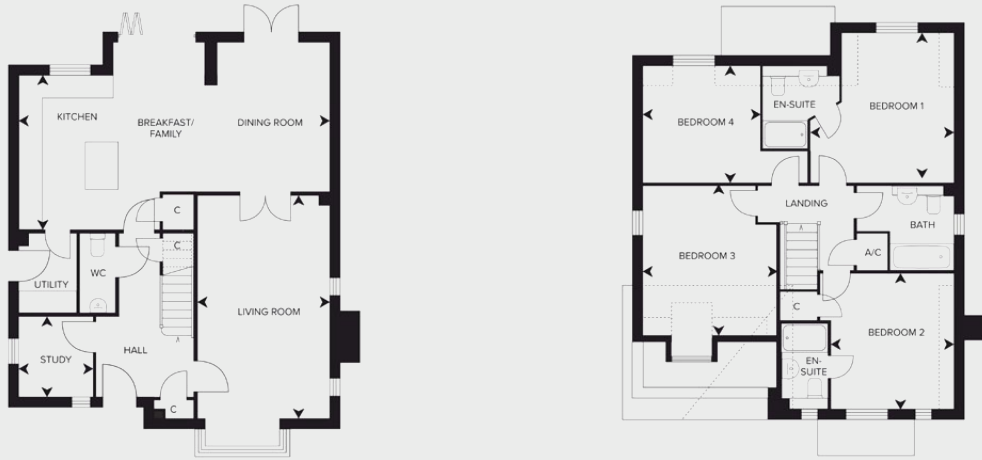
The Hillier

4 bedroom detached homes

Plots: 17 18



Computer generated image is indicative only and shows plot 17



Ground Floor

| Room | Dimensions (metric) | Dimensions (imperial) |
|----------------|---------------------|-----------------------|
| Kitchen/Dining | 8447 x 4184 | 27'8" x 13'8" |
| Living | 3550 x 6047 | 11'7" x 19'9" |
| Study | 2010 x 2197 | 6'6" x 7'2" |

First Floor

| Room | Dimensions (metric) | Dimensions (imperial) |
|-----------|---------------------|-----------------------|
| Bedroom 1 | 3896 x 4071 | 12'9" x 13'4" |
| Bedroom 2 | 3344 x 3660 | 10'11" x 12' |
| Bedroom 3 | 3581 x 4010 | 11'8" x 13'1" |
| Bedroom 4 | 3152 x 3181 | 10'3" x 10'4" |

Bay window to plot 17 | Reduced headroom due to sloped ceiling | Detached double garage not shown on floor plan

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The Highclere

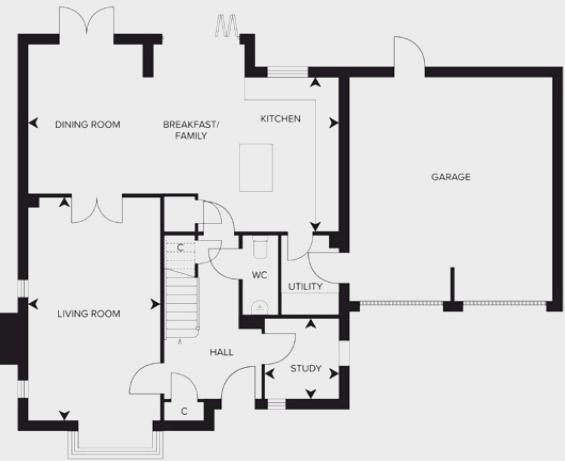
4 bedroom detached homes

Plots: 3 4 21*

*Plot 21 is handed/ mirrored

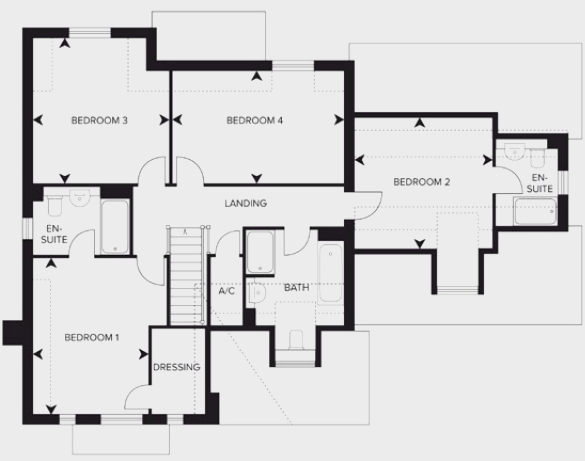


Computer generated image is indicative only and shows plot 21



Ground Floor

| Room | Dimensions (metric) | Dimensions (imperial) |
|----------------|---------------------|-----------------------|
| Kitchen/Dining | 8447 x 4184 | 27'8" x 13'8" |
| Living | 3550 x 6047 | 11'7" x 19'9" |
| Study | 2010 x 2197 | 6'6" x 7'2" |



First Floor

| Room | Dimensions (metric) | Dimensions (imperial) |
|-----------|---------------------|-----------------------|
| Bedroom 1 | 3134 x 4260 | 10'3" x 13'11" |
| Bedroom 2 | 3744 x 3384 | 12'3" x 11'1" |
| Bedroom 3 | 3694 x 3950 | 12'1" x 12'11" |
| Bedroom 4 | 4660 x 3060 | 15'3" x 10' |

Bay window to plots 4 and 21 | Reduced headroom due to sloped ceiling

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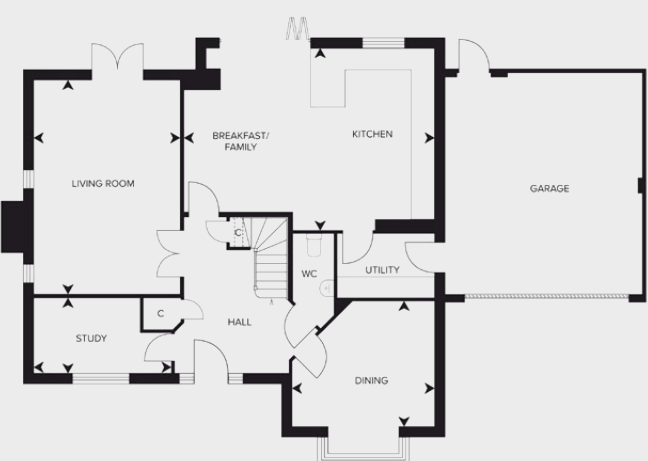
The Ormeley

5 bedroom detached homes

Plots: 1 2 20



Computer generated image is indicative only and shows plot 20

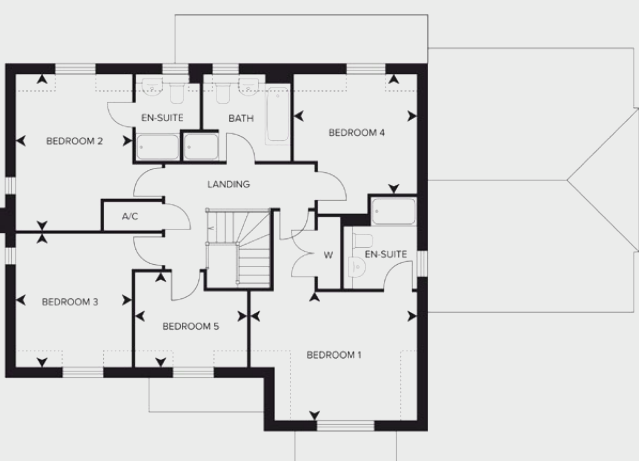


Ground Floor

| Room | Dimensions (metric) | Dimensions (imperial) |
|---------|---------------------|-----------------------|
| Kitchen | 6822 x 4959 | 22'4" x 16'3" |
| Living | 3950 x 5834 | 12'11" x 19'1" |
| Dining | 3824 x 3397 | 12'6" x 11'1" |
| Study | 3760 x 2050 | 12'3" x 6'8" |

Reduced headroom due to sloped ceiling

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First Floor

| Room | Dimensions (metric) | Dimensions (imperial) |
|-----------|---------------------|-----------------------|
| Bedroom 1 | 4533 x 3501 | 14'10" x 11'6" |
| Bedroom 2 | 3160 x 4170 | 10'4" x 13'7" |
| Bedroom 3 | 3160 x 3644 | 10'4" x 11'11" |
| Bedroom 4 | 3341 x 3247 | 10'11" x 10'7" |
| Bedroom 5 | 3043 x 2581 | 9'11" x 8'5" |



Specification



Kitchen

Choice of contemporary kitchen design with Silestone worktops and up stands.*

Fitted appliances by **Bosch** to include;

- Integrated single oven in brushed metal finish - 3 beds.
- Integrated single oven and combi microwave in brushed metal finish - 4 and 5 beds.
- Integrated fridge/freezer - A rated.
- Integrated dishwasher - A rated.
- Integrated washer/dryer - A rated - 3 beds.

Gas burner hob with Silestone splashback.

Chimney hood and extractor fan.

1 ½ bowl stainless steel sink.

Under unit lighting.

Waste disposal unit – 4 and 5 beds.

Ceramic tile flooring - please see agent for specific plot details.

Utility room - 4 and 5 beds

Laminate worktops and upstands.*

Space for washer/dryer – please see agent for specific plot details.

Ceramic tile flooring.*

Single bowl stainless steel sink.

Bathroom

White Roca sanitary ware with contemporary chrome fixtures and fittings.

Cloakroom; Half height tiling to all walls.*

Bathroom; Half height tiling to walls, full height tiling to shower enclosure.* **

Master en-suite; Full height tiling to all walls.*

Bedroom 2 en-suite; Half height tiling to all walls, full height tiling to shower enclosure* - plots 1, 2, 3, 4, 17, 18, 20, 21.

Chrome heated towel rail to bathroom and en-suites.

Shaver socket and light to bathroom and en-suites.

Ceramic tile flooring to cloakroom, bathroom and en-suites.*

General Internal

Supply point for fireplace - 4 and 5 beds. Choice of fire surround on selected plots – please see agent for plot specific details.*

Built in wardrobe to master bedroom with hanging rail and shelf.

Dressing area upgrades available, plots 3, 4 and 21. Please see agent for plot specific details.

Built in wardrobe to second bedroom with hanging rail and shelf - 4 and 5 beds.

Bi-fold doors to kitchen/diner – 4 and 5 beds.

White PVC double glazed windows.

White satin finish to all woodwork.

White smooth finished ceilings.

Master media point to lounge ready to connect to Digital/SkyQ.

Wall mounted TV point with HDMI cable built in to lounge.

Wall mounted TV point to kitchen.

TV point to master bedroom and bedroom 2.

Telephone points to lounge, kitchen, master bedroom and home office area.

Low energy light fittings.

LED downlighters to hall, landing, kitchen, bathroom, en-suites and cloakroom.

Spur for future alarm system.

Thermostatically controlled heating by radiators.

10 year **NHBC** warranty.

External

Insulated anthracite grey front door with multi point locking and door bell.

Chrome postal number.

PIR sensed lights to front door, utility, rear external and front of garage.

Fully turfed rear garden and landscaped front garden.

Double garages with electronically powered up and over door – please see agent for specific plot details.

Power and light to garage.

Adaptable box for future electric vehicle charging point.

Riven style buff patio slabs.

Outside tap and socket.

Larch lap panel fencing with timber posts to rear gardens.

Rear access via lockable gate with padlock.

* All choices from developer selection and further optional upgrades are available, both are subject to stage of construction. Specific plots only.

** Shower over bath to plots 5, 6, 14, 15, 16, 17, 18, 19



Cove Homes was established in 1973 and today remains a family owned and managed company, with an impressive reputation for building a range of quality properties, from starter homes to prestige properties, throughout Hampshire and Surrey.



We are hands on with all our projects, giving us the ability to combine the resources and support of a long established organisation with the attention to detail afforded by a family run company. We strive to deliver the highest possible standards in design, materials and construction to create traditional homes with modern technologies, that meet 21st century living requirements.

We have a strong commitment to sustainable development and our new homes at Samara follow this ethos, as they are designed and built to provide energy efficiency, by ensuring the fabric is highly insulated, with low energy lighting throughout and a host of other features in order to reduce your household running costs. We pride ourselves on delivering quality we can put our name to and be proud of. For more details about us please visit our website www.covehomes.co.uk

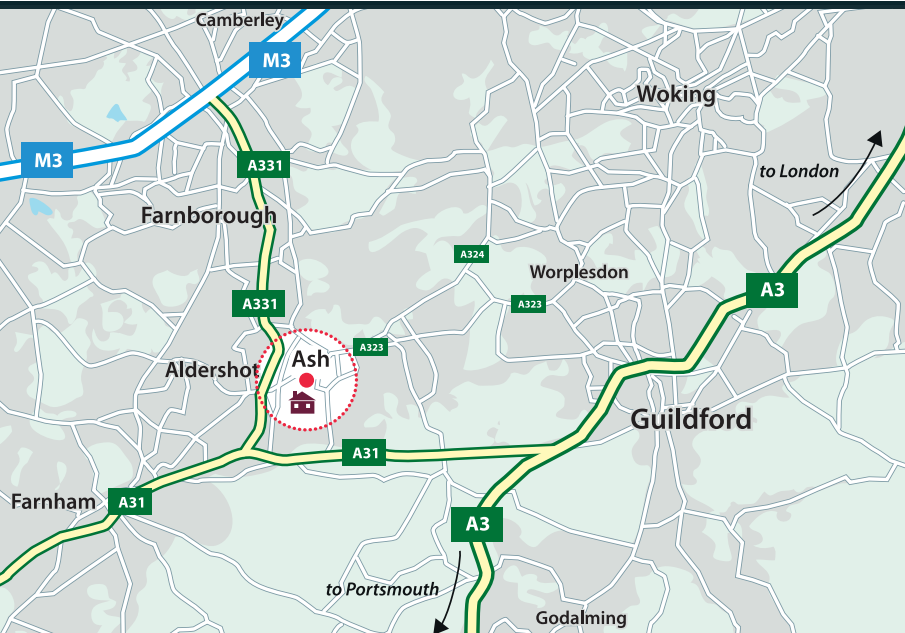
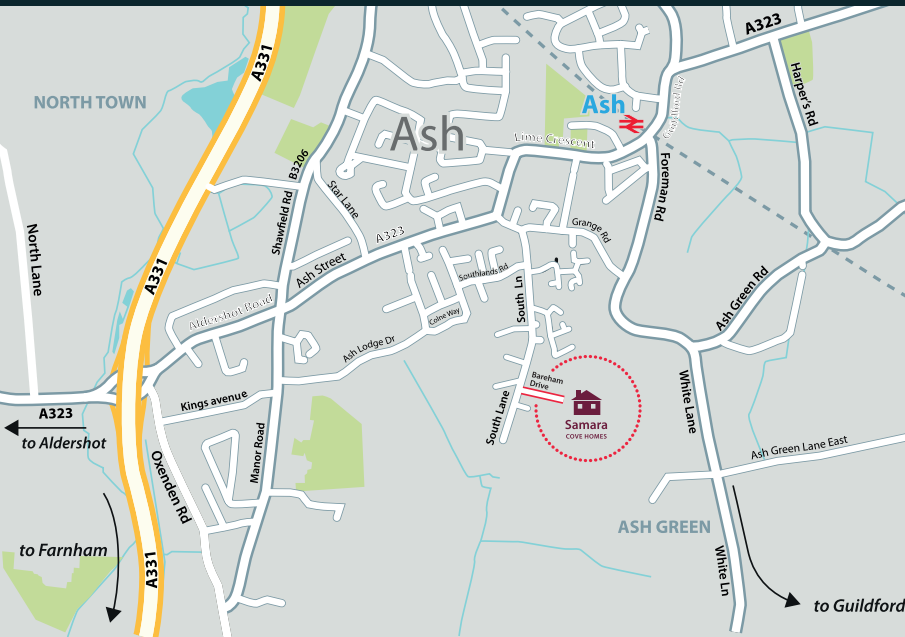
Photos from other Cove Homes developments and are for illustrative purposes only.





SAMARA

SOUTH LANE ■ ASH ■ SURREY



The information contained in this brochure is for general guidance only. The computer generated images are intended to give an indication of what the properties will look like but are not necessarily representative in every respect. Purchasers are advised that floor layouts etc, may vary from plot to plot and the Company reserves the right to alter these details at any time without prior notice.

The interior photographs shown are from a typical Cove Construction Ltd show home and are not necessarily representative of the specification included in this development. Intending purchasers should satisfy themselves by inspection or otherwise of items and specification included.

The information does not constitute a contract, part of a contract or warranty. External materials are subject to local authority approval. Building sites are dangerous. All visitors must wear the appropriate health and safety attire which will be provided.

Children under the age of 16 years will not be permitted on site.

Directions

For Sat Nav, use **GU12 6NL**

Exit the A331 in the direction of Ash on to Aldershot Road. At the first roundabout take the 2nd exit and continue on to Ash Street, after half a mile turn right on to Grange Road and then right on to South Lane. After 0.2 miles turn left, keeping on South Lane, and Bareham Drive can be found at the end of the road on the left hand side.



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Selected plots available
with Help to Buy subject to
availability. Please contact the
selling agents for full details.