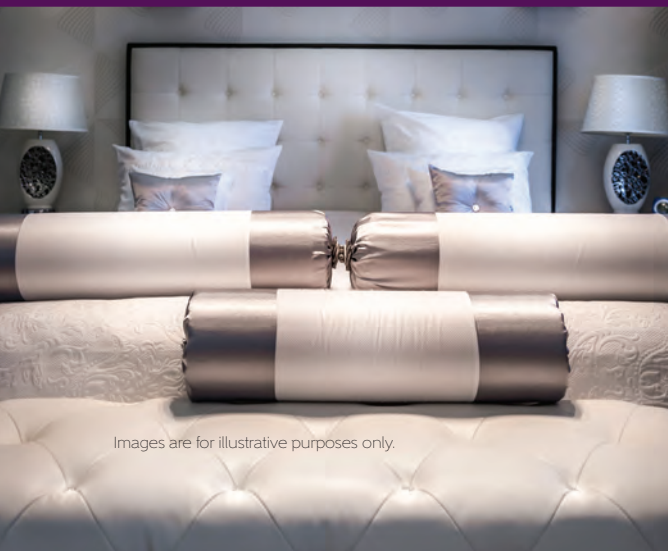


CHESTNUT GROVE

ASH GREEN





Images are for illustrative purposes only.



It's the start of something new.

Welcome to Ashberry Homes, a developer of homes built to exceptional standards in carefully chosen locations; a developer that places individuality and excellence at the heart of house-building.

At Ashberry Homes, we believe that in order to create homes that are loved, they must be built with expertise, confidence and the utmost care. Our teams of skilled craftsmen work to the highest of standards, ensuring the needs of the homebuyer are always the inspiration behind our designs. What's more, our Personal Touch selection of optional finishes and upgrades allows you to make your new home as unique as you are.

This pride in our workmanship extends to the environment, with sustainable features built in to every Ashberry home to help preserve precious natural resources, while at the same time ensuring lower energy running costs for you.

From the moment you visit our sales office to the moment you step into your new Ashberry home we will be there to offer advice and guidance. Our friendly and professional team will help ensure your homebuying journey is a happy one, supporting you throughout the decisions and choices you make. And once you move in we will still be there if you need us, with a comprehensive programme of aftercare you can rely on.

Ashberry Homes' abides by The Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk





Find adventure in every direction at Chestnut Grove.



Welcome to Chestnut Grove, a collection of 2, 3 and 4 bedroom homes in the village of Ash Green. Set against the tranquil backdrop of beautiful Surrey countryside, this development is suited to families desiring wide open space and well-regarded schools. First-time buyers will appreciate the elements of low maintenance on offer throughout these homes.

The development benefits from a range of local amenities, with a post office, dentistry, medical centre, hairdresser's, veterinary centre and a range of supermarkets within three miles of home.

Chestnut Grove is close to an array of dining opportunities, from traditional pub fare and real ales at The Greyhound to vibrant Indian cuisine at Curzon, both five minutes away by car.

Further eateries can be found in Aldershot, a 10-minute drive away, with a variety of high-street names and independent retailers. There's plenty of things to keep you entertained close to home. Aldershot has a performing arts theatre, Princes Hall, and a multiplex cinema showcasing the latest blockbusters. Frimley

Lodge Park is a 16-minute drive offering 24 hectares of woodland and meadows, with picnic areas, playgrounds, sports pitches, a miniature railway and a pitch and putt course.

Golf can also be enjoyed at Merrist Wood and Puttenham golf clubs, both reachable in 15 minutes by car, whilst gym exercise and swimming are available at Aldershot Pools & Leisure Centre just an eight-minute drive away.

Families will benefit from the range of schools close to home, with Ash Grange Nursery and Primary School and Shawfield Primary School both within five minutes' drive, with Ash Manor School also a five-minute drive away for secondary pupils.

Both commuters and explorers will appreciate the choice of local road and rail links. Farnborough can be reached within 12 minutes by car, whilst both Woking and Godalming can be reached in 22 minutes and Basingstoke within half an hour. Ash Station is a 15-minute walk providing regular services to both Farnham and Guildford taking under 15 minutes, Reading in under 40 minutes and Redhill in under an hour.

All information is intended for general guidance only. Any mention of retail and leisure facilities or other amenities does not imply any mutual endorsement. References to schools and other educational establishments are included only to demonstrate their proximity to the development and should not be regarded as a guarantee of eligibility or admission. Travel times are approximate and by car unless otherwise stated. Sources the aa.com and Google. The particulars in this brochure are for illustration only. Designed by thinkBDW 01206 546965. 217043/02/21.

Love your home,
not somebody else's.





PERSONAL TOUCH

It's the little things that make your house your home

Our Personal Touch selection of optional finishes and fittings allows you to decide whether you want to upgrade the quality fittings we offer as standard, or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to your ideal home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

KITCHENS:

- Upgraded kitchen doors and/or units
- Composite kitchen worktop
- Induction hob
- Integrated washer/dryer

FLOORING:

- Carpeting
- Laminate flooring

CERAMIC TILING:

- Additional choice of tiling
- Tiling to additional areas
- Floor tiling

WARDROBES:

- Additional fitted wardrobes

BATHROOM:

- Shower over bath with shower screen and extra standard specification tiling
- Chrome heated towel rail

ELECTRICAL:

- Additional TV or BT point
- Additional double electrical sockets in white or chrome
- Chrome sockets and switches to full home or downstairs
- External socket
- Wireless burglar alarm

GARDENS:

- Extended patio area





Computer generated image



CHESTNUT GROVE

A home at Chestnut Grove provides you with all the modern comforts expected in a new home, boasting design features that are modern yet sustainable.

You'll be perfectly placed for every kind of adventure, whether it's exploring the surrounding countryside or enjoying the urban delights of nearby Aldershot.



Space for everyone in
a house that deserves
to be called home.



Here for you at every step.

At Ashberry Homes we know that when you are buying and selling a home it can be a time when you need support and guidance; that's why we are here to help you.

We strive to give all our customers an enjoyable house buying experience and help make their dream home a reality by being here for you at every step of the way.

Our expert team will be by your side to advise and guide you from the moment you first visit us right through to the completion of your purchase. We'll also be by your side on moving-in day to welcome you into your new home, helping to ensure your move goes smoothly. And we don't just stop when you have the keys. Should you need us, our customer care team is on hand to help with any query you might have, no matter how small.

We work hard to provide a level of service and customer care second to none to ensure you will have many years of enjoyment in your new home.



Help to Buy cannot be used in conjunction with other schemes. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%. Help to Buy is subject to eligibility and may not be available on this development. Assisted Move is available on selected developments and plots only, subject to status and availability. Cannot be used in conjunction with other offers. Reservations can only be taken on homes released for sale once you achieve a sale on your own home, plots cannot be held whilst you are on the Assisted Move scheme.



Help to Buy

Buy with just 5% deposit

Help to Buy is backed by the Government and aimed at helping you purchase your first home.

The scheme is open to first time buyers and there are regional price caps on the value of the property you are able to purchase with Help to Buy, please talk to one of our Sales Advisors for the regional details in your area.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the Government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.



Backed by
HM Government

Ashberry Assisted Move

We can help get you moving

With Assisted Move our Intermediate Management Agent will work with a local estate agent to market your home at a price you're happy with, and we will pay the estate agent fees.

You'll receive regular updates, and could soon be moving into your new dream home.



Ashberry
Homes

We look forward to meeting you...



**Chestnut Grove, White Lane,
Ash Green, Surrey GU12 6HJ**

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Homes

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Redhill, Surrey RH1 1QT

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