

# Guildford, Surrey

Two new contemporary Scandia-Hus timber frame homes currently under construction in Surrey are available to purchase.





## Scandia-Hus Home Exterior Example





## Properties For Sale

Buyers are presented with an opportunity to purchase their own energy-saving family home in an ideally situated area of Surrey.

### Location

Located within the popular village of Normandy, the plots offer a rural setting whilst also being conveniently close to Guildford and Farnham towns with their wide range of amenities.

The plots are near to Wanborough Station which provides access to Guildford Mainline and London Waterloo for fast connections to the capital.

### Scandia-Hus

The properties are being constructed by leading timber frame home supplier, Scandia-Hus.

At Scandia-Hus we believe in providing our customers with quality products, a high level of service and flexibility. With fifty years of experience, we have gained a reputation for successfully combining the best of Swedish technology with British craftsmanship and style, resulting in over 5,000 energy-saving homes being built throughout the United Kingdom.

Typical Features of a Scandia-Hus Property Include:



Interior Example

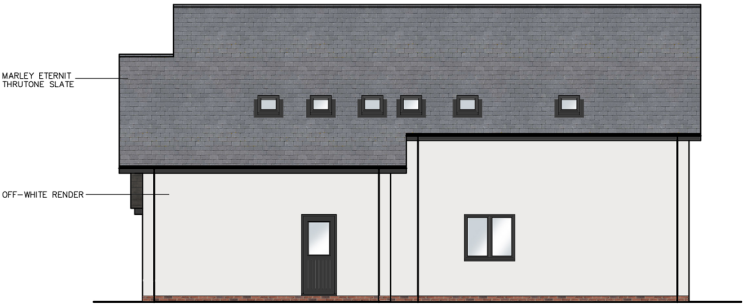
- Open plan kitchen/dining/family room
- Luxury ensembles and spacious bathroom
- Ceramic tiles to kitchen and utility room floors
- Integrated appliances include oven, fridge, freezer, dishwasher
- Contemporary white sanitaryware with stylish chrome fittings
- Tiled walls and floors for bathrooms and ensembles
- Bespoke oak staircase
- Solid oak interior doors
- Down-lighters and light fittings throughout
- Triple-glazed windows
- Underfloor central heating with individual room thermostats
- Solar panels with battery compatible inverter

Plot 1: Internal Area - 168.3 sq.m

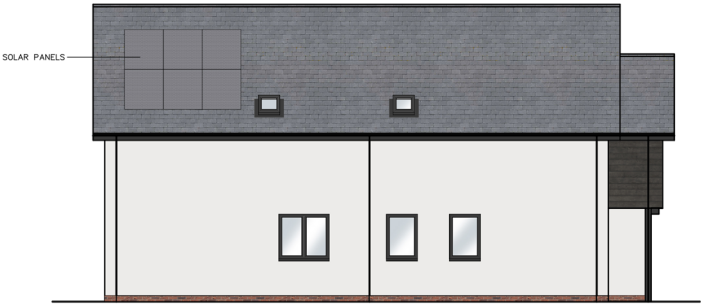
£950,000



FRONT ELEVATION



SIDE ELEVATION



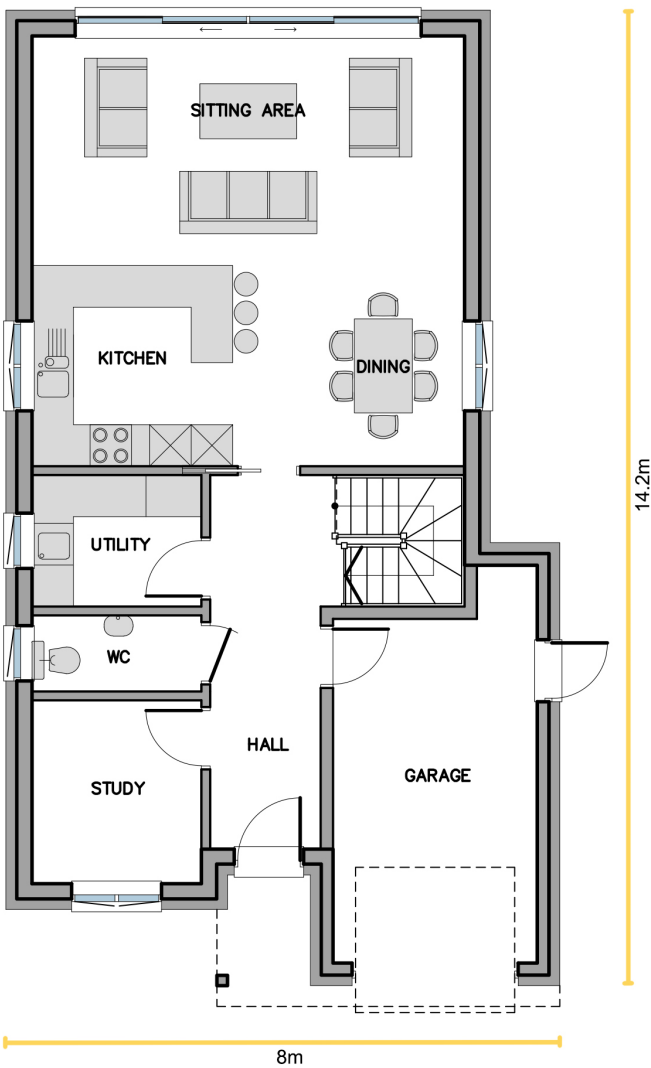
SIDE ELEVATION



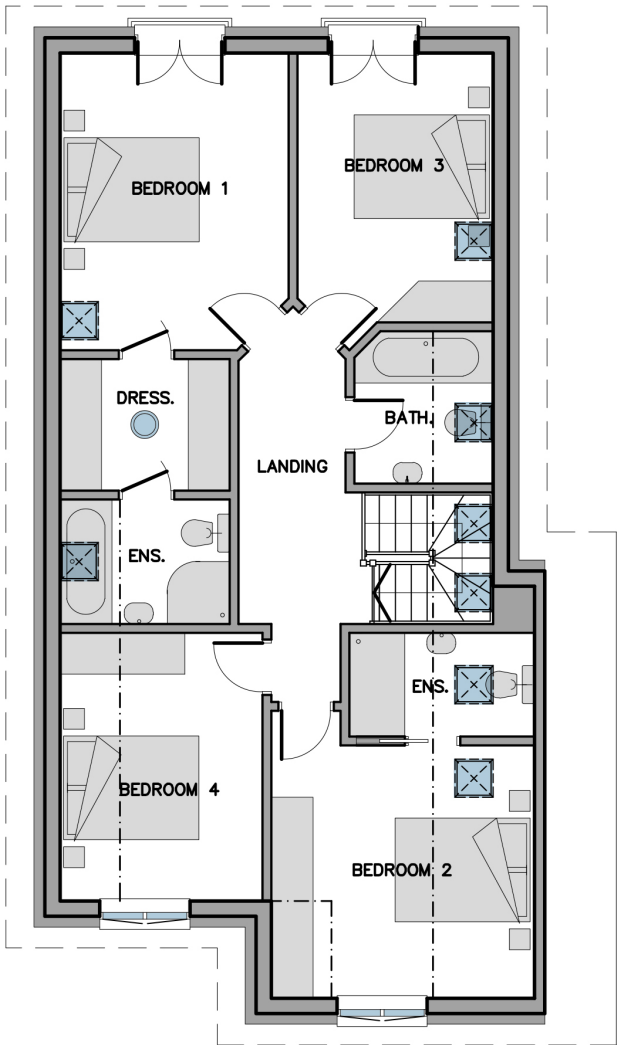
REAR ELEVATION



Finished in a mix of white render and black weatherboard cladding, the first property will benefit from an open plan kitchen/dining/living area, utility room, WC and study on the ground floor, as well as an integral garage, with four bedrooms on the first floor.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Sitting Area:	6.3m x 3.3m
Kitchen:	2.9m x 2.9m
Dining:	3.4m x 2.9m
Study:	2.7m x 2.5m
Utility:	2.5m x 1.9m
Garage:	5.0m x 3.0m

Bedroom 1:	4.3m x 3.3m
Bedroom 2:	3.8m x 3.7m
Bedroom 3:	3.9m x 2.9m
Bedrom 4:	3.9m x 2.9m



Plot 2: Internal Area - 266.6 sq.m

£1,250,000



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



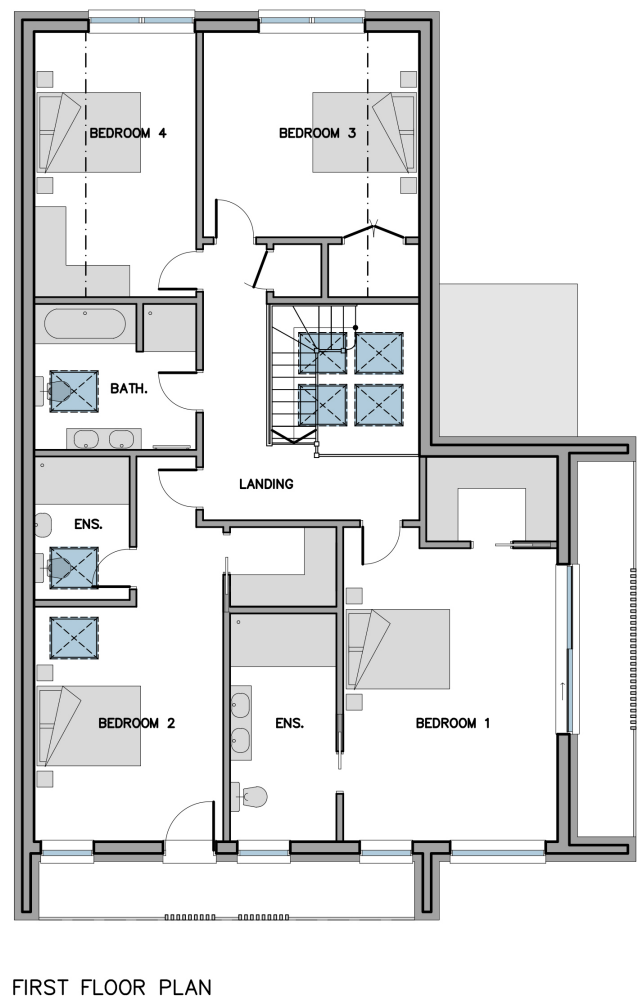
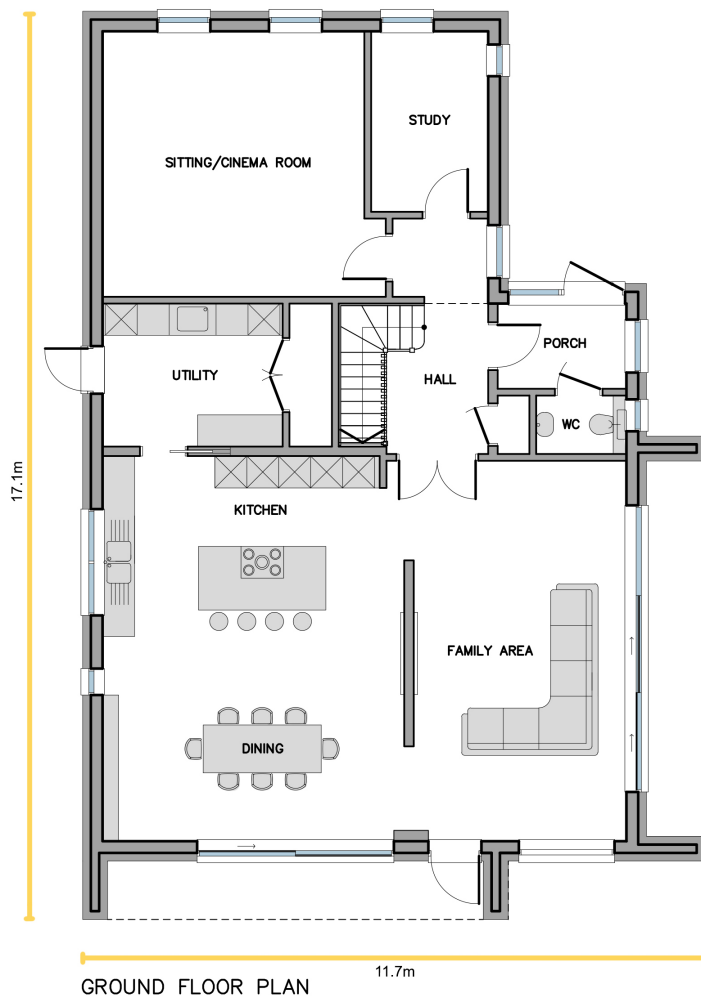
SOUTH WEST ELEVATION



NORTH WEST ELEVATION



The second property will be clad in an attractive blend of timber and brick with a spacious internal layout including a semi-open plan kitchen/dining/family area plus a sitting/cinema room, study, WC and utility on the ground floor with four bedrooms upstairs.



Sitting/ Cinema Room:	5.0m x 4.9m
Kitchen:	5.2m x 3.4m
Dining:	5.2m x 3.9m
Family Area:	7.2m x 4.0m
Study:	3.4m x 2.2m
Utility:	3.4m x 2.7m

Bedroom 1:	5.5m x 4.0m
Bedroom 2:	4.4m x 3.6m
Bedroom 3:	4.0m x 3.9m
Bedrom 4:	5.0m x 3.0m

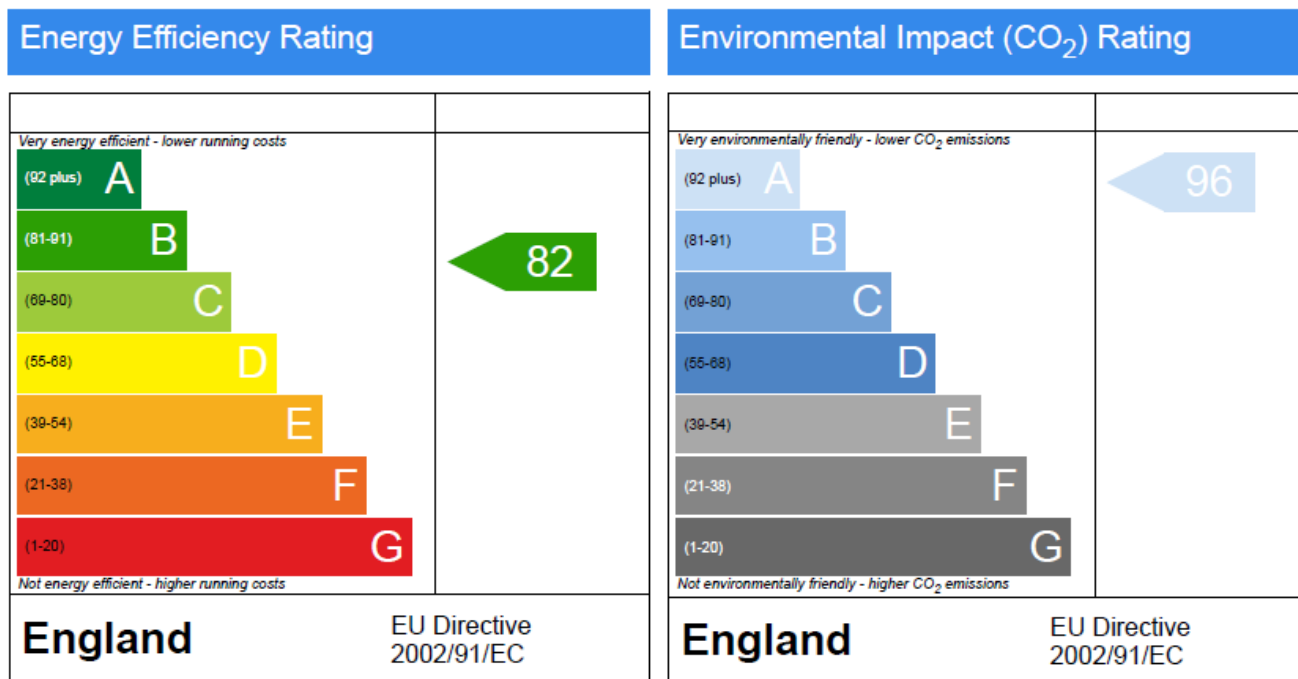


## Predicted Energy Performance Certificates (EPC)

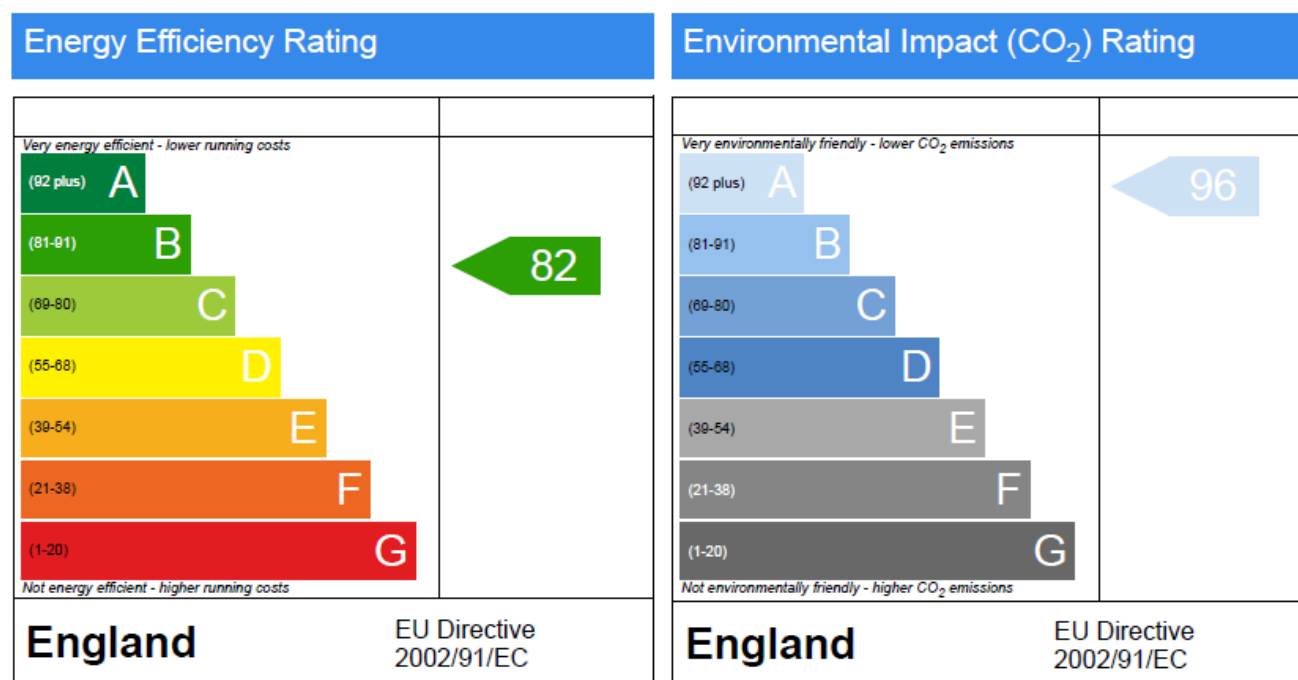
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Plot 1



### Plot 2



*Note: All mains services (excluding gas) are to be connected and council tax is to be assessed.*