Turnpike Close

RUNFOLD, FARNHAM, SURREY



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Turnpike Close in Runfold, Surrey, is a charming development of nine new homes by Maddox Homes, offering 2 and 3 bedroom options. Each property is crafted with care, featuring high-quality materials, modern layouts and stylish finishes that balance practicality with elegance.

Set in the tranquil Surrey countryside, the development combines the beauty of rural living with the comforts of contemporary design. It's an ideal choice for families, couples or individuals seeking a peaceful yet modern lifestyle.

With its serene location and thoughtfully designed homes, Turnpike Close offers a unique opportunity to enjoy comfort, quality and countryside charm.



The Homes:

The 2 bedroom houses at Turnpike Close blend modern barn-style architecture with rustic charm. Featuring natural materials and large windows, these homes connect beautifully with their surroundings. Inside, the open-plan kitchen, dining and living areas are bright and spacious, perfect for entertaining. Practical touches include a utility room, a downstairs toilet, and two generously sized double bedrooms. A modern bathroom and a flexible extra room, ideal as a study or nursery, add to their appeal.

The 3 bedroom homes offer a timeless brick design with spacious interiors tailored for growing families. A high-quality kitchen leads to an open living and dining area that opens directly to private gardens. Upstairs, the master bedroom includes an ensuite, while two additional bedrooms and a contemporary bathroom provide comfort for all.

All homes include two parking spaces and electric vehicle charging points, ensuring convenience and sustainability.



The Area:



Runfold is a charming village that offers a perfect blend of countryside tranquillity and convenient access to modern amenities. The area is surrounded by the stunning Surrey Hills, providing numerous opportunities for outdoor activities, including scenic walks and cycling routes.

Runfold is well connected with excellent transport links. The nearby towns of Farnham and Guildford are easily accessible, offering regular train services to London and other major destinations. The A31 and A3 provide convenient road access to surrounding areas and beyond.

Residents of Turnpike Close will benefit from a range of local amenities, including a large Sainsbury's for all your shopping needs, various leisure centres, and prestigious golf clubs. David Lloyd Farnham is particularly noteworthy, featuring state-of-the-art fitness facilities, a swimming pool, and a luxurious spa. The area also offers an array of shops, restaurants, and cafes in the nearby towns and villages. The Packhouse in Runfold is a local gem, offering a unique shopping and dining experience with its antique and homeware stores and a delightful café.

Farnham is home to several highly regarded restaurants such as The Luxe, known for its stylish setting and contemporary dishes, Côte Brasserie, offering classic French cuisine, and Borelli's Wine Bar & Grill, a favourite for its relaxed ambiance and diverse menu.

The area boasts excellent schools, making it an ideal location for families, including Badshot Lea and South Farnham School, known for its outstanding primary education, and Weydon School, which has an excellent reputation for secondary education. Private schooling options are also available, such as Barfield, Edgeborough and Frensham Heights, all known for their exceptional academic standards.



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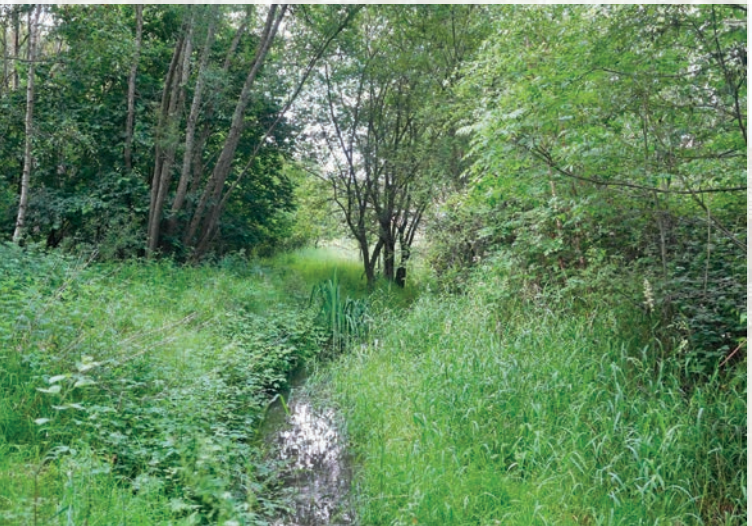



OPTICIAN
C.E. HALL OPTICIANS












BREWHOUSE
BREWERY SHOP

Local Information:

Schools

The area offers excellent schooling options, with Badshot Lea Primary School just a short distance away. Within the village, Barfield Prep School provides a private education alternative. Families are well-served by a range of reputable schools, including Farnham Heath End School, known for its academic achievements. Additionally, the highly regarded Weydon School is nearby, offering a well-rounded education and a wide selection of extracurricular activities, making it a popular choice for local families.

Shopping & Entertainment

Farnham town centre, just a short drive away, boasts a variety of shopping options, including high street brands, independent boutiques, and a range of local shops. There are plenty of cafes, restaurants, and pubs like The Queen's Head. For entertainment, The Maltings Theatre hosts regular performances, film screenings, and art exhibitions.

Travel

The area enjoys excellent transport links. The A31 provides easy access to Guildford and the M3, which connects to London and the South Coast. Local bus routes provide further options for getting around the surrounding areas.

Trains

Farnham Railway Station is the main local station, providing regular services to London Waterloo with a typical journey time of around an hour. For further travel within the region, stations like Aldershot are nearby, offering additional connections to other parts of Surrey and the surrounding areas.

Sports

Sporting enthusiasts are well-catered for with a variety of local facilities. Farnham Leisure Centre offers a gym, swimming pool, and fitness classes. The area also has tennis courts, golf courses, and cricket clubs for those looking to stay active. The nearby David Lloyd Leisure Centre provides additional sports amenities, including tennis courts, squash courts, and a health spa, ensuring plenty of options for recreational activities.

Walking

The surrounding countryside is perfect for outdoor enthusiasts, offering scenic walking routes through woodlands and along the River Wey. The North Downs Way, a famous long distance trail, is easily accessible and provides stunning views, making it ideal for longer hikes. Whether you're looking for a peaceful stroll or a more adventurous walk, the area has a range of paths to explore and enjoy nature.









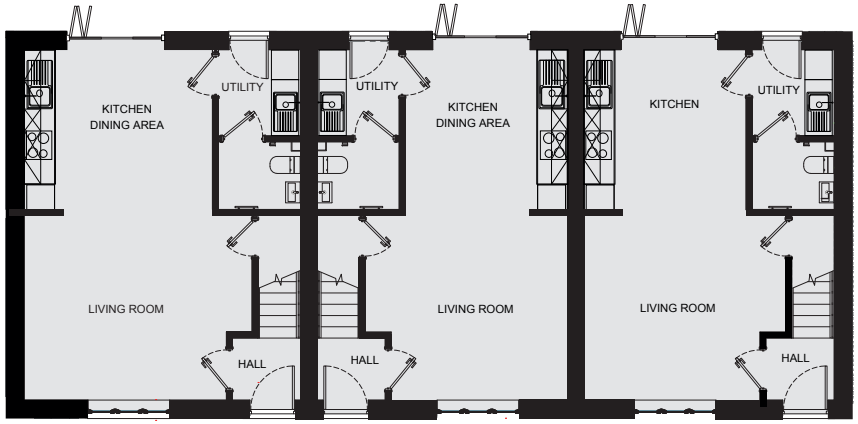
Turnpike Close | SITEPLAN





Plots 1-3

GROUND FLOOR



PLOT 3 **PLOT 2** **PLOT 1**

Plot 1 - Total 878 sq. ft.

Living Room	4304mm x 3937mm / 14'1" x 12'11"
Kitchen / Dining	3451mm x 3399mm / 11'3" x 11'1"

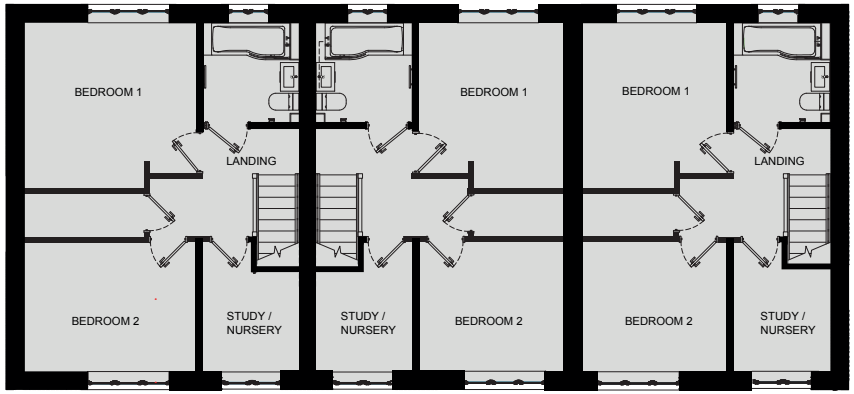
Plot 2 - Total 877 sq. ft.

Living Room	4304mm x 3937mm / 14'1" x 12'11"
Kitchen / Dining	3451mm x 3399mm / 11'3" x 11'1"

Plot 3 - Total 968 sq. ft.

Living Room	4867mm x 3937mm / 15'11" x 12'11"
Kitchen / Dining	4014mm x 3399mm / 13'2" x 11'1"

FIRST FLOOR



PLOT 3 **PLOT 2** **PLOT 1**

Plot 1

Bedroom 1	3132mm x 3541mm / 10'3" x 11'7"
Bedroom 2	3132mm x 2749mm / 10'3" x 9'0"
Study/Nursery	2054mm x 2142mm / 6'8" x 7'0"

Plot 2

Bedroom 1	3129mm x 3541mm / 10'3" x 11'7"
Bedroom 2	3129mm x 2749mm / 10'3" x 9'0"
Study/Nursery	2052mm x 2142mm / 6'8" x 7'0"

Plot 3

Bedroom 1	3692mm x 3541mm / 12'1" x 11'7"
Bedroom 2	3692mm x 2749mm / 12'1" x 9'
Study/Nursery	2049mm x 2142mm / 6'8" x 7'


SH44 KLP

Plots 4-6

GROUND FLOOR



PLOT 4 **PLOT 5** **PLOT 6**

Plot 4 - Total 996 sq. ft.

Living Room	4964mm x 3142mm / 16'3" x 10'3"
Dining Area	2769mm x 2287mm / 9'1" x 7'6"
Kitchen	2769mm x 3555mm / 9'1" x 11'7"

Plot 5 - Total 995 sq. ft.

Living Room	4964mm x 3142mm / 16'3" x 10'3"
Dining Area	2769mm x 2287mm / 9'1" x 7'6"
Kitchen	2769mm x 3555mm / 9'1" x 11'7"

Plot 6 - Total 1005 sq. ft.

Living Room	4964mm x 3142mm / 16'3" x 10'3"
Dining Area	2769mm x 2287mm / 9'1" x 7'6"
Kitchen	2769mm x 3555mm / 9'1" x 11'7"

FIRST FLOOR



PLOT 4 **PLOT 5** **PLOT 6**

Plot 4

Bedroom 1	3326mm x 3010mm / 10'10" x 9'10"
Bedroom 2	2684mm x 2567mm / 8'9" x 8'5"
Bedroom 3	2110mm x 3814mm / 6'11" x 12'6"

Plot 5

Bedroom 1	3326mm x 3010mm / 10'10" x 9'10"
Bedroom 2	2684mm x 2567mm / 8'9" x 8'5"
Bedroom 3	2110mm x 3814mm / 6'11" x 12'6"

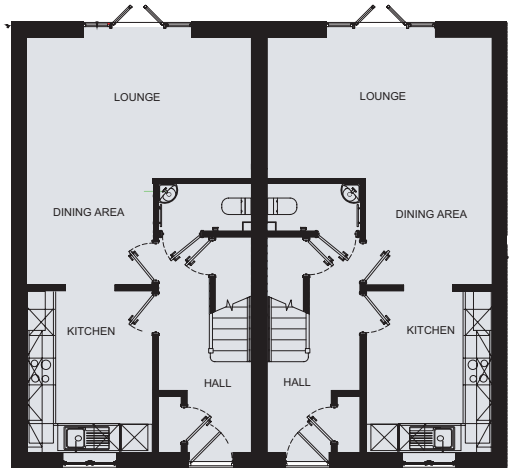
Plot 6

Bedroom 1	3326mm x 3010mm / 10'10" x 9'10"
Bedroom 2	2684mm x 2567mm / 8'9" x 8'5"
Bedroom 3	2110mm x 3814mm / 6'11" x 12'6"



Plots 8-9

GROUND FLOOR



PLOT 8 **PLOT 9**

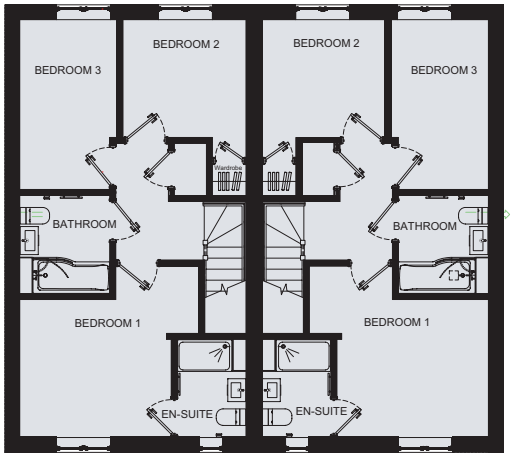
Plot 8 - Total 996 sq. ft.

Lounge	4964mm x 3142mm / 16'3" x 10'3"
Dining Area	2769mm x 2287mm / 9'1" x 7'6"
Kitchen	2769mm x 3555mm / 9'1" x 11'7"

Plot 9 - Total 996 sq. ft.

Bedroom 1	3326mm x 3010mm / 10'10" x 9'10"
Bedroom 2	2684mm x 2567mm / 8'9" x 8'5"
Bedroom 3	2110mm x 3814mm / 6'11" x 12'6"

FIRST FLOOR



PLOT 8 **PLOT 9**

Plot 8

Lounge	4964mm x 3142mm / 16'3" x 10'3"
Dining Area	2769mm x 2287mm / 9'1" x 7'6"
Kitchen	2769mm x 3555mm / 9'1" x 11'7"

Plot 9

Lounge	4964mm x 3142mm / 16'3" x 10'3"
Dining Area	2769mm x 2287mm / 9'1" x 7'6"
Kitchen	2769mm x 3555mm / 9'1" x 11'7"



Turnpike Close | SPECIFICATION

- Traditional brick and block cavity wall construction with full cavity insulation.
- Designer kitchen units with pelmet lighting and post formed laminate worktops and upstands.
- Stainless steel 1½ bowl sink with polished chrome monobloc mixer tap.
- Stainless steel finished single oven and fully integrated fridge/freezer, dishwasher, and single oven.
- Induction hob.
- Fully integrated washer/dryer to kitchens in Plots 4-6, 8 & 9. Space for washer/drier in Plots 1-3.
- White bathroom and en-suite sanitary ware with chrome fittings.
- Vanity Units.
- Dual flush WC's.
- Thermostatic showers.
- Chrome multi-rail towel warmer to bathrooms and en-suites.
- Double glazed UPVC windows with multi-point locks and white furniture.
- Front Door with multi point locking.
- White moulded internal doors.
- Contemporary chrome internal door furniture.
- Internal walls painted in white emulsion with woodwork painted in white satinwood.
- White emulsion smooth finished ceilings throughout.
- White satinwood painted staircase.
- UPVC fascia, soffit and bargeboard for reduced maintenance.
- Gas fired heating system with combination boiler.
- Mains operated smoke detectors.
- TV points to living room and bedrooms.
- Tarmac to shared access road, driveways and parking spaces.
- Private footpaths and patios to be paving slabs.
- Front gardens turfed and landscaped to approved design.
- Rear gardens prepared for turf.
- Wiring only for external light fittings next to all external doors. Front door overhead downlight or light fitting.
- Electric vehicle charging points to all homes.
- Water tap to rear of house.
- Structural Warranty.
- The opportunity for clients to specify details of internal finish and layout such as the kitchen to suit individual needs and tastes. (Subject to the stage of construction).
- Artists' impressions, photos and any sales floor plans for this development, whilst being produced in good faith, are a general indication of the proposed development.

Important notice – Maddox Homes reserve the right to amend the above specification & floor plans without prior notification. Any CGIs or conceptual imagery is indicative only & subject to change.



Buying with Maddox

At Maddox Homes our aim is to build to the latest standards, including for energy efficiency.

Why is a Maddox home more energy efficient than an older home?

Only **4%** of older built homes

have an Energy Performance Certificate rating of A or B, meaning the amount of energy required to run it is over double that of the average new build home. *

The average new build home owner could save up to

£2,600

a year on their household bills.*

* Source of Information: Home Builders Federation & UK Government.







The cost of upgrading an older home to the same energy standard of a new build is around

£45,000*

The carbon footprint of a new build home is cut by over

50%

compared to an older house.*

* Source of Information: Home Builders Federation & UK Government.

Other reasons to buy a Maddox home?

- 10 year Structural Warranty.
- Every home is individually designed and built for comfortable, modern & sustainable living including for water and energy efficiency.
- Dual Flush WC's
- Recycling Bins
- Electric Vehicle Charging Points
- Induction Hobs
- Double glazed windows.
- UPVC Fascia & Soffits for low maintenance.
- Highly Insulated
- Through our long-standing relationships with leading designers, architects and exceptional tradespeople all our homes are built to the highest standards.





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Getting there

Turnpike Close
Guildford Road
Runfold
Surrey
GU10 1PN

The Packhouse (Antique Centre) - 0.3 miles
Hogs Back Brewery - 1.5 miles
Farnham Park - 1.5 miles
Aldershot Military Museum - 2.0 miles
Farnham Castle - 2.5 miles
Farnham Station - 2.7 miles
Frensham Pond - 5.0 miles
Alice Holt Forest - 5.5 miles
Birdworld - 6.0 miles
Waverley Abbey - 6.2 miles
Guildford Cathedral - 8.5 miles

By Train
Farnham to London Waterloo – 55 minutes
Aldershot to London Waterloo – 54 minutes



Maddox Homes

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