

Boxgrove
BG
Gardens



Enter the world of Boxgrove Gardens. Exquisite luxury homes beautifully designed to compliment a modern lifestyle are located amongst contemporary landscaped gardens and shaded tree-lined walkways. This boutique development is like no other in this sought after area of England's country garden.

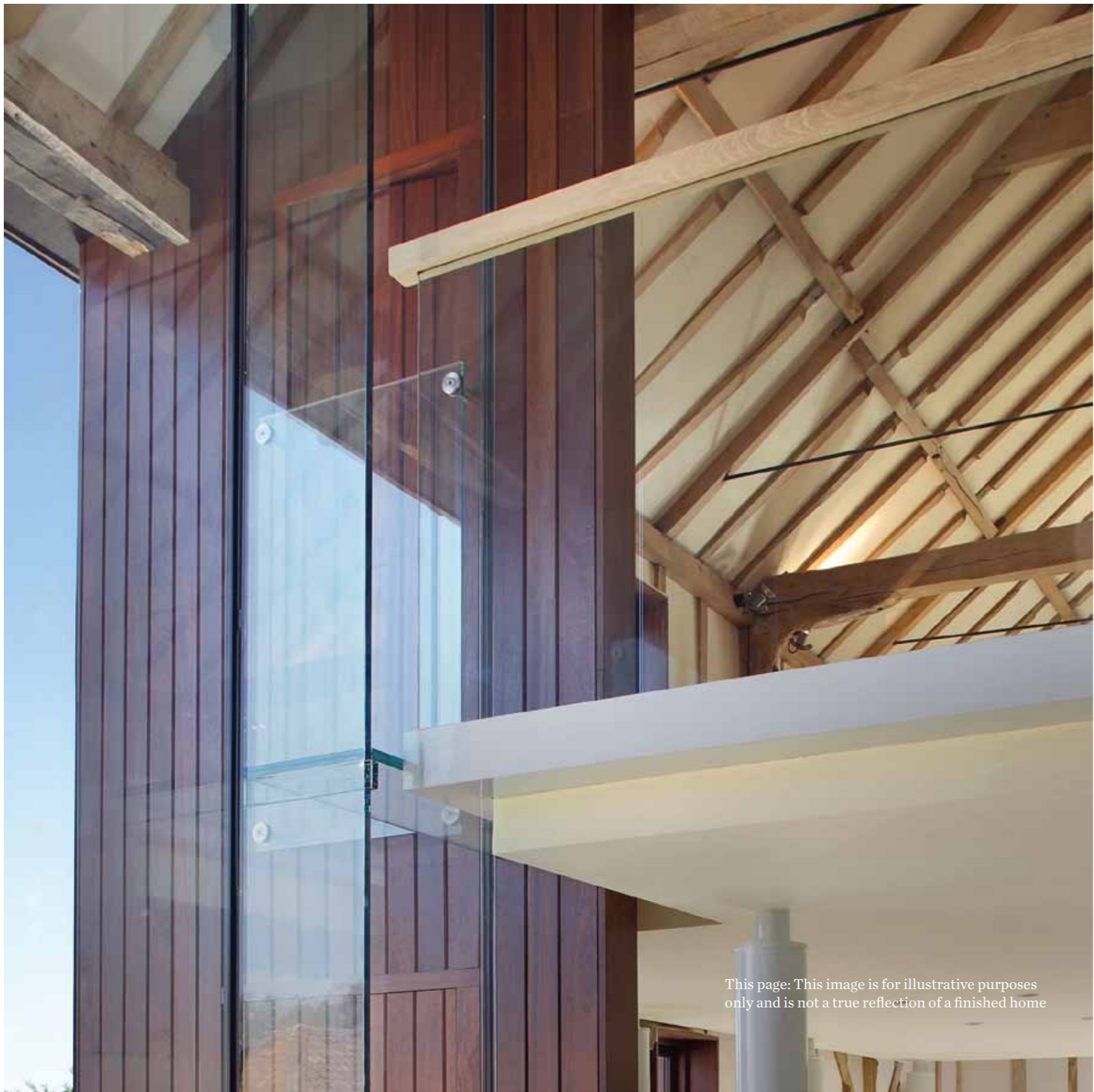


Airy roof conversions, spacious balconies, and floor to ceiling windows, surrounded by lush green contemporary gardens are just some of the benefits of life at Boxgrove Gardens. Built to the highest standards with top quality finishes, every element has been considered to ensure that your experience of Boxgrove Gardens is perfect.



Located in Guildford, one of England's oldest and most picturesque towns, Boxgrove Gardens is ideally situated to offer space, luxury and style just minutes from the town centre, with excellent rail links to London and easy access to the A3, Gatwick and Heathrow airports





This page: This image is for illustrative purposes only and is not a true reflection of a finished home

Designed by award-winning architects John Thompson & Partners, Boxgrove

Gardens is a truly unique place to live. Enveloped by mature trees, this boutique development of 3, 4 and 5 bedroom homes has been designed for contemporary living. Modern materials such as vertical tiles, timber detailing and pitched roofs provide an exciting and varied streetscape, whilst large windows and balconies allow a close relationship with the surrounding landscape. With modern living at the forefront of our minds, even cars are hidden behind, beneath and within buildings.

The main entrance leads to the mature landscaped setting of Uplands House via the Village Green at the heart of the development. From here, green pedestrian footpaths lead south to the Downs, or north back to Epsom Road. Amongst the trees and grounds is a children's play area and a series of landscaped squares and spaces to provide great views from many of the homes.

Uplands House will be restored to its original splendor to house beautiful apartments, whilst a separate contemporary annex will provide a balanced mix of new and old.



Above: Computer generated images of Boxgrove Gardens



Boasting historic places to visit, riverside walks, picturesque gardens and acres of charm, there are plenty of sights and sounds to stimulate the senses around Surrey. Known for its verdant countryside and rich history, the area combines beautiful surroundings with the style, convenience and pace of the modern lifestyle.

If it's history and culture you're after, Guildford's cathedral is well worth a visit with its international reputation for singing, and the ancient castle with its roof-top viewing platform offers panoramic views over the surrounding countryside.

The Surrey Hills offer trails taking walkers on a voyage of discovery through a landscape that remains a mystery to many. The hills stretch across the chalk North Downs with areas of ancient woodlands, hidden treasures and spectacular views - a perfect place to relax and enjoy your free time.

Further afield, the River Wey provides an ideal day out for children; or why not enjoy a spot of culture exploring Clandon Park, an inspiring National Trust country house, with a fabulous antique collection.





An idyllic lifestyle awaits you, whether it's shopping, culture or sports that makes your heart race. The long-established weekly street market and monthly farmer's market offer the chance to stock up on fresh, seasonal produce such as cheeses, chutneys, olives, breads, fruit and vegetables, plus stalls offering an array of arts for the perfect gift.

Guildford Lido is one of the area's best kept secrets and is well worth a visit on a summer's day - set in four acres of beautifully landscaped gardens and steeped in 1930's charm. The area also offers a multitude of sporting facilities such as a state of the art health suite, Olympic sized ice rink and bowling centre to name a few. There's a plethora of activities to keep the children busy.

The Guildford area has an abundance of excellent schools from Boxgrove Primary School, recently listed 'Outstanding' from Ofsted and St Peters secondary school which also received glowing praise in recent reports, to the renowned Guildford High School, offering a private education for girls aged 4-18 years. All are within walking distance of Boxgrove Gardens. The school run could be a distant memory.





A short walk from Boxgrove Gardens, lies a stimulating and picturesque environment in which to shop, eat and soak up the atmosphere. Rated as one of the premier shopping areas of the South East, Guildford town centre is focussed around a cobbled high street offering outstanding views of the surrounding countryside.

The town itself offers all the richness and amenities of a city. Designer shops, cafés and restaurants are tucked away behind the historic buildings and cobbled alleyways. High Street brands such as Monsoon, Whistles, Boots, WH Smith and Reiss sit neatly alongside flourishing and unique boutiques. Local supermarkets such as Sainsbury's and M&S are conveniently situated on the main high street. After all that shopping you could always drop into the Champneys Day Spa for some well deserved pampering.

And if that's not enough, both Leatherhead and Woking are a short drive away offering a plethora of High Street stores to suit every whim.





This page: Moments at Parviews, Epsom, Surrey
Opposite page: Watercolour, Redhill, Surrey

Linden Homes, part of the Galliford Try Group, is a market leader with a truly impressive brand, offering a distinctive and diverse product range, both in terms of house styles and specification. Dedicated to regenerating brownfield land, we are a responsible, award-winning housebuilder with a reputation for quality and creative sustainable developments in prime locations. Signature architecture that enhances a development's location is often employed, as are flexible layouts with contemporary design features that maximise space or light.

Each development has its own individual approach and solution, and we are undertaking more and more mixed-use schemes, providing retail, live/work, nursing home and community facilities, as well as the provision for leisure space.

We also have a formal environmental policy producing highly-efficient homes reducing running costs for the customer. Each region has a dedicated customer service team who work with the customer from the initial enquiry right through to legal completion day and beyond. Through our Connections database, we are able to maintain a personal relationship with each customer, advising them of forthcoming events and incentives.



Award winning homes

- 2009 What House? Silver - Best Large Housebuilder - Galliford Try Homes
- 2009 What House? Silver - Best Brownfield Development - Watercolour
- 2008 Building Awards - House Builder of the year
- 2008 What House? Silver - Best Large Housebuilder - Galliford Try Homes
- 2008 Evening Standard - Winner - Best Family Home (4 bed), Watercolour



Our homes are lovingly designed, with the highest quality specification.

Kitchens

- Choice of fully fitted kitchens by Nobilia*
- Choice of Nairn Classic vinyl flooring*
- Stainless steel 1 1/2 bowl sink with drainer
- Stainless steel single integrated electric AEG oven to two and three bedroom homes, double oven to four bedroom homes
- AEG stainless steel 4 ring gas hob, chimney hood with stainless steel splash back
- Integrated fridge/freezer and dishwasher
- Integrated washer/dryer

Bathrooms and En-Suites

- White sanitaryware from Ideal Standard including steel bath
- Romans Collage clear glass door with silver trim
- Choice of Nairn Classic vinyl flooring*
- Choice of a range of Saloni wall tiling*

Heating

- Gas fired Glow worm Flexicom boiler and Oso hot water cylinder

Peace of mind

- Power for Visonic wireless alarm system as customer upgrade
- Sealed, double glazed PVCu windows
- 10 year NHBC warranty

Lighting and Electrics

- Shaver point to bathrooms and en-suites
- BT points to lounge, master bedroom and home office area
- Digital communal satellite and TV antenna including FM and DAB (satellite TV decoder to be purchased by customer)

External

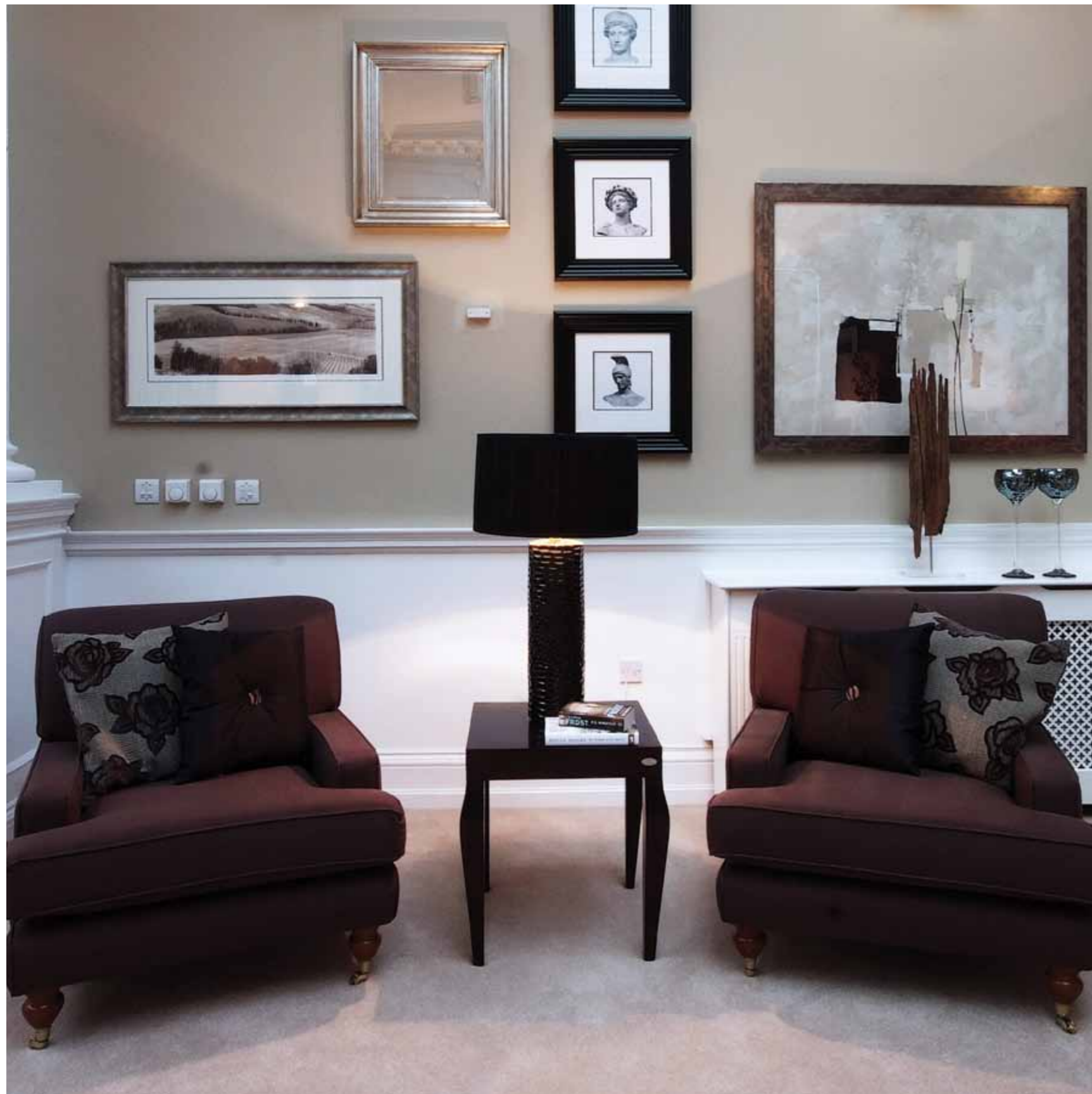
- Water butts to all properties
- Turf to all rear gardens

Dwelling Efficiency

- Minimum of 75% dedicated energy efficient lighting
- All fitted appliances will achieve a minimum performance A rating with the exception of the drying facility
- All homes designed to meet the Code for Sustainable Homes Level 3

* Subject to stage of build





Enhance is an in-house service that Linden Homes offers to all customers, with a dedicated studio and personal style advisor to guide you through the options. Enhance gives you the opportunity to personalise every aspect of your home ready for when you move in.* Choose from our standard range of fixtures and fittings or enhance to your taste and create your dream home. Your new home can then be ready on completion day exactly as you have chosen to include carpets, curtains, light fittings and even a stylised garden.

The service Enhance provides avoids the added cost and hassle of having work done after completion, allowing our customers to relax and enjoy their new home from the moment they get the keys.



*All choices and upgrades are subject to build stage



Address: Boxgrove Gardens, Epsom Road. Guildford. Surrey. GU1 2LP

A few helpful directions... If travelling anti-clockwise on the M25, exit at junction 10. At the roundabout take the third exit to adjoin the A3 (SW) towards Portsmouth / Guildford / Effingham. After approximately five miles, follow the left branch onto the A3100 (London Road) and continue straight ahead over the following three roundabouts. At the fourth roundabout, take the first exit onto Boxgrove Road. Continue to the end of Boxgrove Road, where it adjoins Epsom Road. The entrance to Boxgrove Gardens is in front of you, slightly to the left hand side.

Your journey times:

- Guildford to London Waterloo*
 31 miles / 34 minutes by train / 1 hour by road
- Guildford to Woking*
 6 miles / 8 mins by train / 15 mins by road
- Guildford to Leatherhead*
 16 miles / 26 mins by train / 25 mins by road
- Guildford to Gatwick Airport*
 35 miles / 40 mins by train / 40 mins by road
- Guildford to Heathrow Airport*
 24 miles / 1 hour by train / 45 mins by road

* Please note: rail times are taken from national rail enquiries & are correct at the time of going to print. All times and distances listed are approximate and may vary depending on the day and time of travel.





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