

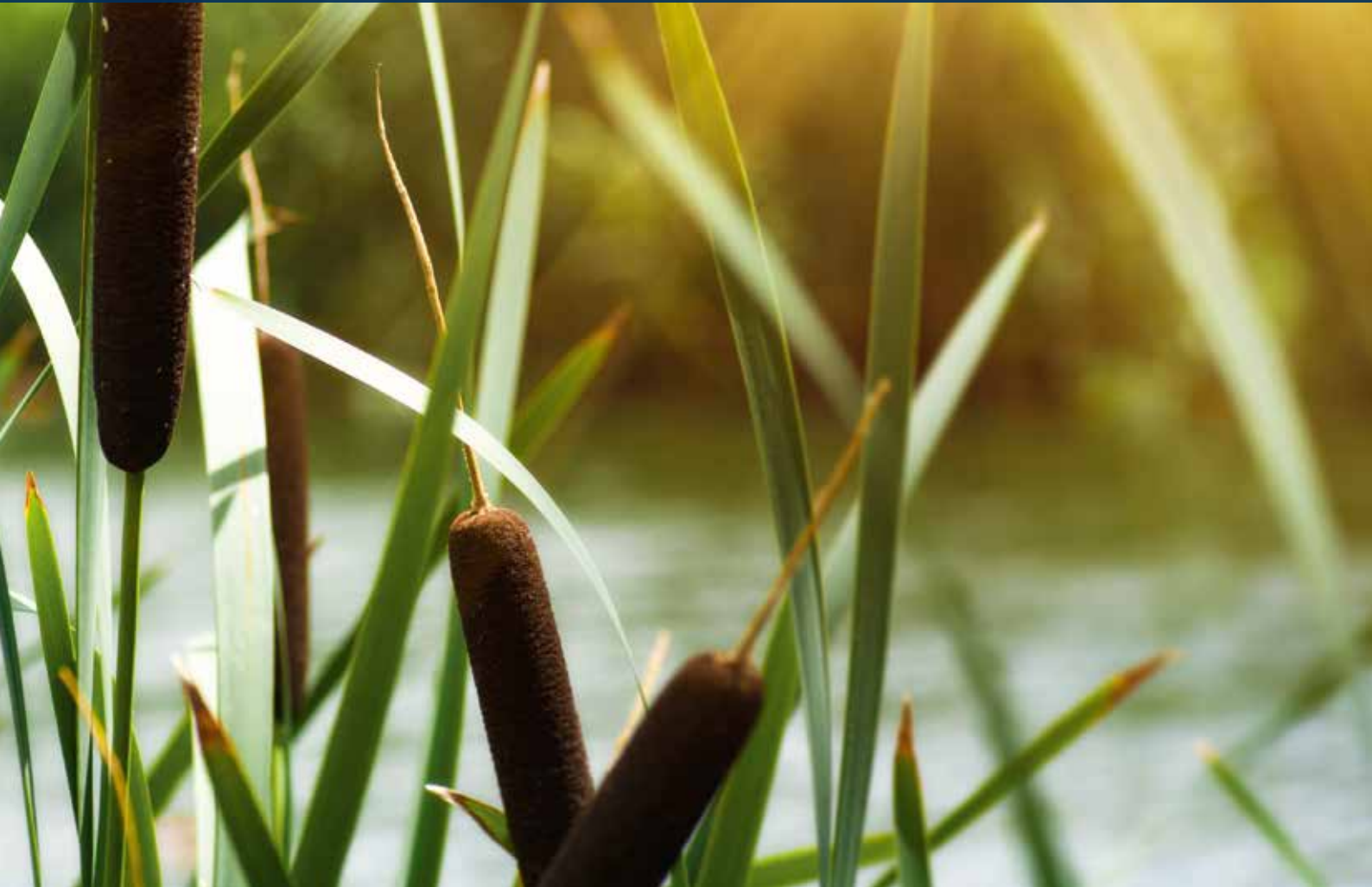


CATTESHALL COURT

GODALMING • SURREY

Surrounded by countryside and situated on the River Wey, your new home at Catteshall Court is based in the historic market town of Godalming and provides easy access to places to work, relax and have fun.

1, 2, 3 & 4 BEDROOM HOMES





WELCOME TO LIFE IN GODALMING

With so much to enjoy on your doorstep and in the surrounding area, everything you need is in easy reach at Catteshall Court.

On your doorstep

From its arboretum and access to the River Wey, to its independent shops, cafés, pubs and well-known supermarkets, this historic market town combines countryside with convenience.

- 1 Winkworth Arboretum
- 2 Bramley Golf Club
- 3 The Mill Medical Practice
- 4 Waitrose
- 5 The Red Lion
- 6 The Inn on the Lake
- 7 Godalming Leisure Centre
- 8 Broadwater Park
- 9 Farncombe Wood






Education

Your new home at Catteshall Close is well positioned to take advantage of a range of education opportunities, from pre-school through to college.

- 10 St Hilary's School
- 11 Godalming Junior School
- 12 Godalming College
- 13 St Edmunds Catholic Primary School
- 14 Unsted Park School and Sixth Form
- 15 Charterhouse School

Travel

With easy access to the A3 and A31, and with Guildford close by, there's lots to explore in the surrounding area, and if you're commuting, London is under an hour away.

-  Godalming Station – 6 minutes
-  Guildford – 7 minutes
From Godalming Station
-  London Waterloo – 46 minutes
From Godalming Station
-  Gatwick Airport – 54 minutes drive
-  Heathrow Airport – 50 minutes drive





CATTESHALL COURT

Catteshall Lane, Godalming,
Surrey, GU7 1LG

For all enquiries please call

01483 938 221

[crestnicholson.com/catteshallcourt](https://www.crestnicholson.com/catteshallcourt)

COUNTRYSIDE, COMMUNITY AND CONVENIENCE COME TOGETHER

Catteshall Court is a collection of 1, 2, 3 & 4 bedroom homes set beside the River Wey in Godalming – a market town full of character.

Catteshall Court is well positioned to take advantage of countryside living and history, with all the benefits of modern convenience, and a short walk from your doorstep brings to you to the many things that Godalming has to offer. A historic market and coaching town, Godalming is situated on the River Wey, where you are likely to see many canal boats on the water and cattle grazing in the meadows alongside. With Winkworth Arboretum and Farncombe Wood within easy reach, there are lots of opportunities to get away from the hustle and bustle and enjoy time outside.

This is extended in the villages which surround Godalming, including Hindhead which features the Devil's Punchbowl and Gibbet Hill – the highest point in Surrey, which delivers

panoramic views. Nearby Frensham boasts round a thousand acres of countryside and large ponds with sandy beaches.

If you enjoy keeping fit with an activity involved, Bramley Golf Club and Godalming Leisure Centre are also close by, offering a range of opportunities to exercise and try something new.

While also being home to many modern-day conveniences such as supermarkets and coffee shops, Godalming features many independent and unique shops and eateries, as well as National Trust properties and cultural places of interest. The architecture of the high street and surrounding areas is very varied, and can make you feel you have been transported to another time.

Many events take place each year, including the Godalming Performing Arts Festival, giving you the opportunity to get involved with different things. Nearby Chiddingfold is well known for its annual Guy Fawke's celebrations, which attracts around 10,000 visitors each year.

With easy access to the A3 and A31, your new home at Catteshall Close is well connected for the M25 and M3, giving you easy access to other parts of the country. If you're commuting, Godalming station provides a link to Guildford station, from which you can reach London in under an hour. And if you're setting your sights further afield, both Gatwick and Heathrow airport are just under an hour's drive from your door.





**CREST
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CATTESHALL COURT

DEVELOPMENT PLAN

A collection of 1, 2, 3 & 4 bedroom homes set beside the River Wey in the market town of Godalming.

1, 2, 3 & 4 BEDROOM HOMES





V Visitor Parking
SS Substation



THE HATFIELD

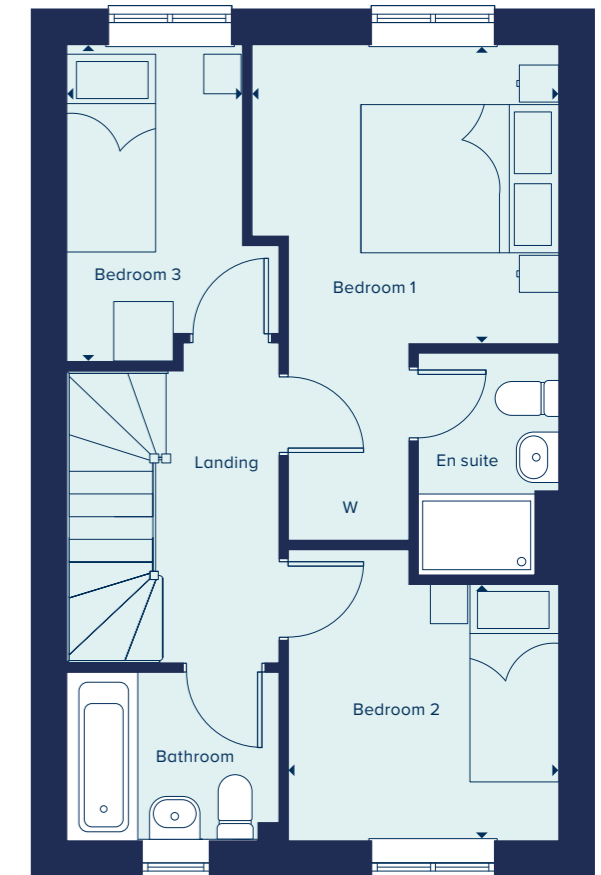
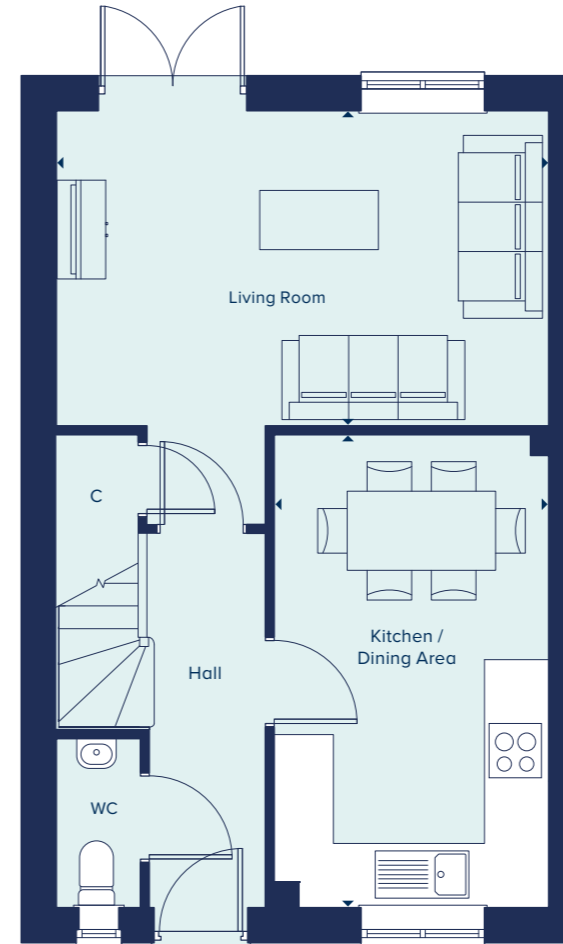
3 Bedroom Home

crestnicholson.com

THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the main bedroom has the benefit of an en suite bathroom and two further bedrooms and a family bathroom.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.78m x 2.77m 15'8" x 9'1"

LIVING ROOM

4.97m x 3.18m 16'4" x 10'5"

FIRST FLOOR

BEDROOM 1

3.11m x 3.02m 10'2" x 9'1"

BEDROOM 2

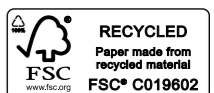
2.74m x 2.60m 9'0" x 8'6"

BEDROOM 3

3.21m x 1.78m 10'6" x 5'10"

C Cupboard W Wardrobe

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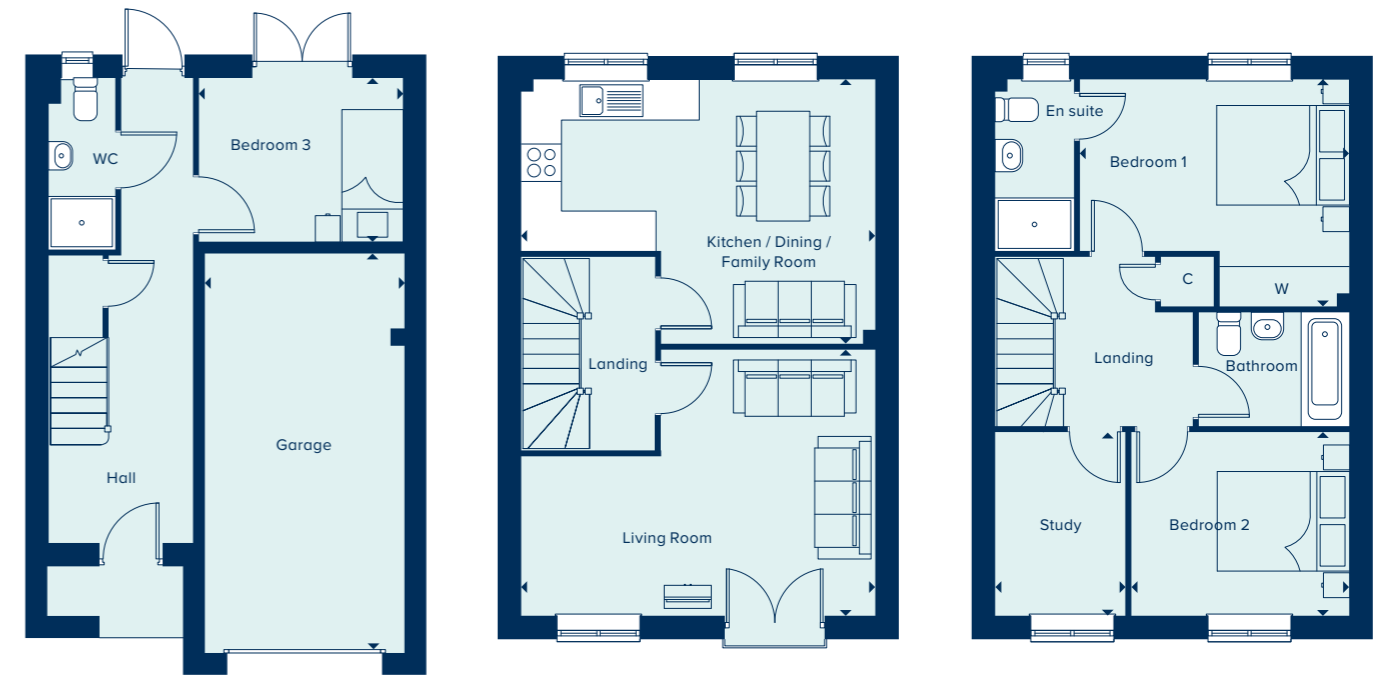
THE OXFORD
3 Bedroom Home

crestnicholson.com

THE OXFORD

The Oxford is the ultimate family home, offering three bedrooms together with flexible living spaces. In the popular town house style, its kitchen diner and separate living room are situated on first floor where they benefit from elevated views, while the garage and a bedroom (or perhaps a home office, or games room) are on the ground floor. Three bedrooms – one of which has en suite facilities – and a family bathroom occupy the top of the house. An integral garage is included on the ground floor.

3 BEDROOM HOME



GROUND FLOOR

BEDROOM 3	3.06m x 2.46m	10'0" x 8'1"
GARAGE	6.00m x 3.00m	19'8" x 9'10"

FIRST FLOOR

KITCHEN / DINING / FAMILY ROOM	5.31m x 3.97m	17'5" x 13'0"
LIVING ROOM	5.32m x 4.00m	17'5" x 13'1"

SECOND FLOOR

BEDROOM 1	4.05m x 3.40m	13'3" x 11'1"
BEDROOM 2	3.27m x 2.76m	10'9" x 9'0"
STUDY	2.75m x 1.96m	9'0" x 6'5"

C Cupboard W Wardrobe

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THE REDGRAVE

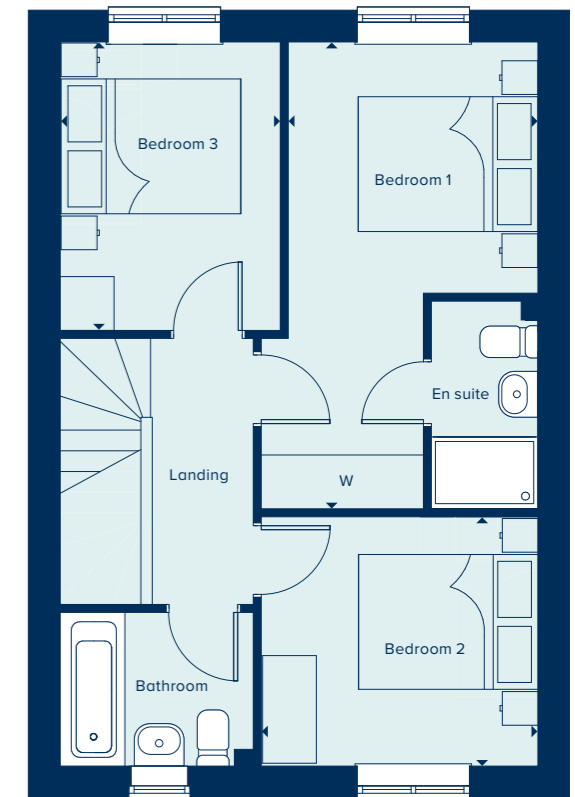
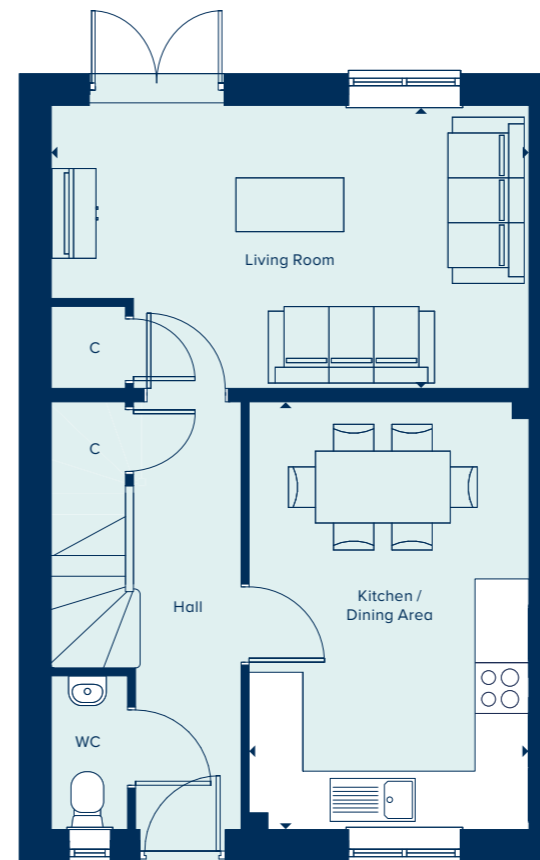
3 Bedroom Home

crestnicholson.com

THE REDGRAVE

The Redgrave is a thoughtfully designed two-storey, three bedroom home which features a spacious kitchen-dining area in addition to a living room, ample built-in storage and both an en suite and family bathroom. Carefully selected products and materials throughout give this home a distinct mark of quality.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.75m x 3.11m 15'7" x 10'2"

LIVING ROOM

5.31m x 3.15m 17'5" x 10'4"

FIRST FLOOR

BEDROOM 1

5.19m x 2.77m 17'0" x 9'1"

BEDROOM 2

3.07m x 2.77m 10'1" x 9'1"

BEDROOM 3

3.21m x 2.45m 10'6" x 8'0"

C Cupboard W Wardrobe

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THE SEATON

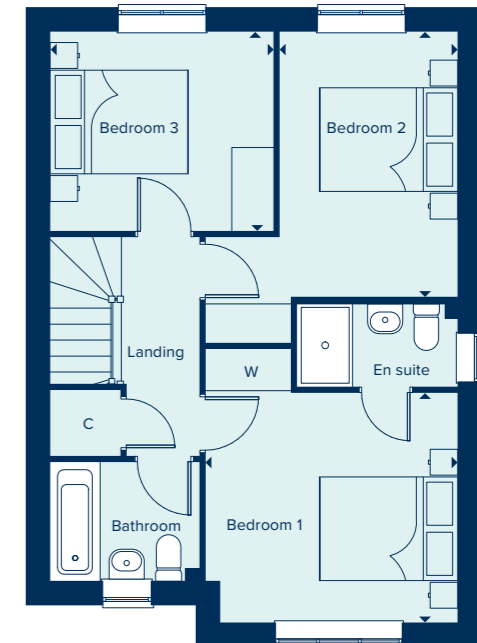
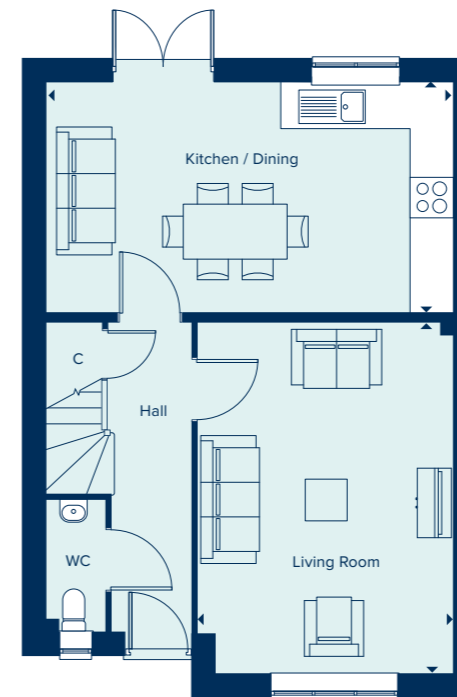
3 Bedroom Home

crestnicholson.com

THE SEATON

One of the appealing factors of The Seaton is its open plan kitchen-diner which provides direct access to the garden offering views and natural light. Another is the generous main bedroom suite, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING

5.86m x 3.31m 19'3" x 10'10"

LIVING ROOM

5.05m x 3.67m 16'7" x 12'11"

FIRST FLOOR

BEDROOM 1

3.62m x 3.30m 11'11" x 10'10"

BEDROOM 2

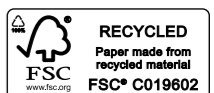
2.56m x 3.81m 8'5" x 12'6"

BEDROOM 3

3.21m x 2.87m 10'6" x 9'5"

C Cupboard W Wardrobe

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THE AMBLESIDE

4 Bedroom Home

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THE AMBLESIDE

The Ambleside offers all the benefits of a traditional town house, but is designed to suit twenty-first century lifestyles. It features a generous ground floor kitchen, living and dining space, and on the first floor, a separate living room – perhaps for more formal entertaining – which provides elevated views. There are four bedrooms spread over the two upper floors, two of which have an en suite bathroom. For those who are looking to work from the comfort and convenience of their new home, the fourth bedroom at the top of the house would be suitable as a home office. The property has an integral garage.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING ROOM	5.30m x 3.42m	17'4" x 11'2"
GARAGE	6.00m x 3.00m	19'8" x 9'10"

FIRST FLOOR

BEDROOM 1	3.44m x 3.06m	11'3" x 10'0"
LIVING ROOM	5.30m x 3.48m	17'4" x 11'5"

SECOND FLOOR

BEDROOM 2	4.02m x 3.44m	13'2" x 11'3"
BEDROOM 3	3.40m x 2.8m	11'2" x 9'2"
BEDROOM 4	3.40m x 2.41m	11'2" x 7'11"

C Cupboard W Wardrobe ● Specification

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THE KESWICK
4 Bedroom Home

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THE KESWICK

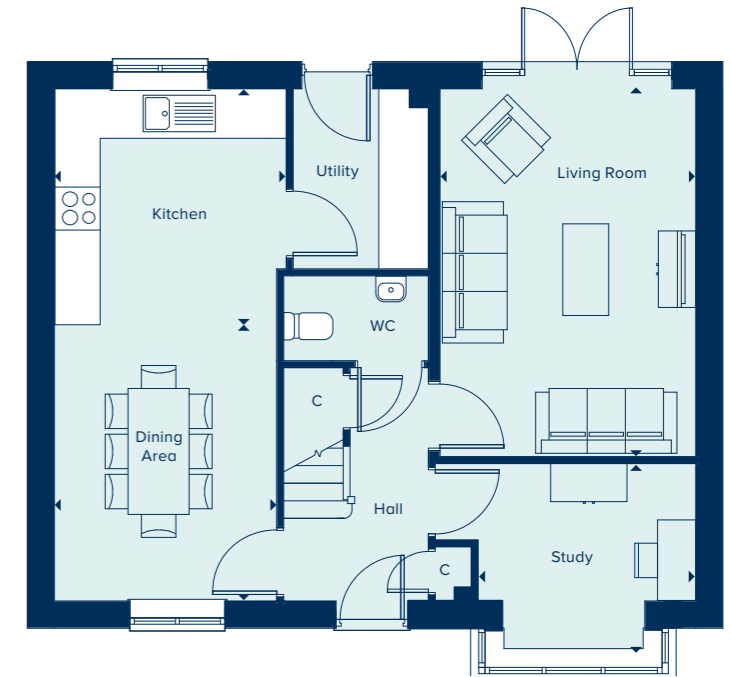
Set over two-storeys, The Keswick is a spacious and intelligently laid-out family home. Its open-plan kitchen-dining area forms the heart of the house and a generous living room looks out over the private garden through full height patio doors. The ground floor study with its bay window also benefits from considerable natural light, providing a private space for home-working. Upstairs, the large main bedroom has the benefit of an en suite bathroom and three further bedrooms share a family bathroom.

4 BEDROOM HOME



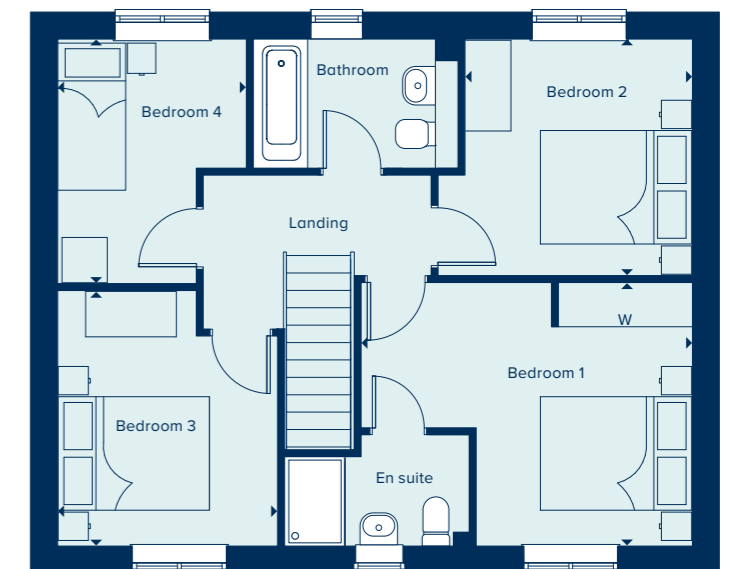
GROUND FLOOR

DINING AREA	3.61m x 2.91m	11'10" x 9'6"
KITCHEN	3.09m x 3.03m	10'1" x 9'11"
LIVING ROOM	4.81m x 3.35m	15'9" x 11'0"
STUDY	2.84m x 2.47m	9'4" x 8'1"



FIRST FLOOR

BEDROOM 1	4.38m x 3.48m	14'4" x 11'5"
BEDROOM 2	3.13m x 3.01m	10'3" x 9'10"
BEDROOM 3	3.38m x 2.91m	11'1" x 9'6"
BEDROOM 4	3.23m x 2.49m	10'7" x 8'2"



C Cupboard W Wardrobe ● Specification

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CATTESHALL COURT

ERNEST HOUSE & IRVING HOUSE

Ernest House & Irving House offer a range of one and two bedroom properties. Each bedroom has its own bathroom, making these properties ideal for friends sharing as well as for couples. A versatile open plan kitchen, dining and living area with access on to a private balcony via French doors, is a great space in which to entertain. Ample storage space is provided both in the form of built in wardrobes and large cupboards located off the hallway.

1 & 2 BEDROOM APARTMENTS



TYPE 1 - PLOT 31

KITCHEN / LIVING AREA

5.81m x 3.62m 19'2" x 11'10"

BEDROOM 1

3.23m x 2.95m 10'7" x 9'8"

BEDROOM 2

3.74m x 2.80m 12'3" x 9'2"

TYPE 3 - PLOT 18

KITCHEN / LIVING AREA

5.61m x 3.66m 18'6" x 12'0"

BEDROOM

3.75m x 3.36m 12'3" x 11'0"

TYPE 4 - PLOT 21

KITCHEN / LIVING AREA

7.16m x 3.61m 23'5" x 11'10"

BEDROOM

4.15m x 2.87m 13'7" x 9'5"

TYPE 6 - PLOTS 20 & 34

KITCHEN / LIVING AREA

6.06m x 4.02m 20'0" x 13'2"

BEDROOM

3.81m x 3.36m 12'6" x 11'0"

TYPE 7 - PLOT 30

KITCHEN / LIVING AREA

7.16m x 3.63m 23'7" x 11'11"

BEDROOM 1

3.59m x 3.23m 11'9" x 10'7"

BEDROOM 2

3.44m x 2.88m 11'3" x 9'5"

TYPE 8 - PLOT 17

KITCHEN / LIVING AREA

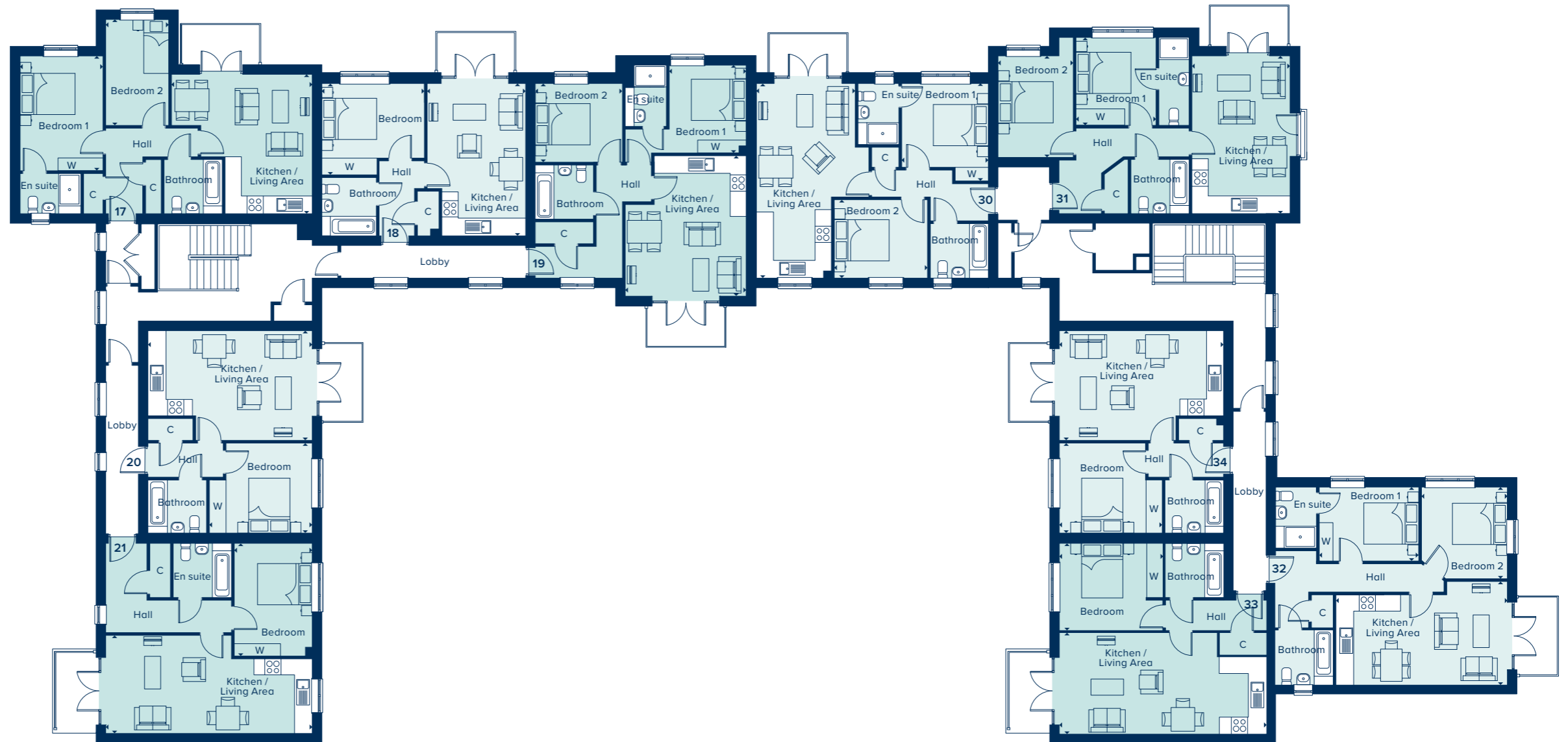
5.19m x 5.13m 17'0" x 16'9"

BEDROOM 1

4.23m x 3.05m 13'10" x 10'0"

BEDROOM 2

3.91m x 2.32m 12'10" x 7'7"



TYPE 9 - PLOT 33

KITCHEN / LIVING AREA

7.61m x 3.7m 25'1" x 12'1"

BEDROOM

3.81m x 3.20m 18'9" x 12'1"

TYPE 10 - PLOT 19

KITCHEN / LIVING AREA

5.17m x 4.46m 16'11" x 14'7"

BEDROOM 1

3.23m x 2.88m 10'7" x 9'5"

BEDROOM 2

3.21m x 2.89m 10'6" x 9'6"

TYPE 12 - PLOT 32

KITCHEN / LIVING AREA

6.31m x 3.79m 20'1" x 12'5"

BEDROOM 1

3.66m x 2.73m 12'0" x 8'11"

BEDROOM 2

3.17m x 3.38m 10'5" x 11'1"



**CREST
NICHOLSON**

CATTESHALL COURT

ERNEST HOUSE & IRVING HOUSE

Ernest House & Irving House offer a range of one and two bedroom properties. Each bedroom has its own bathroom, making these properties ideal for friends sharing as well as for couples. A versatile open plan kitchen, dining and living area with access on to a private balcony via French doors, is a great space in which to entertain. Ample storage space is provided both in the form of built in wardrobes and large cupboards located off the hallway.

1 & 2 BEDROOM APARTMENTS



TYPE 1 - PLOT 31

KITCHEN / LIVING AREA

5.81m x 3.62m 19'2" x 11'10"

BEDROOM 1

3.23m x 2.95m 10'7" x 9'8"

BEDROOM 2

3.74m x 2.80m 12'3" x 9'2"

TYPE 3 - PLOT 18

KITCHEN / LIVING AREA

5.61m x 3.66m 18'6" x 12'0"

BEDROOM

3.75m x 3.36m 12'3" x 11'0"

TYPE 4 - PLOT 21

KITCHEN / LIVING AREA

7.16m x 3.61m 23'5" x 11'10"

BEDROOM

4.15m x 2.87m 13'7" x 9'5"

TYPE 6 - PLOTS 20 & 34

KITCHEN / LIVING AREA

6.06m x 4.02m 20'0" x 13'2"

BEDROOM

3.81m x 3.36m 12'6" x 11'0"

TYPE 7 - PLOT 30

KITCHEN / LIVING AREA

7.16m x 3.63m 23'7" x 11'11"

BEDROOM 1

3.59m x 3.23m 11'9" x 10'7"

BEDROOM 2

3.44m x 2.88m 11'3" x 9'5"

TYPE 8 - PLOT 17

KITCHEN / LIVING AREA

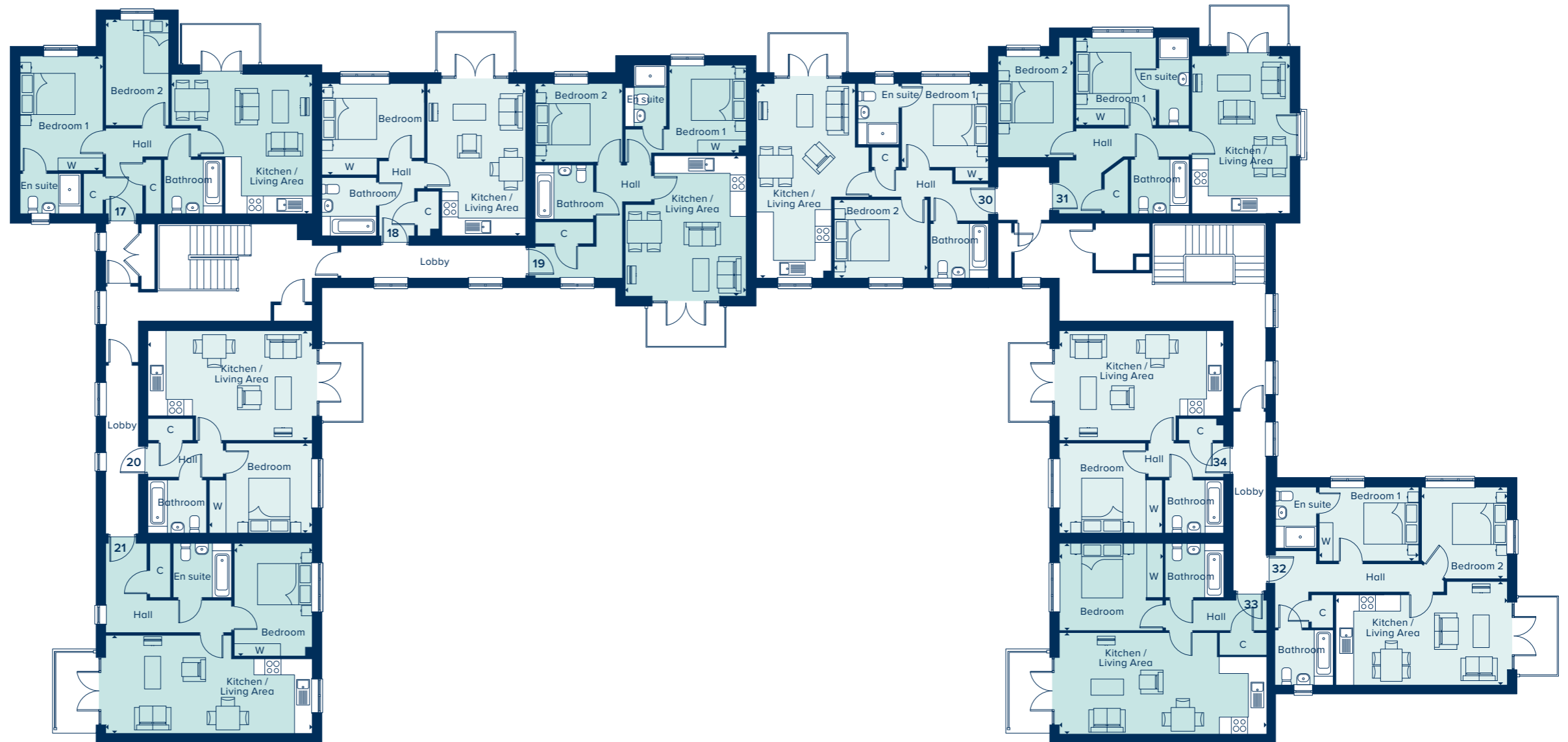
5.19m x 5.13m 17'0" x 16'9"

BEDROOM 1

4.23m x 3.05m 13'10" x 10'0"

BEDROOM 2

3.91m x 2.32m 12'10" x 7'7"



TYPE 9 - PLOT 33

KITCHEN / LIVING AREA

7.61m x 3.7m 25'1" x 12'1"

BEDROOM

3.81m x 3.20m 18'9" x 12'1"

TYPE 10 - PLOT 19

KITCHEN / LIVING AREA

5.17m x 4.46m 16'11" x 14'7"

BEDROOM 1

3.23m x 2.88m 10'7" x 9'5"

BEDROOM 2

3.21m x 2.89m 10'6" x 9'6"

TYPE 12 - PLOT 32

KITCHEN / LIVING AREA

6.31m x 3.79m 20'1" x 12'5"

BEDROOM 1

3.66m x 2.73m 12'0" x 8'11"

BEDROOM 2

3.17m x 3.38m 10'5" x 11'1"

TYPE 1 - PLOT 36

KITCHEN / LIVING AREA

5.81m x 3.62m 19'2" x 11'10"

BEDROOM 1

3.23m x 2.95m 10'7" x 9'8"

BEDROOM 2

3.74m x 2.80m 12'3" x 9'2"

TYPE 3 - PLOT 23

KITCHEN / LIVING AREA

5.61m x 3.66m 18'6" x 12'0"

BEDROOM

3.75m x 3.36m 12'3" x 11'0"

TYPE 4 - PLOT 26

KITCHEN / LIVING AREA

7.16m x 3.61m 23'5" x 11'10"

BEDROOM

4.15m x 2.87m 13'7" x 9'5"

TYPE 6 - PLOTS 25

KITCHEN / LIVING AREA

6.06m x 4.02m 20'0" x 13'2"

BEDROOM

3.81m x 3.36m 12'6" x 11'0"

TYPE 7 - PLOT 35

KITCHEN / LIVING AREA

7.16m x 3.63m 23'7" x 11'11"

BEDROOM 1

3.59m x 3.23m 11'9" x 10'7"

BEDROOM 2

3.44m x 2.88m 11'3" x 9'5"

TYPE 8 - PLOT 22

KITCHEN / LIVING AREA

5.19m x 5.13m 17'0" x 16'9"

BEDROOM 1

4.23m x 3.05m 13'10" x 10'0"

BEDROOM 2

3.91m x 2.32m 12'10" x 7'7"



TYPE 9 - PLOT 38

KITCHEN / LIVING AREA

7.61m x 3.7m 25'1" x 12'1"

BEDROOM

3.81m x 3.20m 18'9" x 12'1"

TYPE 10 - PLOT 24

KITCHEN / LIVING AREA

5.17m x 4.46m 16'11" x 14'7"

BEDROOM 1

3.23m x 2.88m 10'7" x 9'5"

BEDROOM 2

3.21m x 2.89m 10'6" x 9'6"

TYPE 12 - PLOT 37

KITCHEN / LIVING AREA

6.31m x 3.79m 20'1" x 12'5"

BEDROOM 1

3.66m x 2.73m 12'0" x 8'11"

BEDROOM 2

3.17m x 3.38m 10'5" x 11'1"



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HUXLEY HOUSE

Huxley House hosts a combination of one and two bedroom apartments. Each features a flexible open plan kitchen, living and dining area which provides a great space for entertaining. All main bedrooms and the majority of second bedrooms are designed to easily accommodate a double bed and convenient built-in storage is provided. On the ground floor, double doors lead outside - or in the case of the upper floors, provide access to a Juliet balcony or terrace.

1 & 2 BEDROOM APARTMENTS



TYPE 1 - PLOT 40

KITCHEN / LIVING AREA

5.81m x 3.62m 19'2" x 11'10"

BEDROOM 1

3.23m x 2.95m 10'7" x 9'8"

BEDROOM 2

3.74m x 2.80m 12'3" x 9'2"

TYPE 3 - PLOT 42

KITCHEN / LIVING AREA

5.61m x 3.66m 18'6" x 12'0"

BEDROOM

3.75m x 3.36m 12'3" x 11'0"

TYPE 7 - PLOT 41

KITCHEN / LIVING AREA

7.16m x 3.63m 23'7" x 11'11"

BEDROOM 1

3.59m x 3.23m 11'9" x 10'7"

BEDROOM 2

3.44m x 2.88m 11'3" x 9'5"



TYPE 1 - PLOT 43

- KITCHEN / LIVING AREA
5.81m x 3.62m 19'2" x 11'10"
- BEDROOM 1
3.23m x 2.95m 10'7" x 9'8"
- BEDROOM 2
3.74m x 2.80m 12'3" x 9'2"

TYPE 3 - PLOT 45

- KITCHEN / LIVING AREA
5.61m x 3.66m 18'6" x 12'0"
- BEDROOM
3.75m x 3.36m 12'3" x 11'0"

TYPE 7 - PLOT 44

- KITCHEN / LIVING AREA
7.16m x 3.63m 23'7" x 11'11"
- BEDROOM 1
3.59m x 3.23m 11'9" x 10'7"
- BEDROOM 2
3.44m x 2.88m 11'3" x 9'5"

TYPE 11 - PLOT 46

- KITCHEN / LIVING AREA
4.50m x 4.44m 14'9" x 14'6"
- BEDROOM 1
3.45m x 2.86m 11'4" x 9'5"
- BEDROOM 2
3.76m x 3.17m 12'4" x 10'5"



TYPE 1 - PLOT 47

KITCHEN / LIVING AREA

5.81m x 3.62m 19'2" x 11'10"

BEDROOM 1

3.23m x 2.95m 10'7" x 9'8"

BEDROOM 2

3.74m x 2.80m 12'3" x 9'2"

TYPE 3 - PLOT 49

KITCHEN / LIVING AREA

5.61m x 3.66m 18'6" x 12'0"

BEDROOM

3.75m x 3.36m 12'3" x 11'0"

TYPE 7 - PLOT 48

KITCHEN / LIVING AREA

7.16m x 3.63m 23'7" x 11'11"

BEDROOM 1

3.59m x 3.23m 11'9" x 10'7"

BEDROOM 2

3.44m x 2.88m 11'3" x 9'5"





SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	1 Bedroom Home	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home
KITCHEN			•	•
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•	•		
Electric built-under 1 ½ oven in stainless steel			•	
Electric built-in double oven in stainless steel				•
4 ring gas hob in stainless steel	•	•	•	
5 ring gas hob in stainless steel				•
Stainless steel splashback behind hob	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher			•*	•
Energy efficient integrated washing machine	•	•	•**	
Single bowl sink and drainer in stainless steel	•	•	•	
1.5 bowl sink and drainer in stainless steel				•
Single lever chrome mixer tap	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Soft close toilet seats	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•	•		
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•
Energy efficient downlights in cloakroom	•	•	•	•

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.

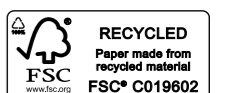


	1 Bedroom Home	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home
UTILITY ROOM			•	•
Sink to utility rooms ***	•	•	•	•
External door to utility rooms ****	•	•	•	•
ELECTRICAL				
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•	•
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
EXTERNAL FINISHES				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

Where a utility room is fitted *Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

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House Type Illustration

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