

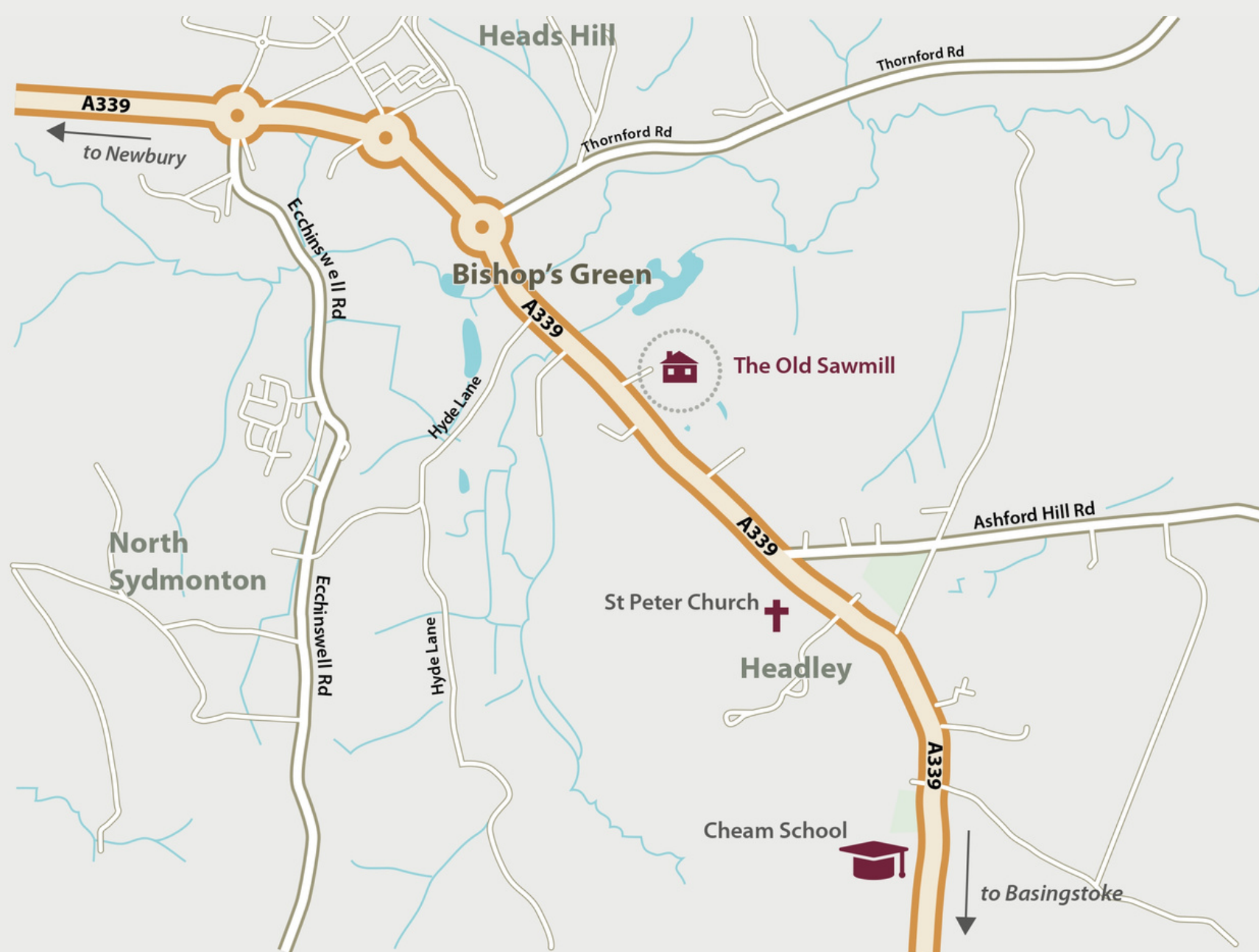


# The Old Sawmill

9 NEW FAMILY HOMES







### What 3 words; [///ideal.signature.scoping](http://ideal.signature.scoping)

With a background in local developments, Willowcrest Homes offer a wealth of knowledge of the area, planning and the vision to bring modern and contemporary spaces to life in their properties.

# Be part of a new community...

**The Old Sawmill is a select new development, located in a sought-after, family location, in the desirable village of Headley.**

Named The Old Sawmill, due to the previous use of the semi-rural site, this exclusive development has been built by local, reputable developer Willowcrest Homes.

There are four different luxury house types available, offering two, three, four, or five bedrooms, with modern family living spaces, fitted kitchens with integrated appliances, underfloor heating and quality bathroom suites.

Each home will benefit from a driveway, with all three, four, and five bedroom homes also featuring either a double or single garage, whilst the gardens have been landscaped, fenced and turfed, featuring generous patios, outdoor electric points and taps.



## TRAINS



**Newbury:** 5 miles  
GWR to Exeter, Reading, Bedwyn and London Paddington

**Basingstoke:** 13 miles  
SWR to Exeter, Reading, Yeovil, Weymouth, Portsmouth and London Waterloo

## ROADS



Just off A339  
A34 <5 miles  
M4 <9 miles  
M3 <14 miles

## SCHOOLS



Cheam School: 1 mile  
Ashford Hill Primary: 3 miles  
Parsons Down Junior: 5 miles  
The Hurst School: 5 miles

## TOWNS



Newbury: 4.5 miles  
Basingstoke: 11.7 miles  
Reading: 16.3 miles  
Andover: 19.5 miles







The site plan, including measurements, are approximate and for illustrative purposes only.



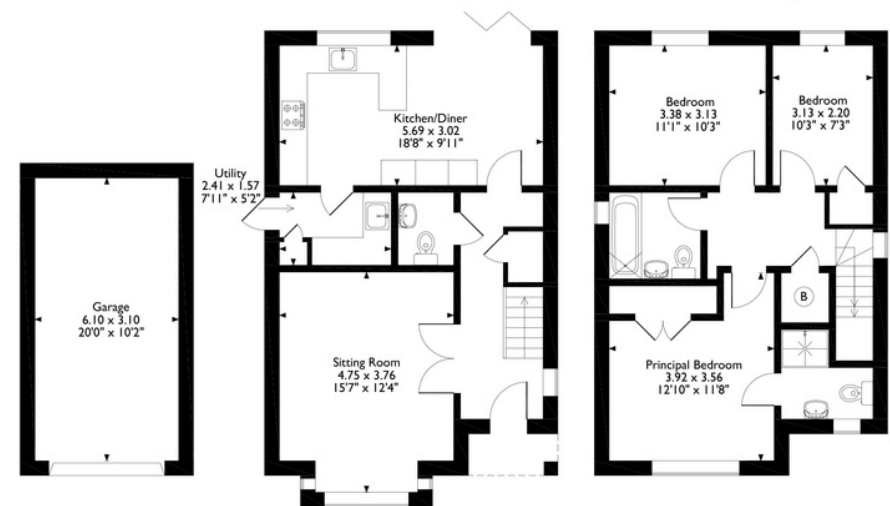
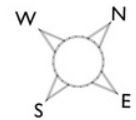
# The Aspen - Plots 1 & 2

## 3 Bedroom Detached

# The Old Sawmill



Approximate Gross Internal Area  
Main House = 100 Sq M/1076 Sq Ft  
Garage = 19 Sq M/205 Sq Ft  
Total = 119 Sq M/1281 Sq Ft



Ground Floor

First Floor

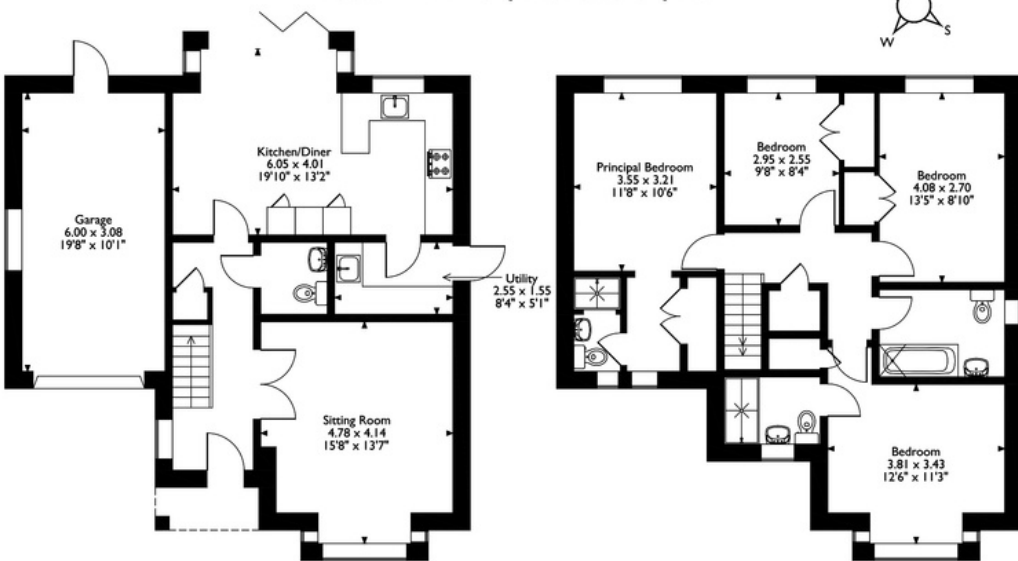
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





# The Old Sawmill

Approximate Gross Internal Area  
Main House = 129 Sq M/1389 Sq Ft  
Garage = 18 Sq M/194 Sq Ft  
Total = 147 Sq M/1583 Sq Ft



Ground Floor

First Floor

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## The Chestnut - Plots 3, 4 & 6 4 Bedroom Detached





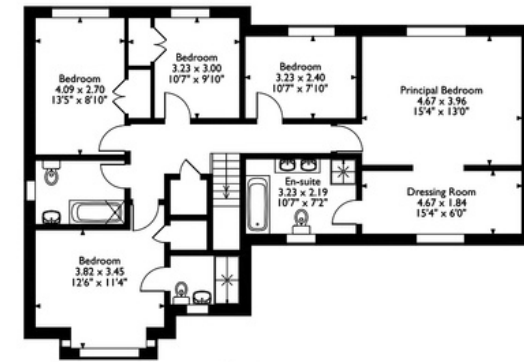
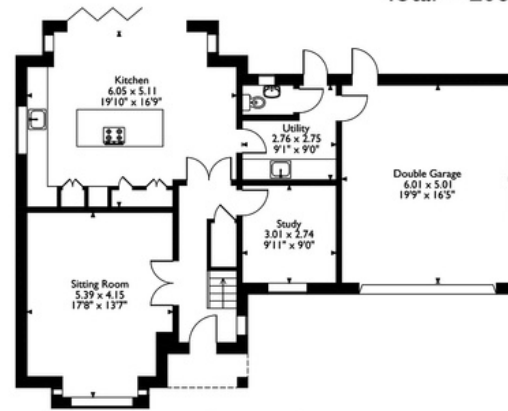
# The Oak - Plot 5

## 5 Bedroom Detached

# The Old Sawmill



Approximate Gross Internal Area  
Main House = 177 Sq M/1905 Sq Ft  
Garage = 29 Sq M/312 Sq Ft  
Total = 206 Sq M/2217 Sq Ft



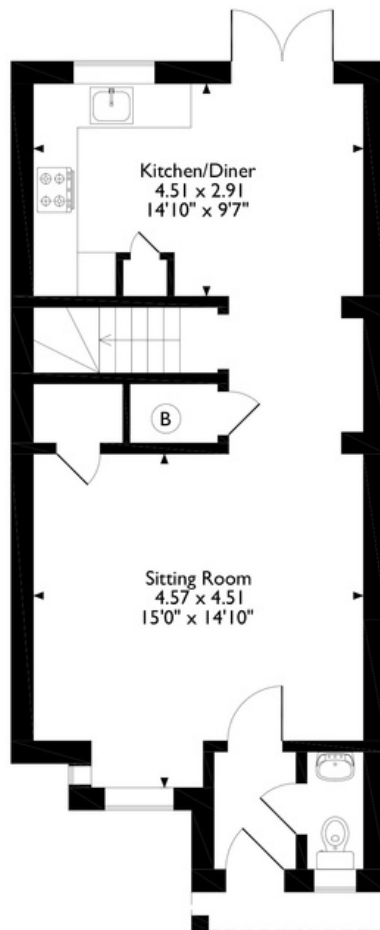
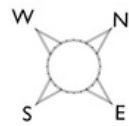
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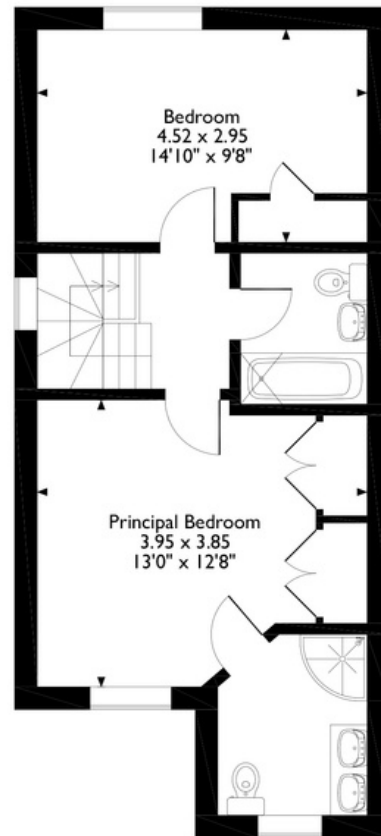


# The Old Sawmill

Approximate Gross Internal Area  
89 Sq M/958 Sq Ft



**Ground Floor**



**First Floor**

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## The Ash - Plots 8 & 9 2 Bedroom Semi-Detached





# General Specifications

## KITCHEN

- Bespoke kitchen units
- Solid wood\*\*\*
- Granite work surfaces
- Bosch combination microwave\*
- Bosch double oven
- Bosch fridge/freezer
- Hob
- Extractor hood
- Bosch dishwasher
- Bosch washer/dryer\*\*
- \*\*\*Plots 3, 4, 5, 6
- \*\*Only in plots 8/9
- \*Except plots 8/9

## BATHROOMS / EN SUITES

- Hans Grohe sanitaryware
- Heated towel rails
- Fitted mirror

## ELECTRIC & HEATING

- Underfloor heating
- Air Source Heat Pumps
- Pre-wired for fibre

## DECORATIVE

- Porcelain tiling
- Modern contemporary colour scheme
- Graphite bi-folding doors
- Chrome downlighters in kitchen and bathrooms
- Pendant lights in living spaces and bedrooms
- Pendant lights over the breakfast bars
- Brushed steel door fitments

## EXTERNAL

- Double garage to plot 5
- Single garages to plots 1-4, 6 and 7
- Shingle driveway to each home
- Closeboard wooden fencing to garden
- Generous paved patio
- Outdoor water taps
- Turfed gardens
- External sensor lighting
- Garden power points
- Lighting and power points in garages

## WARRANTY: 10 Year ICW

These particulars are for general information only and do not constitute any part of an offer or a contract. All statements contained herein are made without responsibility on the part of the agent or the seller and are not to be relied upon as a statement or representation of fact, intending purchasers must satisfy themselves by inspection, measurement or otherwise.







# The Old Sawmill

Meadow Way, Headley, Hampshire.  
RG19 8JY



**mackenzie  
smith**

(01256) 764666  
[www.mackenziesmith.co.uk](http://www.mackenziesmith.co.uk)

**Carter Jonas**

(01635) 263010  
[www.carterjonas.co.uk](http://www.carterjonas.co.uk)