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# ITCHEL COURT

## RYE COMMON LANE, CRONDALL, SURREY GU10 5DD

Itchel Court is an exclusive gated development in a rural setting delivering an impressive architectural statement. Many of the apartments feature floor to ceiling windows; bringing in natural light. The façade to the building incorporates stylish cedar cladding, whilst the second floor apartments include their own outside terraces.

Located near the thriving and beautiful villages of Odiham and Crondall, the apartments are within easy reach of a variety of shops, cafes, pubs and restaurants. For the keen golfer 'Bowenhurst Golf Centre' is just a stone's throw away.



Viewing by appointment only, please contact : 01252 851158



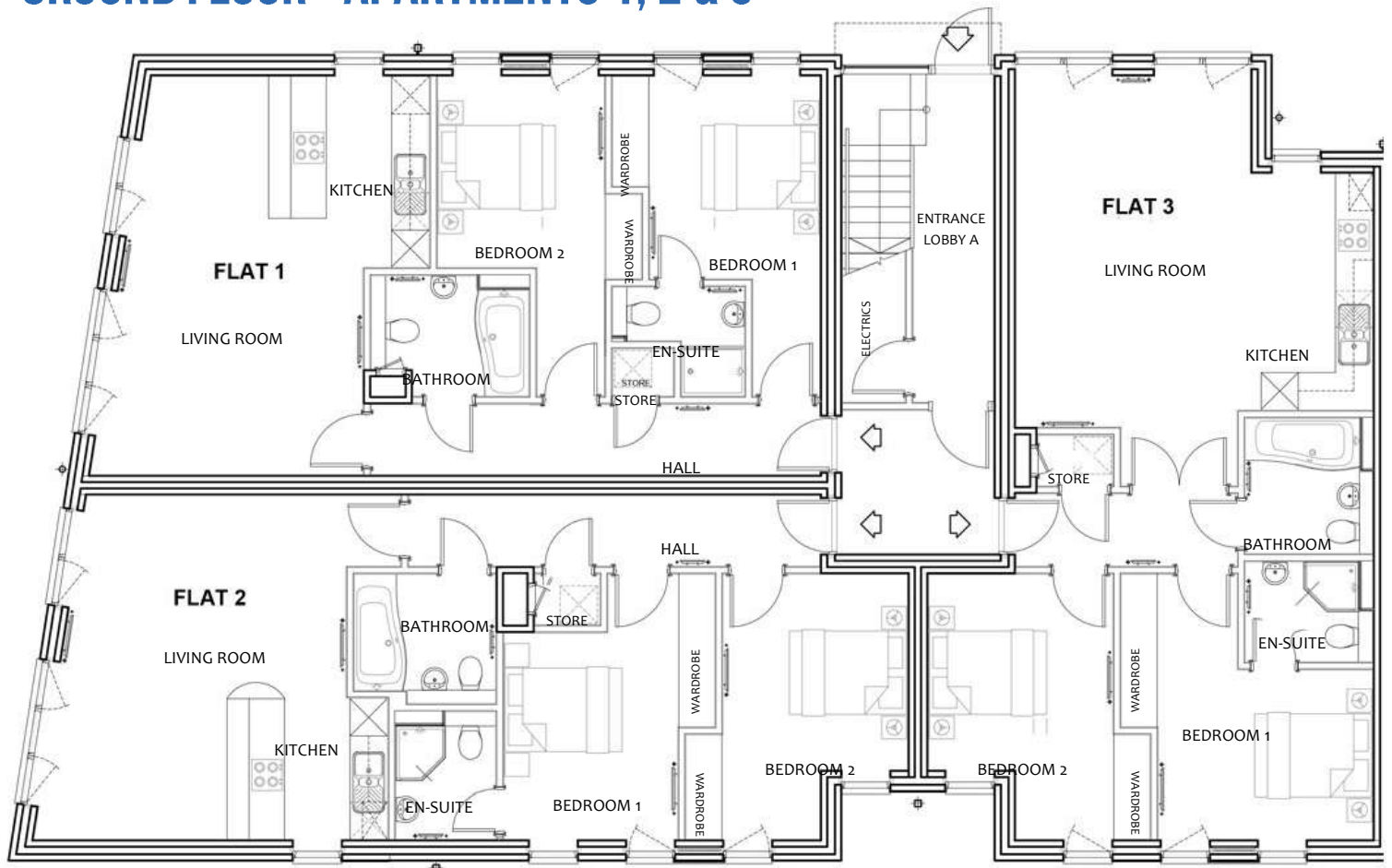
Each spacious apartment has a contemporary open plan lounge and kitchen area with a full range of sleek gloss fronted neutral toned units with an array of integrated appliances.

Storage has been optimised with fitted wardrobes to each bedroom, a service cupboard in the hallway and vanity units.

All apartments are finished in a neutral colour scheme with floor finishes provided throughout and benefit from their own allocated parking spaces.



## GROUND FLOOR - APARTMENTS 1, 2 & 3



### FLAT 1

KITCHEN & LIVING ROOM 6.424m x 4.454m (max) (21'1" x 14'6")	BEDROOM 1 5.191m (max) x 3.354m (max) (17' x 11")
BATHROOM 2.591m x 1.985m (8'5" x 6'5")	BEDROOM 2 5.192m (max) x 3.318m (max) (17' x 10'9")

### FLAT 2

KITCHEN & LIVING ROOM 5.680m (max) x 5.534m (18'6" x 18'1")	BEDROOM 1 4.270m (max) x 3.493m (14' x 11'5")
BATHROOM 2.272m x 2.049m (7'5" x 6'7")	BEDROOM 2 4.278m (max) x 3.658m (max) (14' x 12')

### FLAT 3

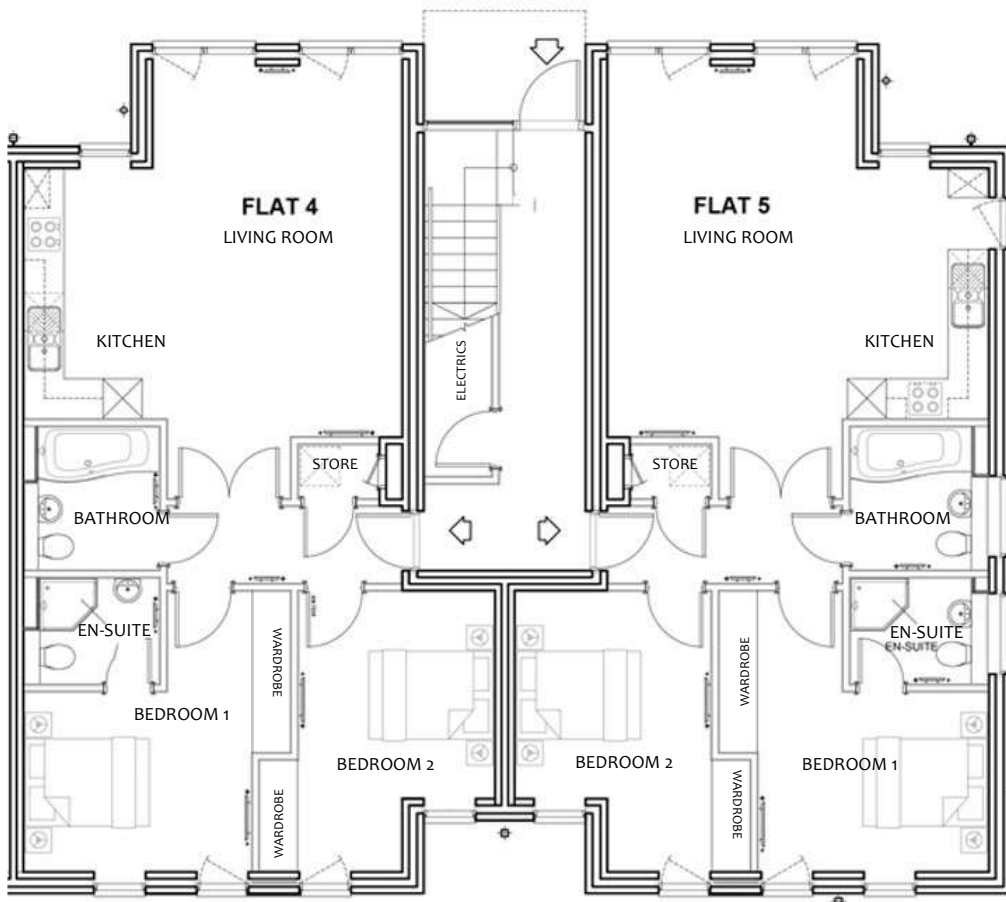
KITCHEN & LIVING ROOM 6.630m (max) x 5.783m (21'8" x 18'9")	BEDROOM 1 4.280m (max) x 4.156m (14' x 13'6")
BATHROOM 2.181m x 2.069m (7'1" x 6'8")	BEDROOM 2 4.261m (max) x 3.598m (max) (14' x 11'8")

In line with our policy of continual improvement certain details may have changed since publication and we reserve the right to alter and amend specification without prior notice. These illustrations and descriptions are intended as a general guide to assist purchasers in selecting their home and do not form any part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Our Sales Staff will be pleased to assist with actual on-site measurements and detailed specifications. It should be noted that during construction, minor changes may be incorporated. Dimensions are taken from plans and should not be used as a basis for floor covering sizes, appliance spaces etc.



# GROUND FLOOR - APARTMENTS 4 & 5

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## FLAT 4

KITCHEN & LIVING ROOM 6.634m x 5.711m (max) (21'8" x 18'8")	BEDROOM 1 4.263 (max) x 4.144m (max) (13'9" x 13'6")
BATHROOM 2.184m x 2.069m (7'2" x 6'8")	BEDROOM 2 4.259m (max) x 2.898m (max) (14' x 9'5")

## FLAT 5

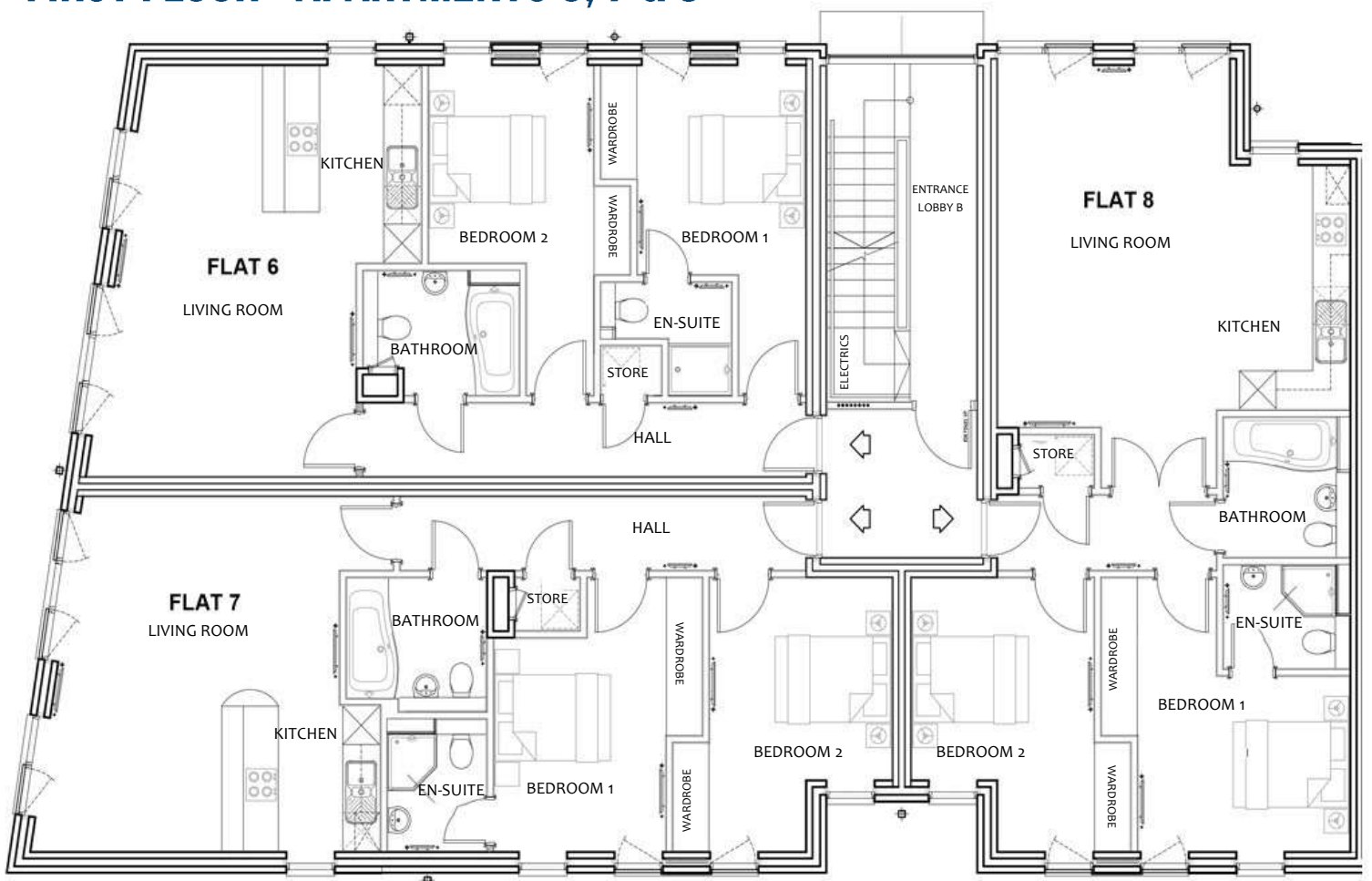
KITCHEN & LIVING ROOM 6.629m (max) x 5.795m (21'7" x 19')	BEDROOM 1 4.266m (max) x 4.208m (14' x 13'8")
BATHROOM 2.182m x 2.104m (7'2" x 6'9")	BEDROOM 2 4.253m (max) x 2.90m (max) (13'8" x 9'5")



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# FIRST FLOOR - APARTMENTS 6, 7 & 8



## FLAT 6

<b>KITCHEN &amp; LIVING ROOM</b> 6.427m x 4.615m (max) (21'1" x 15'1")	<b>BEDROOM 1</b> 5.191m (max) x 3.208m (max) (17' x 10'5")
<b>BATHROOM</b> 2.743m x 1.957m (9' x 6'4")	<b>BEDROOM 2</b> 5.197m (max) x 3.325m (max) (17' x 10'9")

## FLAT 7

<b>KITCHEN &amp; LIVING ROOM</b> 5.650m (max) x 5.547m (18'5" x 18'2")	<b>BEDROOM 1</b> 4.272m (max) x 3.659m (14' x 12')
<b>BATHROOM</b> 2.092m x 2.283m (6'9" x 7'5")	<b>BEDROOM 2</b> 4.278m (max) x 3.656m (max) (14' x 11'9")

## FLAT 8

<b>KITCHEN &amp; LIVING ROOM</b> 6.643m (max) x 5.758m (21'8" x 18'9")	<b>BEDROOM 1</b> 4.262m (max) x 4.103m (13'9" x 13'5")
<b>BATHROOM</b> 2.188m x 2.067m (7'2" x 6'8")	<b>BEDROOM 2</b> 4.275m (max) x 2.948m (max) (14' x 9'7")

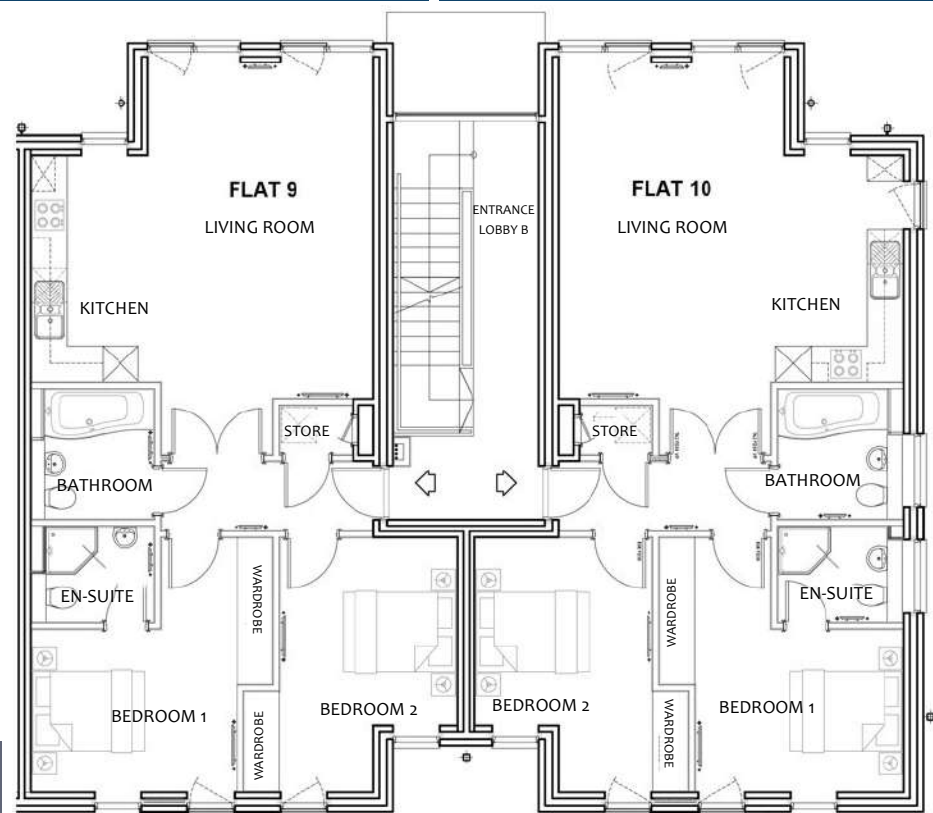
# FIRST FLOOR - APARTMENTS 9 & 10

## FLAT 9

<b>KITCHEN &amp; LIVING ROOM</b> 6.635m x 5.751m (max) (21'8" x 18'9")	<b>BEDROOM 1</b> 4.266 (max) x 4.109m (max) (13'9" x 13'5")
<b>BATHROOM</b> 2.209m x 2.054m (7'2" x 6'7")	<b>BEDROOM 2</b> 4.273m (max) x 2.957m (max) (14' x 9'7")

## FLAT 10

<b>KITCHEN &amp; LIVING ROOM</b> 6.630m (max) x 5.800m (21'8" x 19')	<b>BEDROOM 1</b> 4.279m (max) x 4.169m (14' x 13'7")
<b>BATHROOM</b> 2.182m x 2.091m (7'2" x 6'9")	<b>BEDROOM 2</b> 4.275m (max) x 2.90m (max) (14' x 9'6")



# SECOND FLOOR - APARTMENTS 11 & 12



**FLAT 11**

**KITCHEN & LIVING ROOM**  
7.200m (max) x 4.192m (23'6" x 13'7")

**BEDROOM 1**  
5.190m (max) x 3.91m (17' x 10'5")

**BEDROOM 2**  
3.615m (max) x 3.094m (max) (11'9" x 10'2")

**BATHROOM**  
2.282m x 1.983m (7'5 x 6'5")

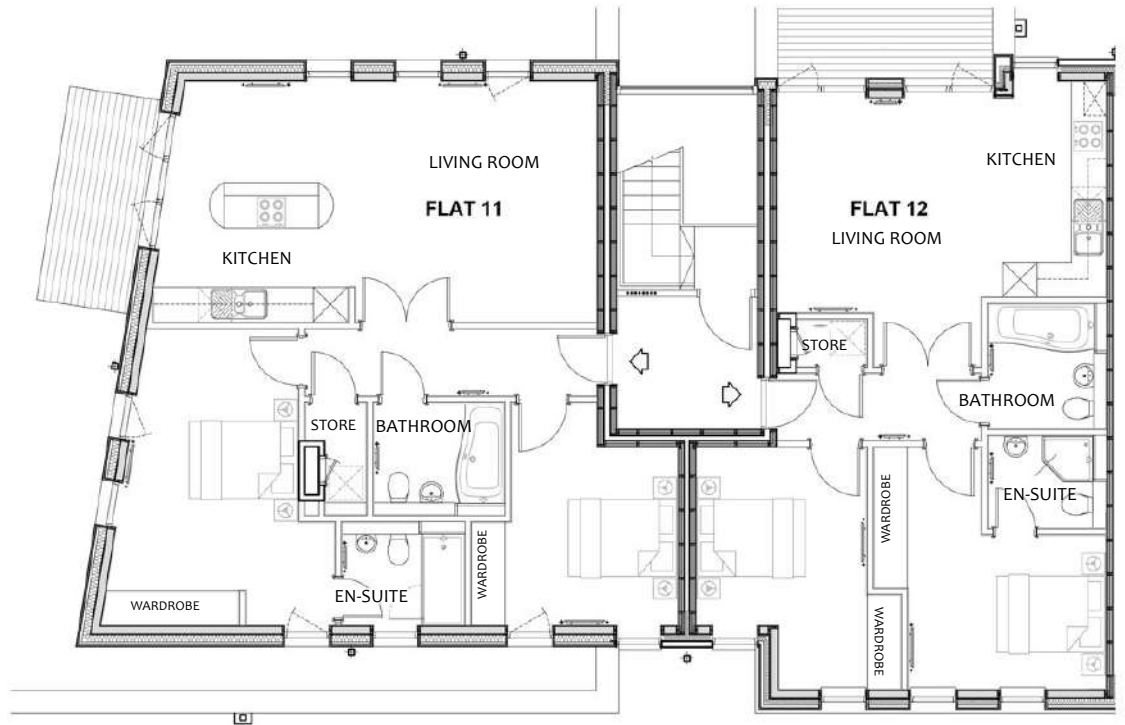
**FLAT 12**

**KITCHEN & LIVING ROOM**  
5.756m (max) x 4.682m (18'9" x 15'4")

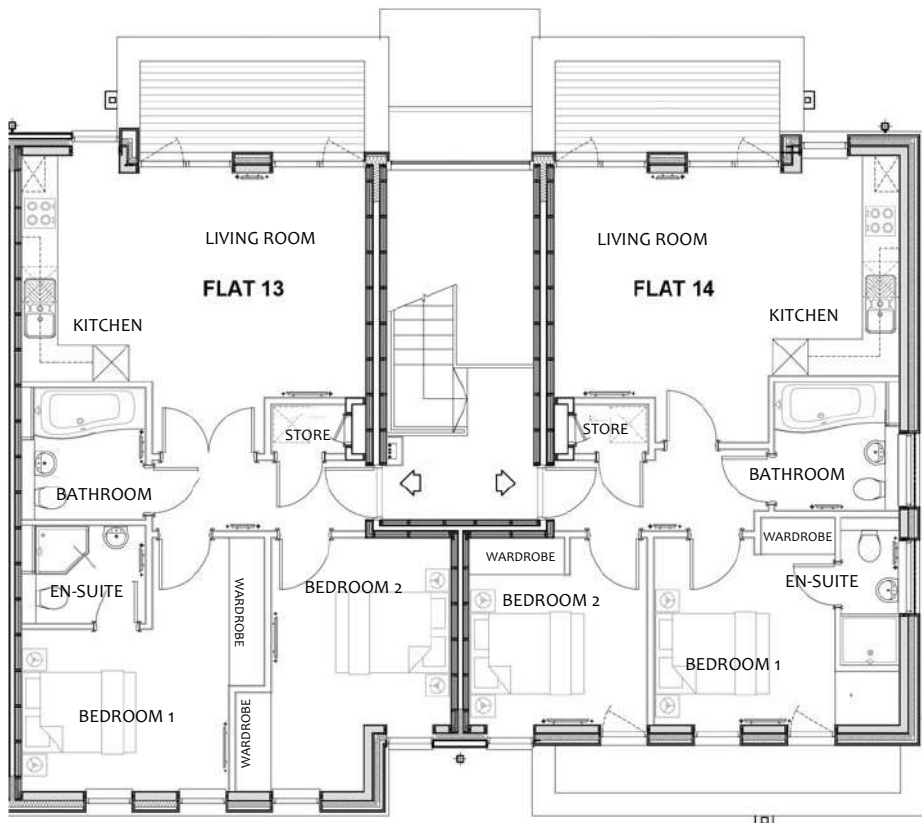
**BEDROOM 1**  
4.230m (max) x 4.055m (13'9" x 13'3")

**BEDROOM 2**  
4.221m (max) x 2.985m (max) (13' 8" x 9'8")

**BATHROOM**  
2.190m x 2.050m (7'2" x 6'7")



# SECOND FLOOR - APARTMENTS 13 & 14



**FLAT 13**

**KITCHEN & LIVING ROOM**  
5.754m (max) x 4.704m (18'9" x 15'4")

**BEDROOM 1**  
4.231m (max) x 4.070m (13'9" x 13'3")

**BEDROOM 2**  
4.228m (max) x 2.973m (max) (13' 9" x 9'8")

**BATHROOM**  
2.184m x 2.049m (7'2" x 6'7")

**FLAT 14**

**KITCHEN & LIVING ROOM**  
5.766m (max) x 4.485m (18'9" x 14'7")

**BEDROOM 1**  
4.077m (max) x 3.463m (13'4" x 11'4")

**BEDROOM 2**  
3.094m (max) x 2.951m (max) (10'1" x 9'7")

**BATHROOM**  
2.124m x 2.045m (7' x 6'7")



# SPECIFICATIONS

## Contemporary open planned Lounge and Kitchens with integrated appliances

Quality fitted kitchen with integrated appliances, laminate work surfaces and upstands, stainless steel sink and monobloc tap:

- ★ Single fan assisted oven and gas hob
- ★ Built in extractor
- ★ Full size column fridge freezer
- ★ Dishwasher
- ★ Downlights to ceiling
- ★ Washer Dryer in dedicated service cupboard in hallway

## Bathrooms & Ensuites

- ★ Wash Hand Basins all with vanity units and mirrors over
- ★ Heated chrome towel warmer
- ★ Wood Effect flooring
- ★ Stylish ceramic tiling to wet areas

## Heating System

- ★ A rated combination boiler providing instantaneous hot water
- ★ Compact radiators with thermostatic control valves

## Internal Finishes

- ★ Fitted wardrobes to all bedrooms
- ★ LED and Low energy lighting throughout
- ★ Light oak doors with brushed chrome furniture
- ★ Painted white matt flat ceilings, Almond white walls and satin wood finish to woodwork
- ★ Neutral carpet throughout remainder of home

## External

- ★ Video entry system to each apartment
- ★ 2 allocated parking spaces per apartment
- ★ 5 visitors parking spaces
- ★ Communal bin store area



# LOCATION

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The apartments are located on Rye Common Lane just off the A287. They are conveniently situated near to the local villages Dogmersfield, Crondall and Odiham which offer a good variety of amenities, pubs and restaurants.

A more comprehensive range of leisure and shopping facilities can be found within easy reach; just 10 minutes away in Fleet and also Farnham including a wide range of supermarkets and restaurants.

For the commuter the apartments are ideally situated with easy access to the M3 for Basingstoke (Junction 5), with mainline stations at Fleet and Winchfield servicing London Waterloo in under an hour.

