



GARDENERS WALK

GUILDFORD

# WELCOME



Dear Customer,

We are committed to our customers living in a safe, warm and sustainable home. We've been proudly building communities for over 90 years across the south and south-west of England.

Our focus is on the quality of our homes, our neighbourhoods and the service we provide to our customers.

Our communities' matter, we invest in community services and projects that benefit our customers and communities.

Everyone at Abri wishes you success in your journey to find your new home and our dedicated team will look after you every step of the way.

Best wishes,

Gary Orr

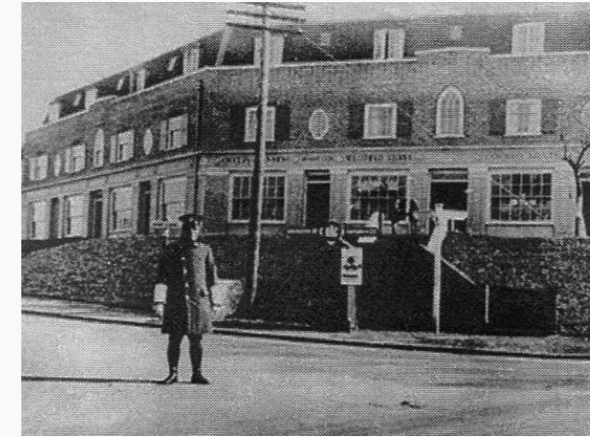
Group Chief Executive

# OUR HERITAGE

Our story dates back to 1925, when Herbert Collins saw a desperate need for affordable housing in Southampton and decided to do something about it. Collins set up Swaythling Housing Society, the first of its type to be established in Southampton, and we haven't looked back since.

Collins had a vision; to build self-contained communities with a good balance of housing and infrastructure, where everyone had everything they needed to succeed in one place. While times might have changed a bit since then, our mission certainly hasn't. We're still just as passionate about tackling the housing crisis and we will never stop working to build safe, inclusive and prosperous communities for all; young, old and everyone in between.

Today, Abri is one of the largest housing associations in the south and south-west of England continuing to tackle the housing crisis with our customers at the heart of our mission.



# OUR CUSTOMERS

Here are just some of our many happy homeowners:



“ We were given a tour of the site and worked out that my finances could stretch to a three-bedroom house, which meant my daughters could have their own rooms. They showed me plans to a double-fronted property which was exactly what I wanted, the type of house I would draw as a kid but never thought I could afford. We fell in love straight away.”

Louisa Kennedy, Causeway Farm



“ The process of buying through Abri Homes was really straightforward. It took a couple of months, but I was happy to be patient as it meant I was able to get on the ladder by myself. My mortgage is around £250, and my rent is less than £400, so my outgoings here are less than I was saving, which is great.”

Matthew Taylor, Daedalus Village



“ Shared Ownership is a God-send. There's no way we'd have the home we do now without Shared Ownership.” After 16 years in the Spanish sun, retired couple Jane and Ray Light made the decision to return to the UK to be closer to their grandchildren.

Jane and Ray Light, Oakfield Grove

# COMMUNITY LIVING

Our investment in the community underpins our core purpose as a housing provider: to provide safe, warm homes for as many people as possible, and create thriving communities too. We are invested long-term and committed to place shaping.

## CAFÉ 1759, BORDON

Café 1759 is a not-for-profit community café, supported by volunteers. This means we're able to keep our prices low and reinvest the money we make into the café and our local community, allowing us to provide activities, support volunteers and promote health and wellbeing in Bordon.

## EMPLOYMENT, SUPPORT AND TRAINING TEAM

Our Employment, Support and Training (EST) team support customers year-round by providing opportunities to learn new skills, find suitable work, develop self employment opportunities and attend courses. We're proud to have supported over 2,000 people through training.



## WOODGATE, PEASE POTTAGE

Our joint venture partnership between Abri Group and Thakeham Group will create places people want to call home. This exciting development will include over 600 new homes, a primary school, village shop, coffee shop, community centre, plenty of parks and a pavilion.

## GOOD GRUB CLUB

The Good Grub Club runs throughout August in Southampton and Slough, offering families the chance to make some 'Good Grub' with hands-on activities and a free nutritious lunch provided. Families are also given a recipe bag full of fresh fruit to take away and a main meal to cook at home.

## ROUND ABOUT CAFÉ

The Round About Café is at the heart of the Mansbridge community, and the colleagues and volunteers who dedicate their time to make it a success are passionate about doing what they can to support health and wellbeing.

Over the years they have delivered Kids Can Cook sessions, helped universities with research, run Seniors Afternoon Tea events, led community walks and much more.



# SUSTAINABILITY



We recognise the need to future proof our homes to meet the needs and aspirations of our customers



It's all about the future and renewable technologies. We recognise the need to future proof our homes to meet the needs and aspirations of our customers. That's why we're making the eradication of fuel poverty a priority and meeting significantly higher environmental standards, which in turn reduces our customer's fuel bills.

We are an organisation committed to Modern Methods of Construction (MMC) and consider all of our sites for their suitability for MMC, before considering traditional construction. This supports faster delivery of new homes, reduces waste and drives quality, whilst reducing health and safety risks during the construction process. Our approach will overcome skills shortages and supports our commitment to sustainability, whilst helping to solve the housing crisis in the long-term.



## QUEBEC PARK - SETTING THE BENCHMARK

An innovative and fast-growing new town with sustainability, design and healthy living at its heart.



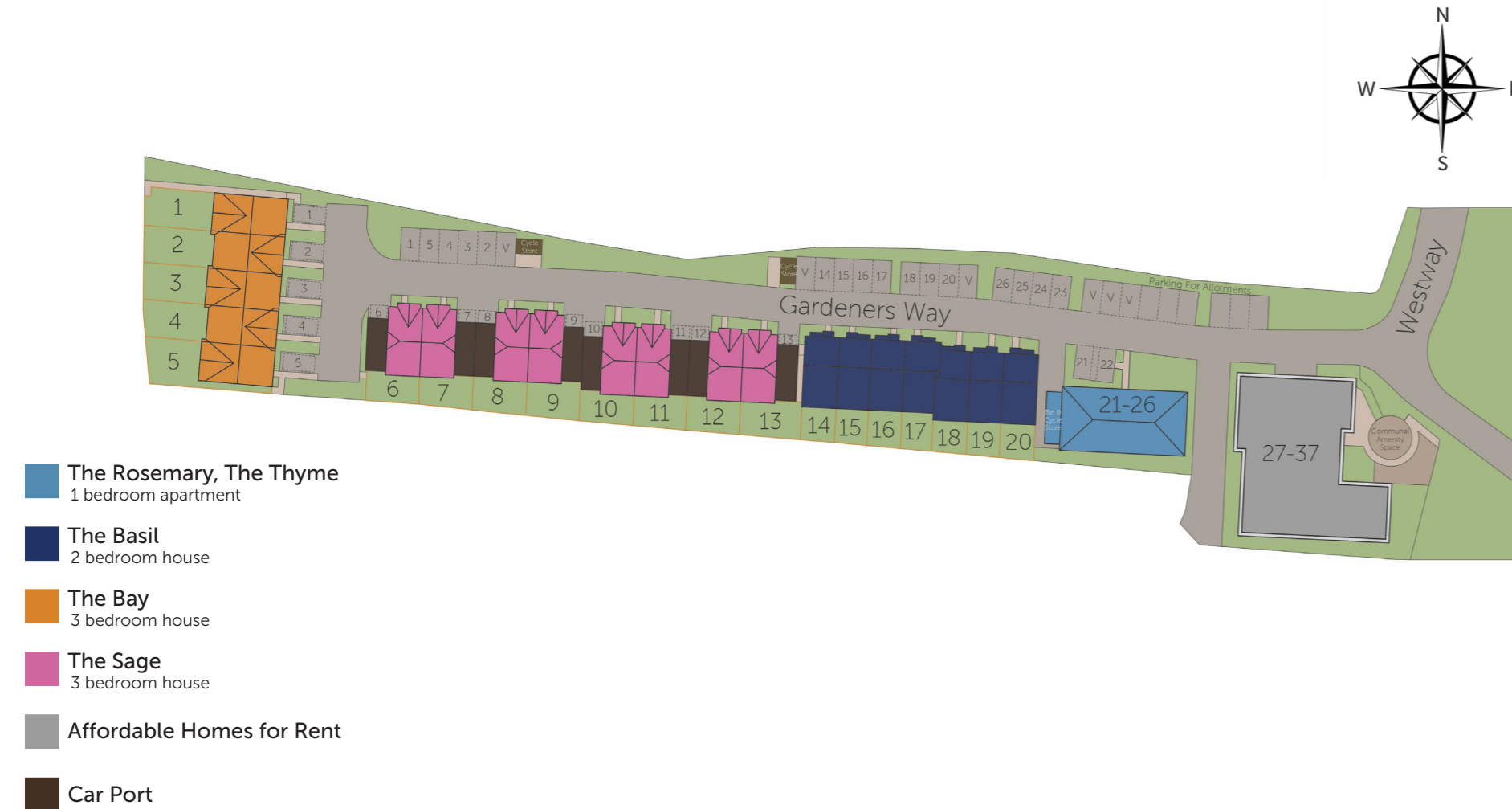
Quebec Park was a £17 million project to deliver 107 homes, including 34 affordable homes, in Whitehill and Bordon. The project was challenged to develop homes with high levels of sustainability and exemplary design, and to set the benchmark for future development across the wider area.

We were delighted to win the commission to deliver the homes through a competitive bid process managed by Homes England. At the time, Whitehill and Bordon was one of 10 Government sponsored 'Eco-towns'.

Homes have been designed to meet Lifetime Homes Standards resulting in large internal areas, parking spaces within 50 metres of homes, level thresholds, large ground floor WC/utility/wet rooms, wide porches and generous circulation spaces. The homes have a variety of layouts to suit different uses and the majority are orientated east-west, ensuring that they have private sunny gardens and well-lit interiors.

Now fully complete, this award-winning development has been recognised as best-in-class for a sustainable, affordable new community.

# SITE PLAN



This site plan is for illustrative purposes only. Whilst every effort has been made to ensure that the information is correct, it is a guide and Abri Homes reserves the right to amend as necessary without notice.

# SPECIFICATION

## PLOTS 1 - 20

Each of our beautiful new homes is fitted with a wealth of professionally designed, high-quality appliances and features that make your new home even more special. Your property will be covered by a 10-year Build-Zone structural warranty<sup>^</sup>.

### OVERVIEW

- Karndean flooring to hall, kitchen / dining room and WC
- Porcelanosa tiled floors to bathroom and ensuite\*
- Grey carpets to living / dining room, stairs, landing and bedrooms
- White matte walls and ceilings
- Double-glazed windows
- Mains-operated smoke and carbon monoxide detectors
- Ample double power sockets throughout
- Telephone point to hall, living / dining room
- TV aerial point to living / dining room and master bedroom
- Fibre broadband connection available

### KITCHEN

- White gloss fitted kitchen units and soft-close doors and drawers
- Grey worktops with matching upstand
- 1 ½ bowl stainless-steel sink with chrome mixer tap
- Built-in Zanussi ceramic hob, stainless-steel single fan oven, and cooker hood
- Glass splashback behind hob
- Space, plumbing and power for washing machine and fridge freezer
- Removable unit and space, plumbing and power for dishwasher

### WC & BATHROOMS

- Roca white sanitaryware
- Chrome mixer taps
- Porcelanosa tiled splashback above sink and full height above bath and shower
- Thermostatic shower over bath with glass shower screen
- Thermostatic shower with bi-fold doors to ensuite\*

- Shaver socket to bathroom and ensuite\*
- Heated chrome towel rail to bathroom and ensuite\*

### HEATING AND LIGHTING

- Track lighting to kitchen
- Chrome downlights to WC, bathroom, and ensuite\*
- Pendant lighting to hall, living / dining room, landing and bedrooms
- Mechanical ventilation heat recovery system, please refer to separate leaflet for further details

### OUTSIDE

- Patio area and turfed back gardens to plots 1 – 5
- Courtyard gardens to plots 6 - 20
- Outside tap
- Light to front and back of houses
- Shared bike store

\*Ensuite to selected plots, please speak to our Sales Executive for more information.

Abri Homes may occasionally substitute, change or remove items within this specification. We reserve the right to make these changes as necessary, without notice, and their accuracy or completeness is not guaranteed.

# SPECIFICATION

## PLOTS 21 - 22

### OVERVIEW

- Karndean flooring to hall, kitchen / living / dining room and bathroom
- Grey carpet to bedroom
- White matte walls and ceilings
- Double-glazed windows
- Mains-operated smoke and carbon monoxide detectors
- Ample double power sockets throughout
- Telephone point to hall and living / dining room
- TV aerial point to living / dining room and bedroom
- Fibre broadband connection available

### KITCHEN

- Adaptable kitchen, built to M43 standards<sup>^</sup>
- White gloss fitted kitchen units and soft-close doors and drawers
- Grey worktops with matching upstand
- Single bowl stainless-steel sink with chrome mixer tap

- Built-in Zanussi induction hob, low-level single oven, and cooker hood
- Porcelanosa tiled splashback
- Space, plumbing and power for washing machine
- Removable unit and space, plumbing and power for dishwasher
- Integrated fridge freezer

### BATHROOM

- Roca white sanitaryware
- Chrome mixer taps
- Porcelanosa tiled splashback above sink and full height above bath and shower
- Thermostatic shower over bath with glass shower screen
- Shaver socket
- Heated chrome towel rail

### HEATING AND LIGHTING

- Track lighting to kitchen
- Pendant lighting to hall, living / dining room and bedroom
- Chrome downlights to bathroom

<sup>^</sup>Please speak to a Sales Executive for more details on the kitchen layout.

# SPECIFICATION

## PLOTS 23 - 26

### OVERVIEW

- Karndean flooring to hall, kitchen / living / dining room and bathroom
- Grey carpet to bedroom
- White matte walls and ceilings
- Double-glazed windows
- Mains-operated smoke and carbon monoxide detectors
- Ample double power sockets throughout
- Telephone point to hall and living / dining room
- TV aerial point to living / dining room and bedroom
- Fibre broadband connection available

### KITCHEN

- White gloss fitted kitchen units and soft-close doors and drawers
- Grey worktops with matching upstand
- 1 ½ bowl stainless-steel sink with chrome mixer tap

- Built-in Zanussi ceramic hob, stainless-steel single fan oven, and cooker hood
- Glass splashback behind hob
- Space, plumbing and power for washing machine and fridge freezer
- Removable unit and space, plumbing and power for dishwasher

### WC & BATHROOMS

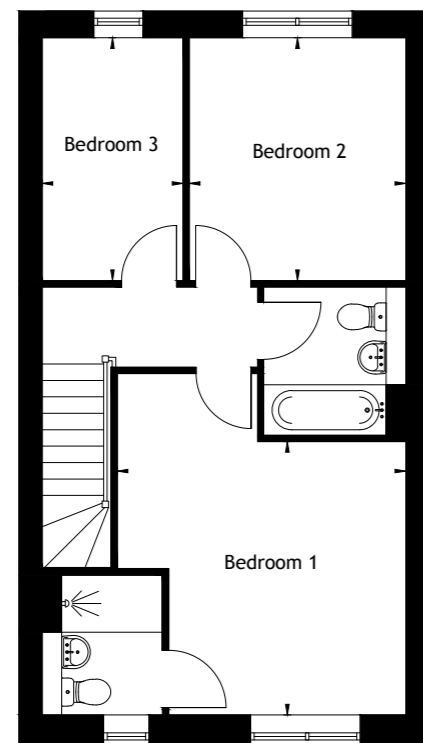
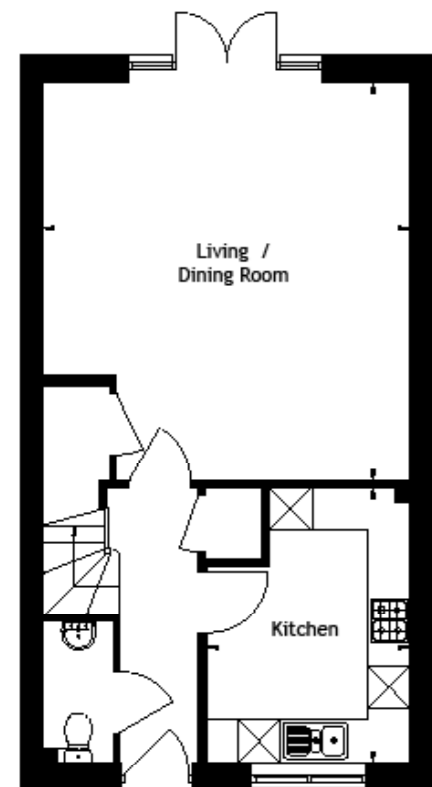
- Roca white sanitaryware
- Chrome mixer taps
- Porcelanosa tiled splashback above sink and full height above bath and shower
- Thermostatic shower over bath with glass shower screen
- Shaver socket
- Heated chrome towel rail

### HEATING AND LIGHTING

- Chrome downlights to kitchen
- Pendant lighting to hall, living / dining room and bedroom
- Batten lighting to bathroom
- Electric panel heating

# THE BAY

Plots 1, 2, 3, 4 & 5



## 3 BEDROOM HOUSE

Living / Dining Room  
5.09m X 5.56m (16'8 X 18'3)

Kitchen  
2.83m x 3.83m (9'3 x 12'7)

Bedroom 1  
4.04m x 3.83m (13'3 x 12'7)

Bedroom 2  
3.03m x 3.40m (9'11 x 11'2)

Bedroom 3  
1.97m x 3.40m (6'6 x 11'2)

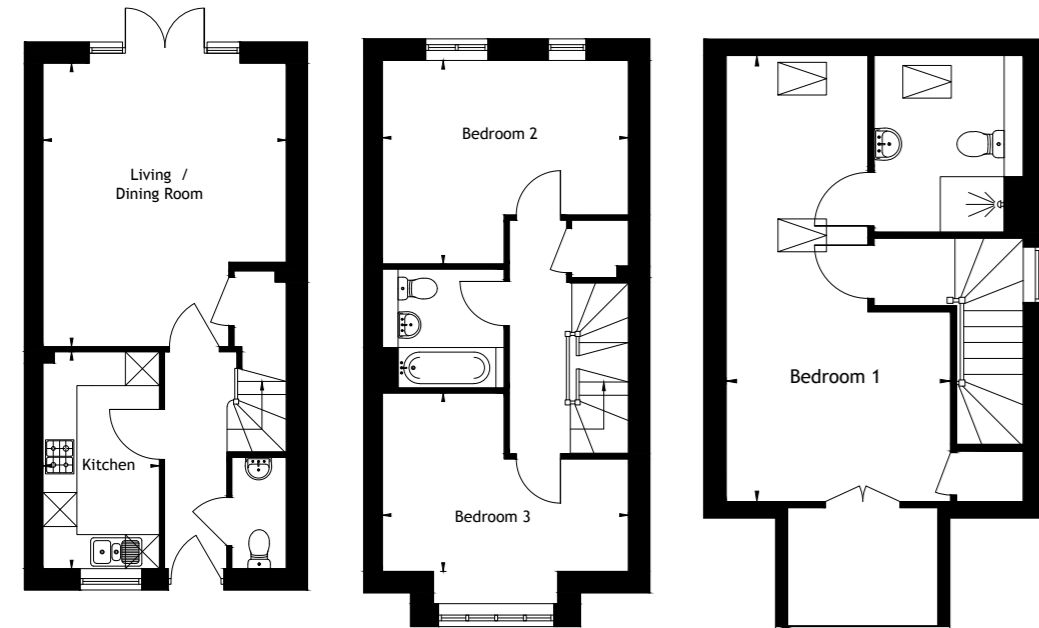
☒ Indicates an appliance or space for an appliance, please see specification for full detail.





# THE SAGE

Plots 6, 7\*, 8, 9\*, 10, 11\*, 12 & 13\*



## 3 BEDROOM HOUSE

Living / Dining Room  
4.29m x 5.00m (14'1 x 16'5)

Kitchen  
2.06m x 3.83m (6'9 x 12'7)

Bedroom 1  
3.24m x 6.43m (10'8 x 21'1)

Bedroom 2  
4.29m x 3.55m (14'1 x 11'8)

Bedroom 3  
4.29m x 3.11m (14'1 x 10'2)

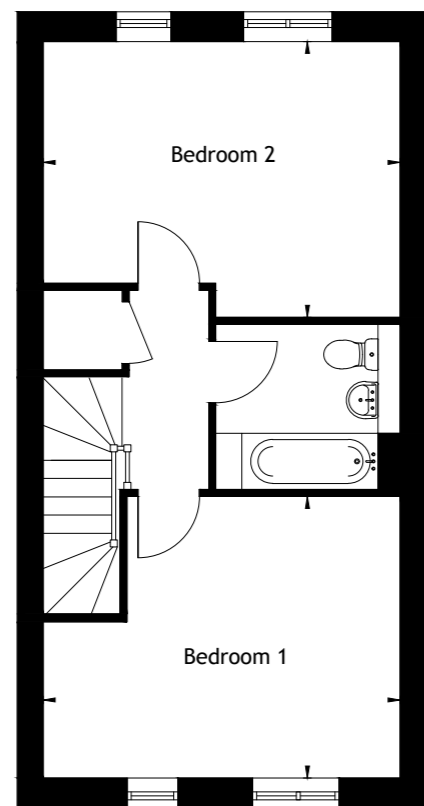
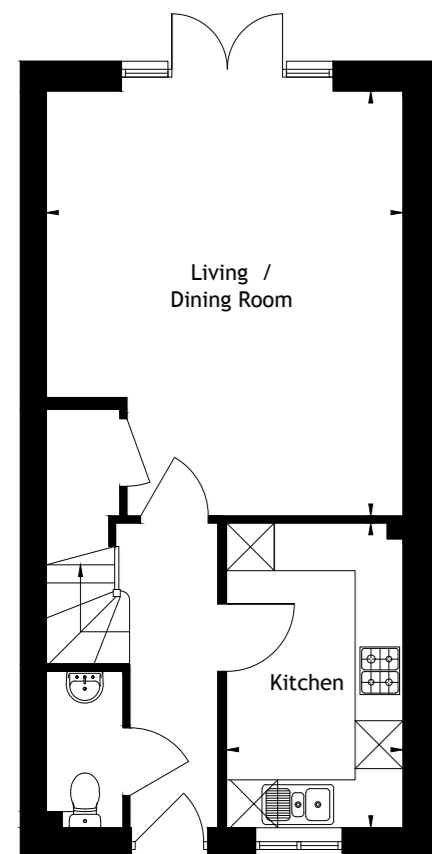
\*Handed (mirror image).

☒ Indicates an appliance or space for an appliance, please see specification for full detail.



# THE BASIL

Plots 14, 15\*, 16, 17\*, 18, 19 & 20\*



## 2 BEDROOM HOUSE

Living / Dining Room  
4.48m x 5.33m (14'8 x 17'6)

Kitchen  
2.22m x 3.83m (7'3 x 12'7)

Bedroom 1  
4.48m x 3.54m (14'8 x 11'7)

Bedroom 2  
4.48m x 3.47m (14'8 x 11'5)

\*Handed (mirror image).

☒ Indicates an appliance or space for an appliance, please see specification for full detail.

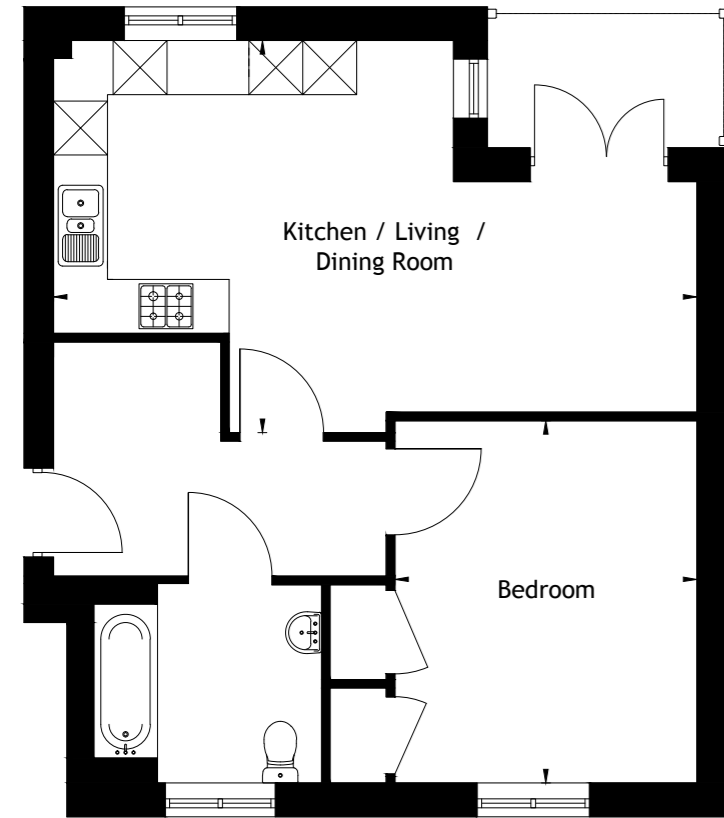


# FLOOR LAYOUT



# THE THYME

Plots 21 & 22\*



## 1 BEDROOM APARTMENT

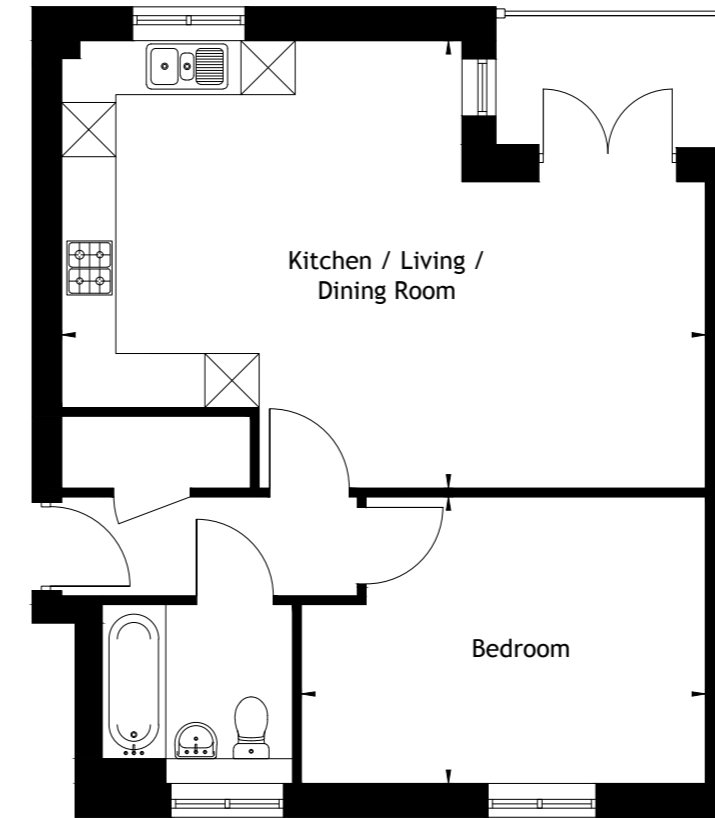
Kitchen / Living / Dining Room  
7.14m x 4.35m (23'5 x 14'3)

Bedroom  
3.35m x 4.02m (11'0 x 13'2)

\*Handed (mirror image).  
☒ Indicates an appliance or space for an appliance, please see specification for full detail.

# THE ROSEMARY

Plots 23, 24\*, 25 & 26\*



## 1 BEDROOM APARTMENT

Kitchen / Living / Dining Room  
7.14m x 4.97m (23'5 x 16'4)


Bedroom  
4.48m x 3.18m (14'8 x 10'5)


\*Handed (mirror image).  
☒ Indicates an appliance or space for an appliance, please see specification for full detail.

WE ARE MORE THAN JUST A HOUSING  
PROVIDER; WE ARE AN ORGANISATION  
WITH A HEART, PUTTING OUR  
CUSTOMERS AND PEOPLE FIRST AND  
INVESTING IN OUR COMMUNITIES.

abrihomes.co.uk

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