



Fourteen prestigious apartments  
in the heart of Farnham town centre



WELCOME

# DISCOVER LIONSGATE

A sophisticated haven in the heart of Farnham's prestigious town centre, Lionsgate is where refinement and relaxation go hand in hand. Behind the distinguished architecture lies a unique and outstanding development of 12 beautifully designed and spacious 2 bedroom luxury apartments, and 2 impressive 3 bedroom penthouse suites.

Built to an extremely high specification by local developers Farnham Estates, these stunning apartments are superbly located within a short walk of the town centre shops, supermarkets, restaurants, pubs, the leisure centre and railway station.

All the apartments and penthouses mix the best of contemporary urban living with the grand traditions of historic Victorian design. All feature either a private balcony, terrace or private garden terrace, as well as access to a private communal landscaped terrace for all residents to enjoy.

Lionsgate - an address to be proud of.

*“Where refinement  
and relaxation go  
hand in hand”*







## LOCAL AREA

EXPLORE YOUR  
NEIGHBOURHOOD

Just an hour from London, Farnham nestles within the Surrey Hills, offering a diverse landscape of rolling chalk downs, flower rich grasslands, acid heaths and ancient woodlands, all providing some of the best walks in southern England.

With its boutique shops and High Street stores providing everyday needs, the attractive Georgian market town of Farnham offers the best of everything. Frensham Common and Alice Holt Forest are both within easy reach, offering daily opportunities for walking, riding and cycling. Sailing is available on Frensham Ponds and the area boasts an excellent choice of golf clubs suitable for every ability, all within a short drive.

Farnham itself is steeped in history, with a 12th century castle, complete with adjoining medieval deer park of 320 acres, that was formerly the residence of the Bishops of Winchester for 800 years overlooking the town. In the town centre, the narrow streets and delightful courtyards are lively and welcoming with a wide variety of shops, restaurants, cafés, pubs and art galleries, many of which are housed in listed buildings of historical interest; Farnham boasts some of the finest Georgian architecture in the south of England.

In addition to the large Waitrose and Sainsbury's, there are regular farmers' markets, plus the town plays host to a weekly country market and a monthly market at Farnham Maltings, the town's vibrant community arts centre.

3



*"From quaint  
cafés and notable  
restaurants to  
high end stores."*

- 1 Queens Head PH, High Street
- 2 Food lovers are well-catered for in the town centre
- 3 Boutique shops at Lion & Lamb Yard
- 4 David Lloyd Sports Club



2



1



4







WELL CONNECTED

# WITHIN EASY REACH

Travel is easy with the A31 Farnham Bypass linking the town to Winchester, Alton and Guildford, while the A325 links the town to Farnborough and the A3 (London-Portsmouth). The A287 links Farnham to the M3 at Hook and the A3 at Hindhead. For journeys further afield, London Heathrow Airport is 31 miles away and Gatwick and Southampton Airports are both around 43 miles from home.



## *Walking from Lionsgate*

<b>FARNHAM PARK</b>	<b>0.1 miles</b>
<b>RIVER WEY (BORELLI WALK)</b>	<b>0.2 miles</b>
<b>FARNHAM TOWN CENTRE</b>	<b>0.3 miles</b>
<b>FARNHAM STATION</b>	<b>0.5 miles</b>



## *Driving from Lionsgate*

<b>GUILDFORD</b>	<b>10 miles</b>
<b>M25</b>	<b>18 miles</b>
<b>GATWICK AIRPORT</b>	<b>43 miles</b>
<b>PORTSMOUTH HARBOUR</b>	<b>36 miles</b>



## *From Farnham Station*

<b>ALTON</b>	<b>13 mins</b>
<b>WOKING</b>	<b>23 mins</b>
<b>GUILDFORD (VIA WOKING)</b>	<b>35 mins</b>
<b>LONDON WATERLOO</b>	<b>49 mins</b>

All travel times are approximate only and taken from [www.google.co.uk/maps](http://www.google.co.uk/maps) and [thetrainline.com](http://thetrainline.com)  
Train journey times from Farnham Station are approximate and may vary.

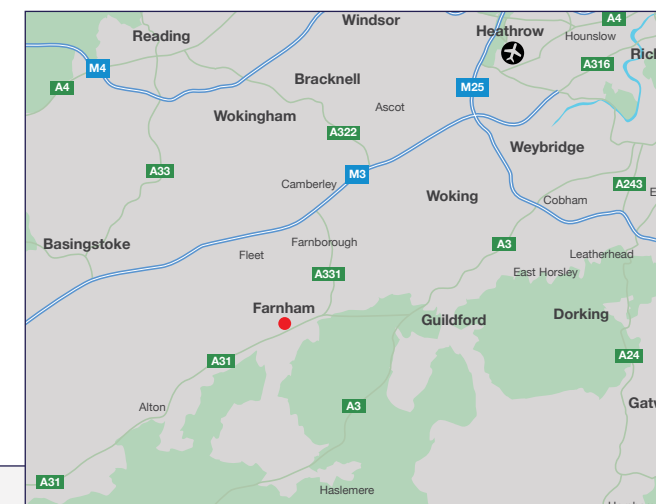
## LIONSGATE



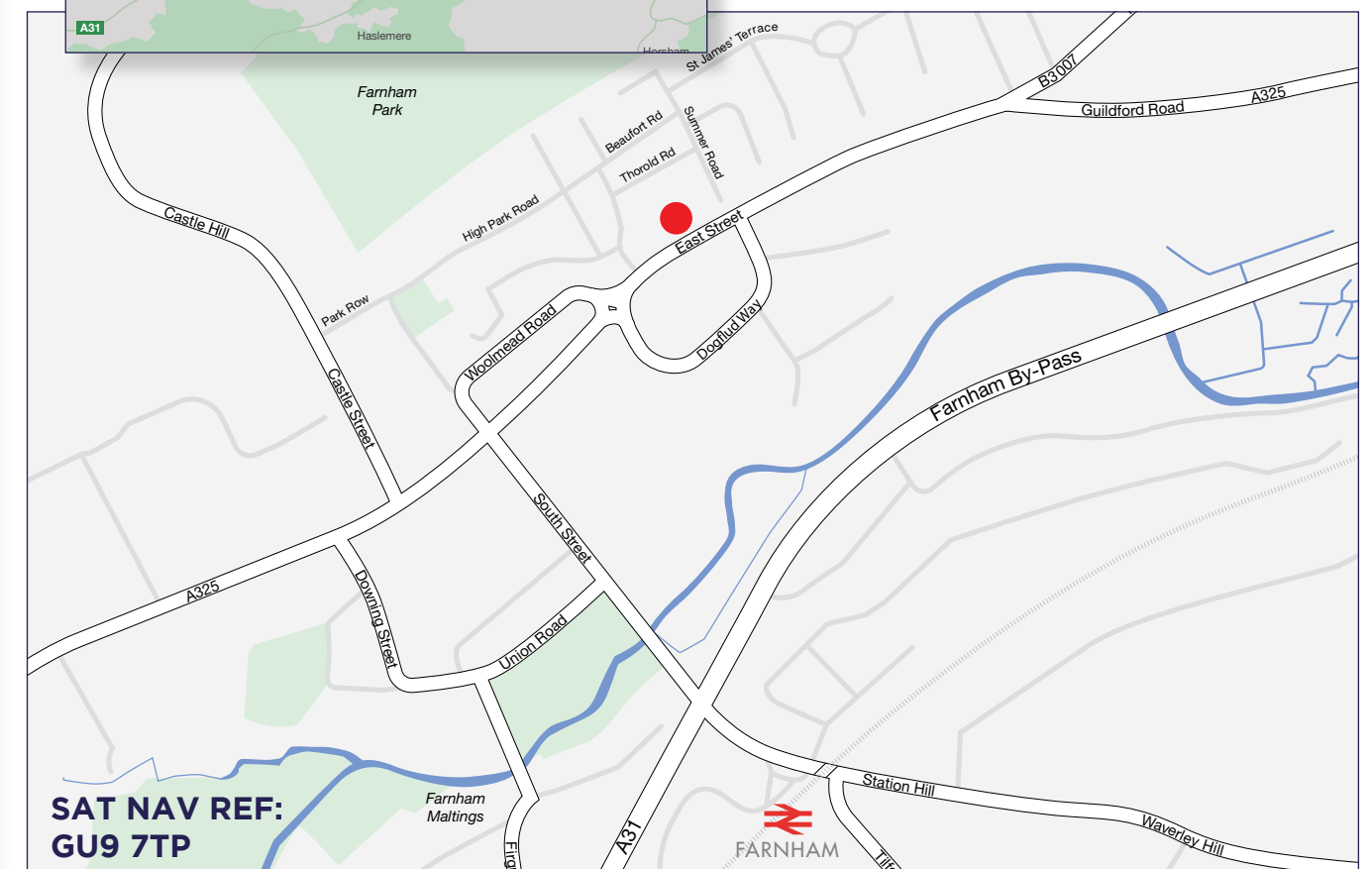
Equally accessible are road networks such as the A31 providing access south to Winchester and Southampton, whilst heading north it joins the A3 at Guildford for onwards travel to the M25, Heathrow and London.



*“Arrive at Waterloo station  
in just 49 minutes.”*



In 2013 Farnham was named England's Craft Town and the area is brimming with a rich and diverse culture. The stunning North Downs Way National Trail begins just outside of the town, where open countryside, rolling hills and idyllic villages are a haven for walkers and cyclists alike.





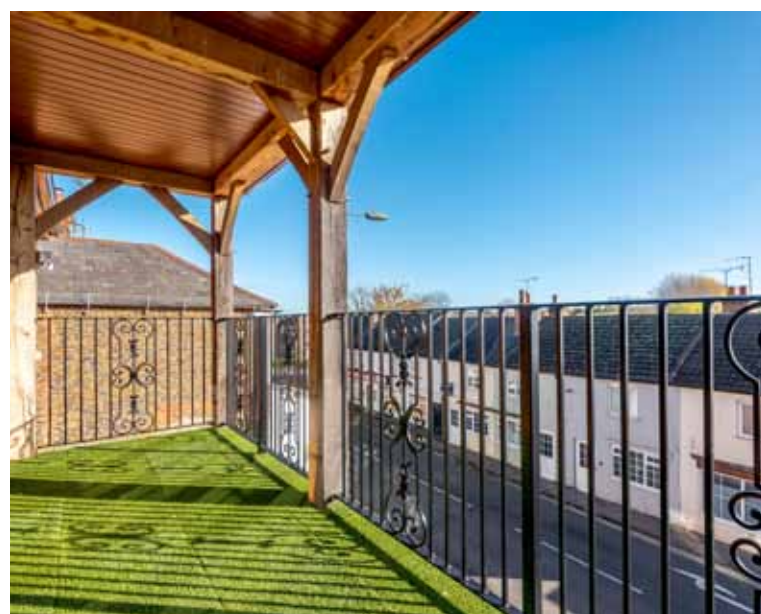


INTERIORS

# RELAX INTO LIONSGATE

It's easy to feel at home here in your new home. The apartments at Lionsgate are designed for easy living. Their carefully thoughtout layouts create a feeling of elegance, stripped back and opened up for a versatile living area to suit you. Whether you want to kick back with a drink and a movie or host an extravagant dinner party, Lionsgate offers the flexibility to suit your every mood.

Lionsgate - elegance refined.



*"An oasis of calm within a bustling town centre."*





## SPECIFICATION

# WELCOME HOME TO LUXURY

Each apartment benefits from a high specification, including sleek kitchens with stone worktops, wooden flooring, elegant carpets and designer sanitaryware with chrome fittings.



## LIONSGATE



- 12 stunning spacious apartments each with 2 bedrooms, dressing rooms, bathroom and shower room.
- 2 spectacular penthouse suites each with 3 bedrooms, 3 dressing rooms and 3 bathrooms.
- All apartments have Neff appliances throughout, including an integrated fridge freezer, dishwasher and multifunction oven.
- Separate utility room.\*\*
- The penthouse suites have Miele appliances throughout, including a wine fridge.
- Bespoke fitted kitchens with Granite worktops and fully tiled bathroom suites with Spanish ceramic tiles.
- All have carpeted bedrooms, a washer/drier, under floor heating throughout and Grundfos water pressure boosters.
- 10 year structural warranty.
- 10 person passenger lift.
- Private secure underground parking, visitor bays, disabled bays, plus 4 electric vehicle charging points.
- The development has security gates, external security lighting, CCTV and intercom, alarmed ground floor apartments and entrances, fire security sprinkler system for communal areas.
- Spacious well lit foyer with concierge facilities (for potential future management company), separate post delivery room and separate storage units for each apartment and penthouse (approx. 43 sq ft 4 sq m).

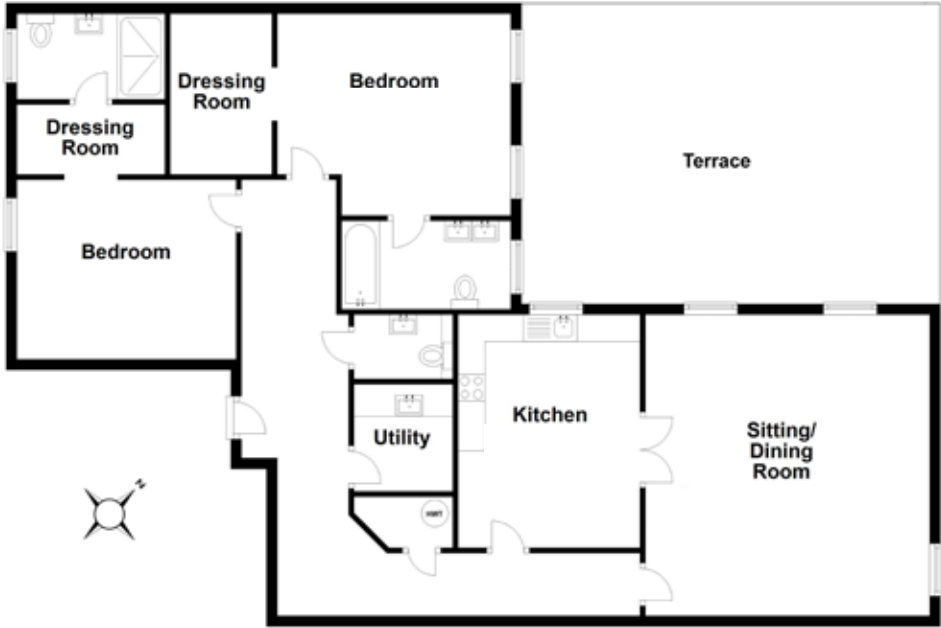
\*\*Not applicable to every apartment.



# APARTMENT 1

FIRST FLOOR  
TWO BEDROOMS  
GARDEN TERRACE

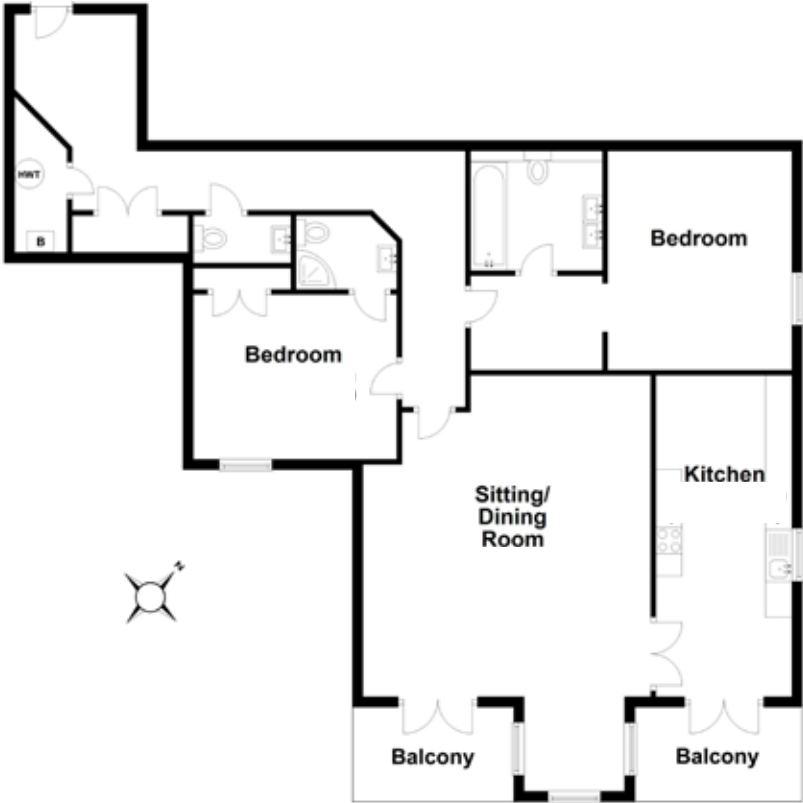
Kitchen	4.33m x 3.37m	14'2" x 11'1"
Sitting/Dining Room	5.66m x 5.31m	18'7" x 17'5"
Master Bedroom	4.32m x 3.74m	14'2" x 12'3"
Bedroom 2	4.02m x 3.35m	13'2" x 11'0"
Total Internal Area		125.2 sq m
		1,347.2 sq ft



# APARTMENT 2

FIRST FLOOR  
TWO BEDROOMS  
TWO BALCONIES

Kitchen	6.06m x 2.56m	13'6" x 11'4"
Sitting/Dining Room	6.06m x 5.44m	19'10" x 17'10"
Master Bedroom	4.11m x 3.46m	13'6" x 11'4"
Bedroom 2	3.80m x 3.63m	12'6" x 11'11"
Total Internal Area		118.6 sq m
		1,276.1 sq ft



# APARTMENT 3

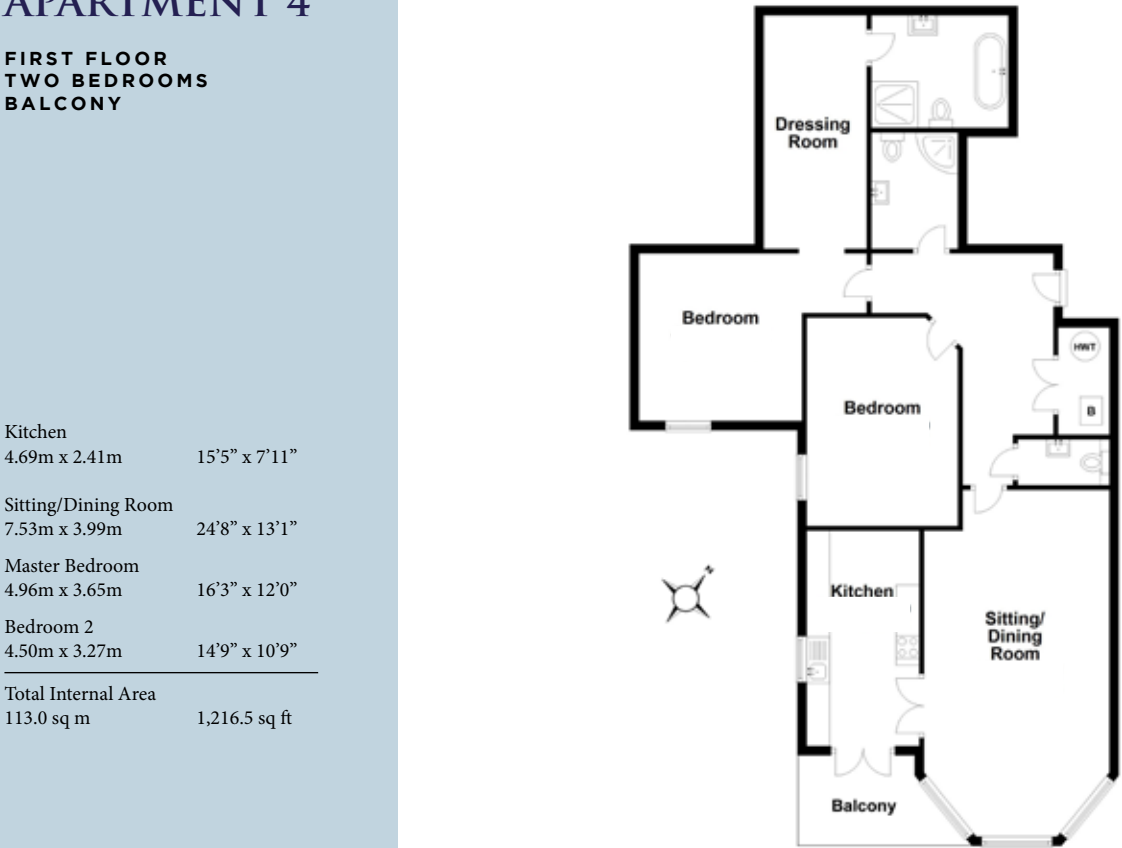
FIRST FLOOR  
TWO BEDROOMS  
ONE BALCONY

Kitchen	4.70m x 2.45m	15'5" x 8'0"
Sitting/Dining Room	7.52m x 3.97m	24'8" x 13'0"
Master Bedroom	5.15m x 3.51m	16'8" x 10'11"
Bedroom 2	3.87m x 3.32m	12'8" x 10'11"
Total Internal Area		103.4 sq m
		1,112.8 sq ft

# APARTMENT 4

FIRST FLOOR  
TWO BEDROOMS  
BALCONY

Kitchen	4.69m x 2.41m	15'5" x 7'11"
Sitting/Dining Room	7.53m x 3.99m	24'8" x 13'1"
Master Bedroom	4.96m x 3.65m	16'3" x 12'0"
Bedroom 2	4.50m x 3.27m	14'9" x 10'9"
Total Internal Area		113.0 sq m
		1,216.5 sq ft





# APARTMENT 5

FIRST FLOOR  
TWO BEDROOMS  
TWO BALCONIES

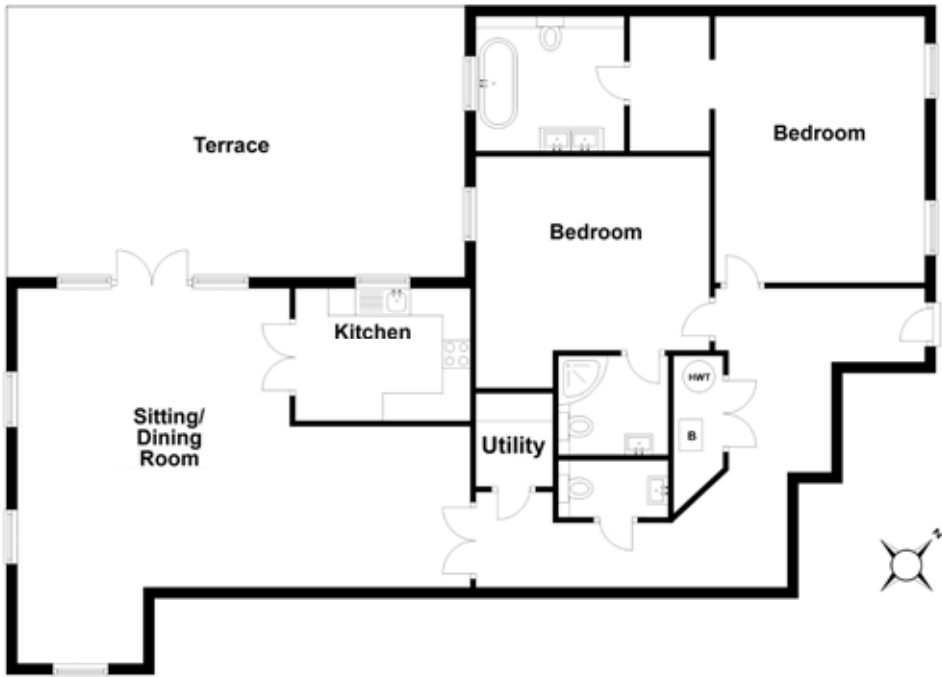
Kitchen	
5.01m x 2.45m	16'5" x 8'0"
Sitting/Dining Room	
6.86m x 4.59m	22'6" x 15'1"
Master Bedroom	
5.91m x 2.71m	19'5" x 8'11"
Bedroom 2	
3.84m x 3.68m	12'7" x 12'1"
Total Internal Area	
112.3 sq m	1,208.3 sq ft



# APARTMENT 6

FIRST FLOOR  
TWO BEDROOMS  
GARDEN TERRACE

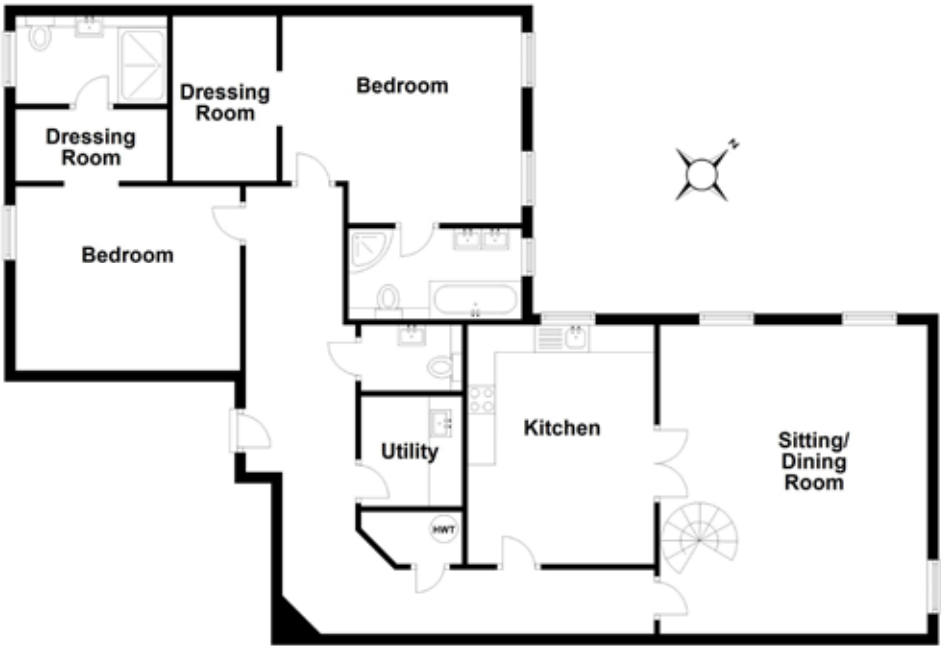
Kitchen	
3.19m x 2.41m	10'6" x 7'11"
Sitting/Dining Room	
8.22m x 6.79m	27'0" x 22'4"
Master Bedroom	
4.79m x 3.79m	15'9" x 12'5"
Bedroom 2	
4.22m x 4.16m	13'10" x 13'7"
Total Internal Area	
124.3 sq m	1,338.3 sq ft



# APARTMENT 7

SECOND FLOOR  
TWO BEDROOMS  
STAIRS TO ROOF TERRACE

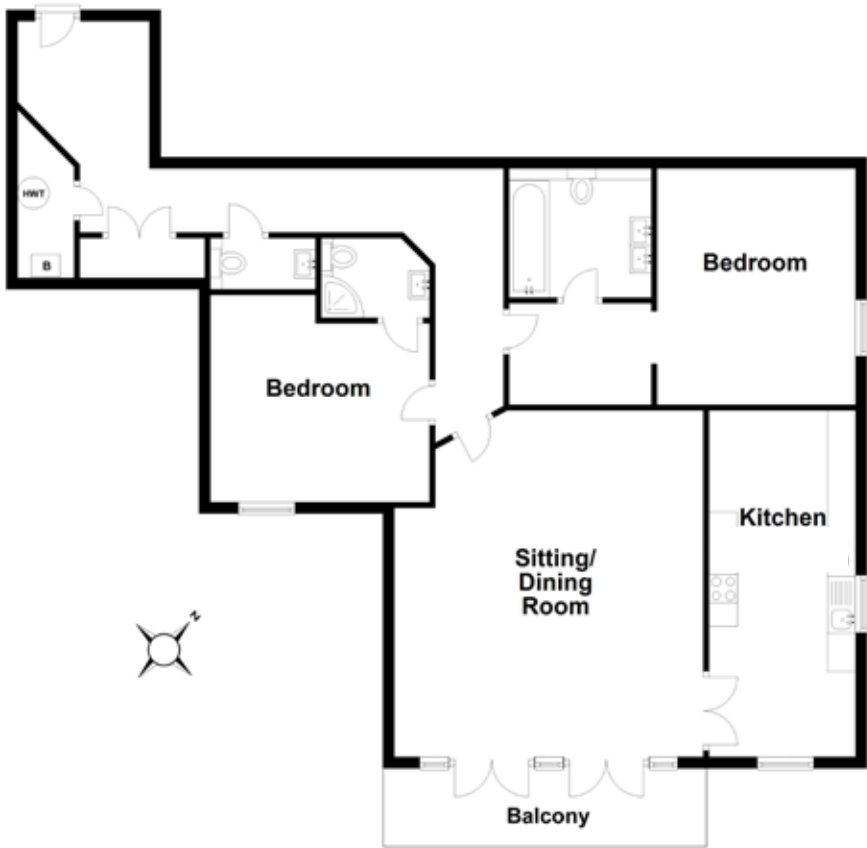
Kitchen	
4.31m x 3.42m	14'2" x 11'3"
Sitting/Dining Room	
5.63m x 4.88m	18'6" x 16'0"
Master Bedroom	
4.33m x 3.74m	14'2" x 12'3"
Bedroom 2	
4.03m x 3.35m	13'3" x 11'0"
Total Internal Area	
122.8 sq m	1,321.9 sq ft



# APARTMENT 8

SECOND FLOOR  
TWO BEDROOMS  
VAULTED CEILING  
BALCONY

Kitchen	
6.08m x 2.41m	19'11" x 7'11"
Sitting/Dining Room	
6.09m x 5.45m	20'0" x 17'11"
Master Bedroom	
4.08m x 3.49m	13'5" x 11'5"
Bedroom 2	
3.80m x 3.65m	12'6" x 12'0"
Total Internal Area	
114.3 sq m	1,230.7 sq ft



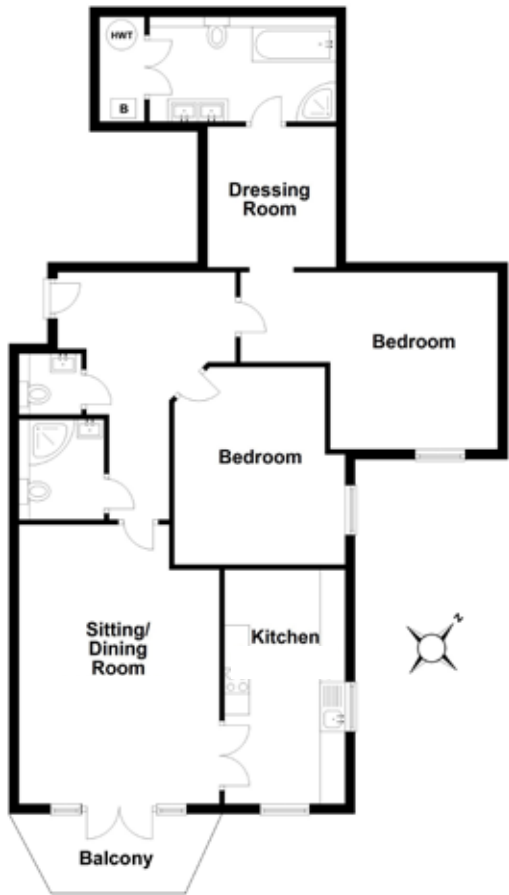




# APARTMENT 9

SECOND FLOOR  
TWO BEDROOMS  
BALCONY

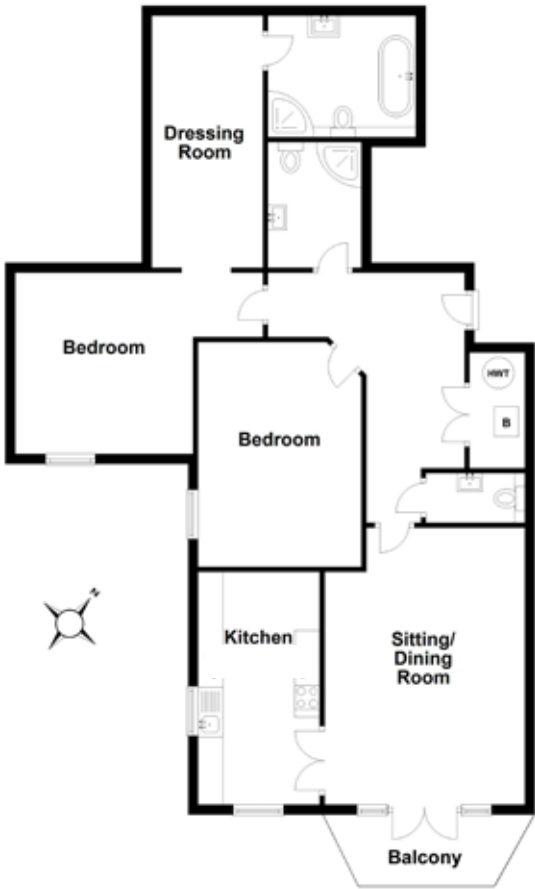
Kitchen	
4.69m x 2.41m	15'5" x 7'11"
Sitting/Dining Room	
5.75m x 3.99m	18'10" x 13'1"
Master Bedroom	
5.15m x 3.51m	16'11" x 11'6"
Bedroom 2	
4.05m x 3.28m	13'4" x 10'9"
<hr/>	
Total Internal Area	
97.5 sq m	1,049.0 sq ft



# APARTMENT 10

SECOND FLOOR  
TWO BEDROOMS  
BALCONY

Kitchen	
4.70m x 2.42m	15'5" x 7'11"
Sitting/Dining Room	
5.75m x 3.98m	18'10" x 13'1"
Master Bedroom	
4.94m x 3.66m	16'3" x 12'0"
Bedroom 2	
4.51m x 3.27m	14'10" x 10'9"
<hr/>	
Total Internal Area	
107.3 sq m	1,154.8 sq ft



# APARTMENT 11

SECOND FLOOR  
TWO BEDROOMS  
BALCONY

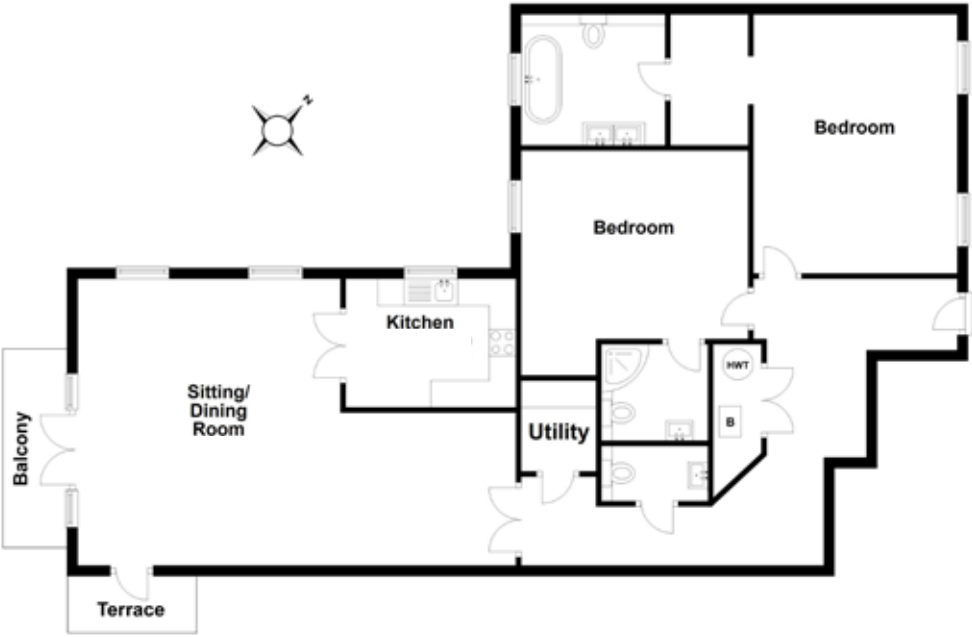
Kitchen	
4.99m x 2.44m	16'4" x 8'0"
Sitting/Dining Room	
4.98m x 4.56m	16'4" x 14'11"
Master Bedroom	
5.94m x 2.72m	19'6" x 8'11"
Bedroom 2	
3.81m x 3.68m	12'6" x 12'1"
<hr/>	
Total Internal Area	
108.4 sq m	1,166.9 sq ft



# APARTMENT 12

FIRST FLOOR  
TWO BEDROOMS  
BALCONY & TERRACE

Kitchen	
3.15m x 2.38m	10'4" x 7'10"
Sitting/Dining Room	
8.21m x 5.37m	26'11" x 17'7"
Master Bedroom	
4.80m x 3.81m	15'9" x 12'6"
Bedroom 2	
4.25m x 4.16m	13'11" x 13'9"
<hr/>	
Total Internal Area	
120 sq m	1,291.8 sq ft





PENTHOUSE 1

THIRD FLOOR  
THREE BEDROOMS  
TWO BALCONIES

Kitchen	4.65m x 4.02m	15'3" x 13'2"
Sitting Room	6.78m x 6.60m	22'3" x 21'8"
Master Bedroom	5.92m x 4.46m	19'5" x 14'7"
Bedroom 2	5.32m x 3.52m	17'5" x 11'7"
Bedroom 3	5.14m x 4.45m	16'11" x 14'7"
Total Internal Area		2,403.8 sq ft



PENTHOUSE 2

THIRD FLOOR  
THREE BEDROOMS  
BALCONY

Kitchen	7.20m x 4.90m	23'8" x 16'1"
Sitting Room	9.20m x 7.20m	30'2" x 23'8"
Master Bedroom	6.40m x 3.80m	21'0" x 12'6"
Bedroom 2	5.30m x 3.60m	17'5" x 11'10"
Bedroom 3	4.89m x 3.50m	16'0" x 11'6"
Total Internal Area		2,566.2 sq ft



LIONSGATE

ABOUT FARNHAM ESTATES

CREATING HOMES  
OF DISTINCTION

At Farnham Estates we have a passion for design, sustainability and quality that forms the cornerstones of each exclusive development we create.

For our customers, the result is a home that satisfies the most discerning tastes while promoting a balanced, modern lifestyle. All properties benefit from outstanding design and meticulous attention to detail. Each aspect is carefully considered to combine striking aesthetics with superior practicality.

As a forward-thinking company, we take our environmental responsibilities seriously. We take great care in sourcing sustainable materials, installing ecological features and using resource-efficient processes. Quality is fundamental to every Farnham Estate's home. From solid construction, luxurious finishes and premium fixtures and fitting, to outstanding customer service and after sales support.



For more information or to arrange a viewing please contact our selling agents:

**ANDREW LODGE**  
*estate agents*



28 Downing Street,  
Farnham  
Surrey GU9 7PD  
01252 717 705  
info@andrewlodge.co.uk  
andrewlodge.co.uk

39 Downing Street,  
Farnham  
Surrey GU9 7PH  
01252 729 000  
guildfordnewhomes@savills.com  
savills.com



They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills/Andrew Lodge have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Issue 1 - February 2021

Designed by Home\* | home-marketing.co.uk





**FARNHAM**

E S T A T E S