



Barley Meadows

BADSHOT LEA

ENTER



ELIVIA
— HOMES —



Exceptional homes in beautiful Surrey

A new tradition of modern living

Welcome to this new collection of spacious 2, 3 and 4 bedroom homes, nestled in the delightful village of Badshot Lea, a short distance away from Farnham. These exceptional properties have been designed to offer every modern convenience, yet are built with traditional craftsmanship that will last for generations.

Finished in a range of pleasing materials, from knapped flint and rural brick to Tudor-style beams, these homes evoke a golden age of housebuilding. Conveniently close to Aldershot, Guildford and London, Badshot Lea nonetheless offers the serenity of village life at its finest.



[CLICK HERE TO DISCOVER YOUR NEW HOME](#)

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The tranquillity of village life

Badshot Lea is a truly charming village, situated just to the south west of Aldershot. Centred on the pretty parish church of St George, this is a welcoming and supportive community with plenty to offer. There are two friendly local pubs – The Crown and the Cricketers – as well as the popular Squires Garden Centre, which has a café serving delicious food from breakfast through to traditional afternoon teas.



Although small, the village has excellent facilities. There's a village hall, an infant school and an independent convenience store. The Green at the centre of Badshot Lea is home to both a cricket club and a tennis club. There's even an excellent Antiques Warehouse to the south of the village, just next the Badshot Lea Equestrian Centre, which offers riding lessons for all ages.



Your corner of the North Downs

Badshot Lea is located at the north eastern tip of the North Downs Way, a 153-mile trail that leads through the Surrey Hills and Kent Downs Areas of Outstanding Natural Beauty. The village itself is close to the famous military town of Aldershot and the market town of Farnham, not to mention Farnborough – which is well known for its connections with aviation.

Your new home is in an area that's steeped in history. From Aldershot's Military Museum to Farnham's castle, there's lots to explore. And if you love to shop, you'll find everything from quirky independent boutiques right through to High Street brands and department stores.



ALDERSHOT
1.8 MILES



FARNHAM
2.8 MILES



FARNBOROUGH
5.1 MILES



Guildford

The county town of Surrey

With a medieval castle at its centre, Surrey's county town has an enviable heritage. From 1978 it was the location of the Royal Mint. In 1509, the famous Royal Grammar School was built. In 1936, work began on the imposing cathedral. Yet, for all its impressive history, Guildford is a thoroughly modern town with excellent facilities, enchanting green spaces and waterways, plus a vibrant cultural scene.



RETAIL



EAT & DRINK



LEISURE



Connecting you to life

From commuting to leisure, Barley Meadows offers the convenience of connectivity. Nearby Aldershot train station offers car parking and secure bicycle storage with direct Southwestern links to London Waterloo in just 55 minutes. The A31 road link offers seamless connections to both Guildford and the south coast, with international travel just 44 miles away from London Gatwick.



 By train  By car

Guildford	17 mins
Woking	17 mins
Reading	53 mins
London Waterloo	55 mins

*Train times are fastest route from Aldershot station; source trainline.co.uk



Barley Meadows

BADSHOT LEA

Feel at home naturally

Barley Meadows, an exclusive collection of just 16 unique homes settled within a desirable Surrey location. Each with individual charm and high specification, living at Barley Meadows allows you the benefit of village life with the modern convenience of connection.



-  Plots 6 & 7
3 BEDROOM HOME
-  Plots 8, 9, 17 & 18
2 BEDROOM HOME
-  Plots 10, 13, 14, 15 & 20
4 BEDROOM HOME
-  Plots 16, 19, 21, 22 & 23
3 BEDROOM HOME

Click on a plot number to view the floorplans

SITE PLAN IS NOT TO SCALE. ELIVIA HOMES RESERVE THE RIGHT TO CHANGE SPECIFICATION DURING THE COURSE OF CONSTRUCTION.
THE ORCHARD FORMS PART OF FUTURE DEVELOPMENT AND IS IN PHASE TWO FOR PLANNING CONSIDERATIONS.



Plots 6 & 7

3 Bedroom home



Two beautifully designed semi-detached three-bedroom homes which feature striking Tudor-style beams and a welcoming canopied porch. Upstairs features three spacious bedrooms, one including an en suite, whilst the ground floor offers a beautiful open plan kitchen/dining and separate lounge.

[View Ground floor](#)[View First floor](#)[Return to Siteplan](#)

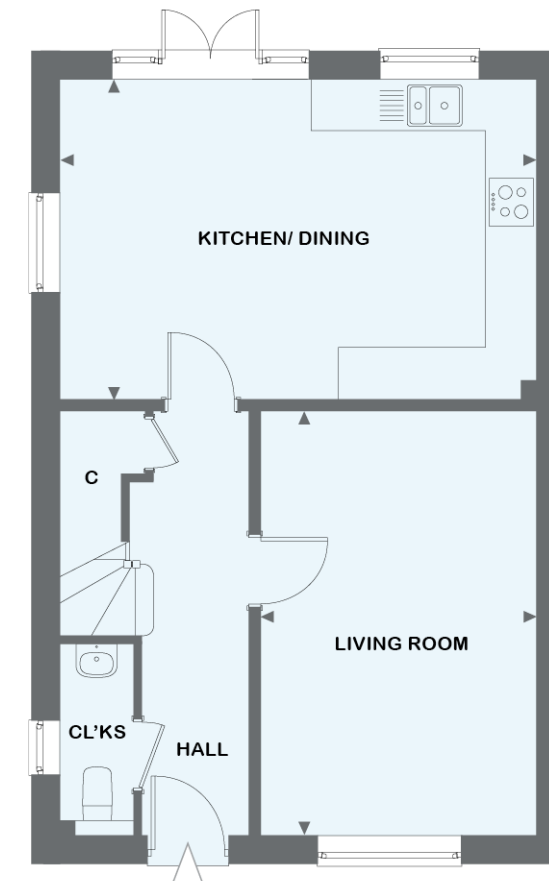
Ground Floor

Kitchen/Dining Room

5.99m x 4.05m 19'6" x 13'2"

Living Room

5.36m x 3.49m 17'5" x 11'4"



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Plots 8, 9, 17 & 18

2 Bedroom home

[View Ground floor](#)[View First floor](#)[Return to Siteplan](#)

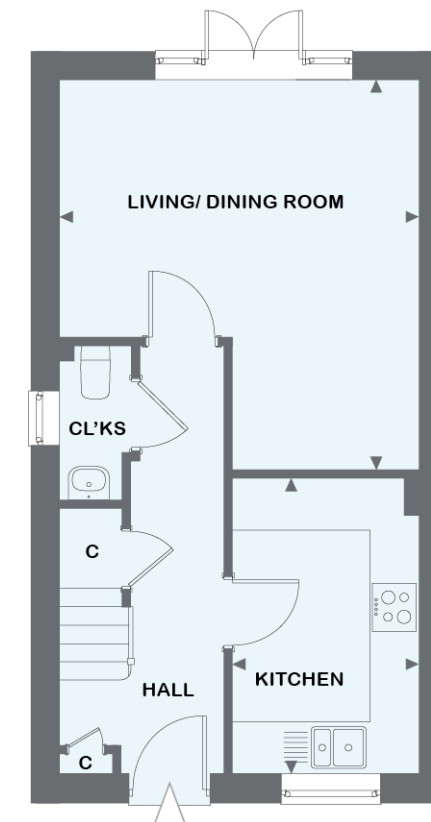
Ground Floor

Kitchen

3.71m x 2.28m 12'1" x 7'8"

Living/Dining Room

4.92m x 4.53m 16'1" x 14'8"
(max) (max)



Two-bedroom semi-detached homes, each with allocated double parking.
Featuring an open plan living/dining room that leads onto a private garden,
these homes offer the perfect blend of sleek cottage style living.

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Plots 10, 13, 14, 15 & 20

4 Bedroom home



Four bedroom detached homes offering spacious living with a private drive and single garage to selected plots. Finished in a range of pleasing materials, from knapped flint or Silver pearl render, these homes deliver remarkable elevations with a homely feel.

[View Ground floor](#)[View First floor](#)[Return to Siteplan](#)

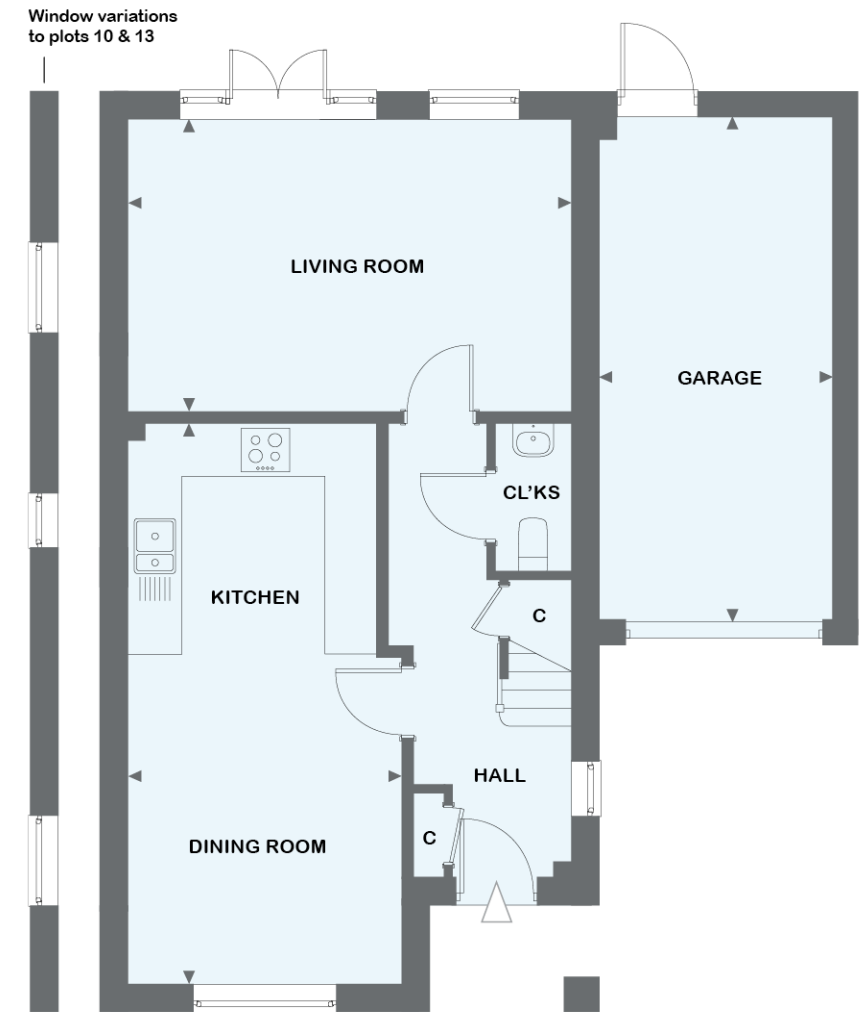
Ground Floor

Kitchen/Dining Room

7.05m x 3.45m 23'1" x 11'3"

Living Room

5.59m x 3.67m 18'3" x 12'0"



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Plots 16, 19, 21, 22 & 23

3 Bedroom home



This three-bedroom detached home offers beautifully balanced living space with both an open planned kitchen/dining room and living room. This home also offers private parking and single garage.

[View Ground floor](#)[View First floor](#)[Return to Siteplan](#)

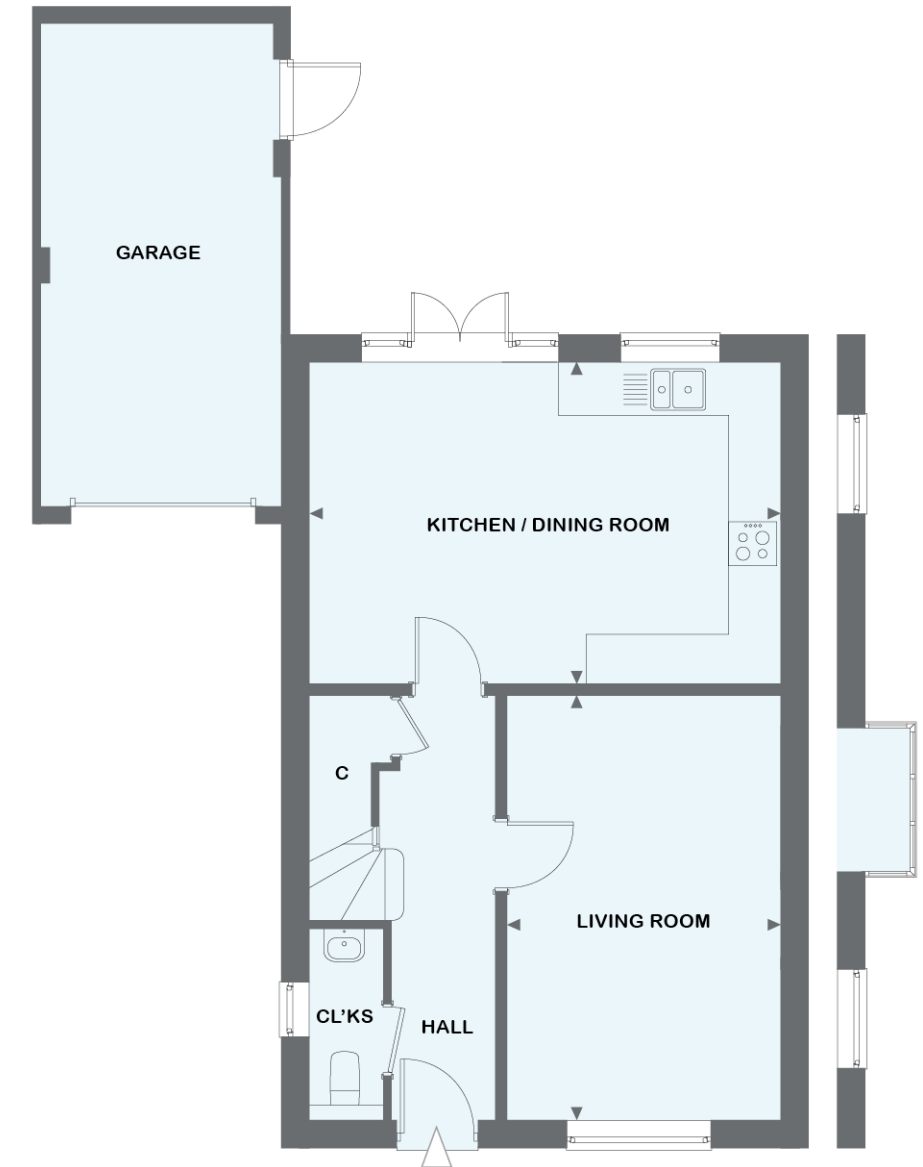
Ground Floor

Kitchen/Dining Room

5.93m x 4.04m 23'1" x 11'3"

Living Room

5.34m x 3.44m 18'3" x 12'0"



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Specification

Kitchen & Utility

Bathroom & Ensuite

Media & Connectivity

Heating, Electrical & Lighting

Finishing Details

External & Garage

Throughout your home at Barley Meadows, you will find an exemplary, luxury specification and finish that reflects the Elivia ethos of selecting only trusted high-performing brands and using skilled specialists. It means a home that will look good and perform well now and for many years ahead.





Individually crafted award winning homes



From the calibre of design and build standards to the care of our dedicated customer service team, our aim is to ensure finding, choosing, and buying your perfect home is the best experience it can be. What is more, you have the reassurance that Elivia Homes is a leading, independent house builder with a respected and established reputation for quality across the Home Counties.



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VISIT



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