



Ship Lane | | Farnborough | GU14 8BH

Prices From £435,000

Freehold

Waterford's W
Residential Sales & Lettings

Ship Lane | Farnborough | GU14 8BH Prices From £435,000

An exceptional collection of just twenty individually designed ultra-low energy homes, set within beautifully landscaped grounds in one of Farnborough's most historic settings. Combining cutting-edge energy performance with luxury specification, Ship Lane offers EPC A-rated living, premium kitchens, underfloor heating and beautifully crafted interiors – all within the restored walled garden of the former Farnborough Hill estate.

- Exclusive collection of just 20 individually designed ultra-low energy homes in a private landscaped setting
- Triple glazing, enhanced insulation and superior airtightness for year-round comfort and dramatically reduced running costs
- Luxury shaker-style kitchens with genuine stone worktops and premium integrated appliances
- Underfloor heating throughout the ground floor and upstairs bathrooms for effortless comfort and clean interior design
- Located inside the historic walled garden of Farnborough Hill, once home to Empress Eugénie of France
- EPC A-rated homes, engineered to exceed stringent Passivhaus energy standards for exceptional efficiency
- Whole-house MVHR ventilation system providing continuous fresh, filtered air for healthier living
- Quooker taps as standard, delivering instant boiling, chilled and sparkling filtered water
- Set within beautiful landscaped grounds with mature trees, a central pond and neighbouring open fields
- Show Home opening February 2027 with all homes anticipated for completion by May 2027



SHIP LANE, FARNBOROUGH, GU14 8BH

An Exclusive Collection of Twenty Individually Designed Ultra-Low Energy Homes

Introducing Ship Lane – an exceptional collection of just twenty individually designed homes, where cutting-edge energy performance, refined craftsmanship and timeless architecture come together in one of Farnborough's most historic and distinguished settings.

Thoughtfully arranged amongst mature trees, landscaped open spaces and a central pond, Ship Lane is far removed from the ordinary new-build development. Set behind the restored Victorian garden walls of the former Farnborough Hill estate, this is a place of privacy, character and enduring quality – where every home has been carefully considered and every detail meticulously designed.

Built by Woodward Homes, these remarkable residences redefine modern living. Designed to exceed even stringent Passivhaus standards, every home delivers extraordinary comfort, ultra-low running costs and a healthier way of living – all without compromise on style or specification.

Feel the Difference from the Moment You Walk Through the Door

A Woodward home is designed to work harder, feel better and perform beyond expectation. From the moment you step inside, there is an immediate sense of calm – a stillness and comfort that conventional homes simply cannot replicate. Temperatures remain beautifully consistent throughout the seasons, with no cold spots, draughts or overheating. Fresh, filtered air circulates continuously, while superior acoustic performance creates a noticeably quieter, more peaceful environment. This is effortless living, engineered with intelligence.

Expect dramatically reduced energy costs, exceptional thermal efficiency and a home designed not only for today, but for the future. Exceptional Energy Performance Without Compromise. Every home at Ship Lane has been created to deliver best-in-class performance, significantly surpassing standard UK building regulations.

Key features include:

- EPC A-rated performance
- Designed to exceed rigorous Passivhaus energy standards
- Triple-glazed windows throughout for superior insulation and acoustic performance
- Enhanced insulation levels to keep homes warmer in winter and cooler in summer
- Superior airtightness to minimise heat loss and significantly reduce energy bills
- Advanced MVHR (Mechanical Ventilation with Heat Recovery) systems delivering continuous fresh, filtered air while retaining warmth
- Integrated solar battery technology powering hot water and electric underfloor heating
- No gas boilers or heat pumps required – reducing maintenance, noise and space requirements

The result is a home that costs remarkably little to run while offering year-round comfort and sustainability. Healthier Homes. Better Living. The difference in wellbeing is tangible.

Every Ship Lane home benefits from whole-house mechanical ventilation, continuously replacing stale air with fresh, filtered air to dramatically improve indoor air quality. Pollen, pollutants and airborne particulates are reduced, creating a healthier environment for everyday life.

Combined with enhanced insulation and triple glazing, the homes also achieve exceptional acoustic performance – reducing external noise and improving room-to-room privacy.

Benefits include:

- Fresh, filtered air throughout the home
- Reduced condensation, damp and mould risk
- Consistent, comfortable temperatures year-round
- Higher acoustic insulation internally and externally
- Lower carbon emissions through a fully gas-free design

A Specification That Sets Ship Lane Apart



Plots 8 & 9
FIRST FLOOR
G.I.A. - 156.47m² | 1684ft²



Plots 8 & 9
FIRST FLOOR



Plots 8 & 9
SECOND FLOOR

Plot 10
ROUND FLOOR
G.I.A. - 133.36m² | 1435ft²



Plot 10
FIRST FLOOR



Plot 10
SECOND FLOOR

2400 Ceiling Line
2100 Ceiling Line
1800 Ceiling Line



Plot 11
SECOND FLOOR
G.I.A. - 156.47m² | 1684ft²



Plot 11
SECOND FLOOR



Plot 11
FIRST FLOOR

G.I.A. - 83.7m² = 900ft² TOTAL G.I.A. - 115.5m² = 1243ft²



Plot 12
FIRST FLOOR

Plot 13

Plot 14



Plot 12
SECOND FLOOR

Plot 13

At Ship Lane, premium specification is not reserved for selected plots or upgrade packages – it comes as standard. Every home has been designed with an uncompromising approach to quality, delivering a level of finish rarely found within this price bracket anywhere in the local market. Kitchens Designed to Be the Heart of the Home. Elegant, timeless and beautifully practical, every kitchen has been carefully curated to elevate everyday living.

Highlights include:

- Genuine stone worktops in every kitchen – durable, timeless and beautifully finished, with no laminate compromises
- Quooker taps providing instant 100°C boiling water, chilled filtered water and sparkling water on demand
- Premium integrated appliances throughout, including Miele appliances and induction hobs in larger three and four-bedroom homes
- Elegant Shaker-style cabinetry combining classic design with contemporary functionality

Comfort Engineered Into Every Room. Luxury extends far beyond aesthetics. Every home includes underfloor heating across the entire ground floor and all upstairs bathrooms, creating even, comfortable warmth with uninterrupted wall space and warm flooring underfoot.

Mechanical Ventilation with Heat Recovery (MVHR) operates throughout each home, quietly maintaining fresh, filtered air while recovering warmth that traditional homes simply lose.

Interiors Designed, Not Standardised. Unlike conventional developments, every Ship Lane residence has been individually considered and professionally styled, creating homes with personality, warmth and distinction.

Early purchasers will also have the opportunity to personalise elements of their home through a curated range of finishes and design choices, including cabinetry, worktops, colour palettes and internal finishes – allowing you to create a home that feels unmistakably yours.

A Rare Development Defined by Space and Character in an era of increasingly dense development, Ship Lane offers something genuinely uncommon: space, privacy and a sense of permanence.

- Just twenty private homes across a generously sized site
- Extensive landscaped grounds and walkable open space
- A beautiful listed Victorian garden wall enclosing the development
- Mature trees, a central pond and carefully designed landscaping
- Neighbouring open fields and paddock views creating a semi-rural atmosphere
- Three separate access points minimising passing traffic and enhancing privacy
- A wholly private development with no affordable housing provision on-site

This is low-density living, thoughtfully planned to create a calm and distinctive environment.

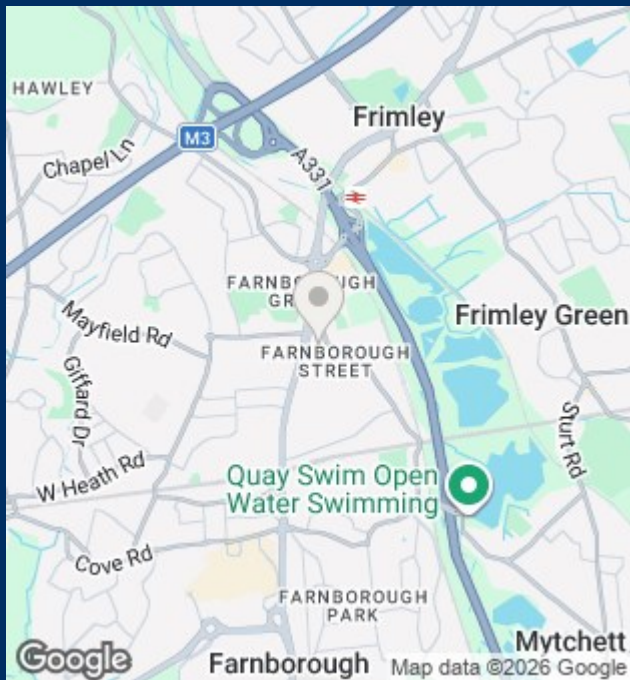
A Setting Steeped in History. Ship Lane occupies one of Farnborough's most remarkable historic settings – the original walled kitchen garden and orchard of Farnborough Hill, once home to Empress Eugénie, the final Empress of France. From 1880 to 1920, these grounds served an imperial household visited by Queen Victoria herself. The produce grown within the estate walls supplied the household, while the historic Victorian garden wall – beautifully softened by climbing roses and vines – remains a defining feature today. Now painstakingly restored using traditional materials, the wall continues to frame this extraordinary setting for generations to come.

Situated within the Farnborough Hill Conservation Area and recorded on the Hampshire Register of Historic Parks and Gardens, Ship Lane offers a provenance that no modern development can replicate. Twenty new homes, carefully woven into an historic landscape of genuine significance.

The Woodward Homes Difference. Stone where others install laminate. Miele where others compromise. Whole-house ventilation and underfloor heating where others deliver only the minimum. At Ship Lane, premium living is not an upgrade – it is the standard.

Show Home Opening – February 2027

All homes anticipated for completion by May 2027



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

39 The Hart Centre
 Fleet
 Hampshire
 GU51 3LA
 01252 623333
fleet@waterfords.co.uk