HEATHERDOWN
GARDENS

GU21 4HQ

BUILDING B
APARTMENTS 13-18

...it's more than a home, it's a way of life

...let it all in, and cherish the moment

HEATHERDOWN
GARDENS

Situated directly opposite Horsell Common, Building B at Heatherdown Gardens, Horsell is a bespoke development of just 6 spacious 2 bedroom, 2 bathroom apartments with lift access to both upper floors.

It uniquely benefits from stunning, landscaped grounds secluded by mature, luscious trees and foliage. Ground floor apartments have private gardens, while all others have generous balconies.

Each new home has been planned to provide light and airy accommodation, all of which has been future proofed for adaptation *(ask our sales team for further details).*

There is one parking space for each apartment with two visitor parking spaces with electric car charging available.

HEATHERDOWN
GARDENS

BUILDING B
APARTMENTS 13-18

Computer generated image for illustrative purposes only

SITE PLAN

APARTMENTS 13-18
BUILDING B

Computer generated image for illustrative purposes only

No.13
GROUND FLOOR
TOTAL GIA*
893 SQ.FT. 82.91 SQ M

Kitchen/Living/Dining	8329 (27'4") (max) x 5130 (16'10") (max)
Bedroom 1	3279 (10'9") (max) x 4795 (15'9") (max)
Bedroom 2	3475 (11'5") (max) x 3519 (11'7") (max)
Bathroom	2125 (7'0") (max) x 1950 (6'5") (max)
En-Suite	1805 (5'11") (max) x 2335 (7' 8") (max)
Garden	8948 (29'4") (max) x 8725 (28'8") (max) x 12600(41'4") (max)

HEATHERDOWN
GARDENS

- *Gross internal area*

No.14
GROUND FLOOR
TOTAL GIA*
911 SQ.FT. 84.59 SQ M

Kitchen/Living/Dining	8330 (27'4")	(max)	x	6387 (20'11")	(max)
Bedroom 1	3279 (10' 9")	(max)	x	4795 (15'9")	(max)
Bedroom 2	3475 (11'5")	(max)	x	3519 (11'7")	(max)
Bathroom	2110 (6'11")	(max)	x	1950 (6'5")	(max)
En-Suite	1805 (5'11")	(max)	x	2335 (7'8")	(max)
Garden	8770 (28'9")	(max)	x	8725 (28'8")	(max)

HEATHERDOWN
GARDENS

- *Gross internal area*

No.15

FIRST FLOOR

TOTAL GIA*

892 SQ.FT. 82.91 SQ M

Kitchen/Living/Dining	8329	(27'4")	(max)	x 5130	(16'10")	(max)
Bedroom 1	3279	(10'9")	(max)	x 4795	(15'9")	(max)
Bedroom 2	3475	(11'5")	(max)	x 3519	(11'7")	(max)
Bathroom	2125	(7'0")	(max)	x 1950	(6'5")	(max)
En-Suite	1805	(5'11")	(max)	x 2335	(7' 8")	(max)
Balcony	3350	(11'0")	(max)	x 1725	(5'8")	(max)
Balcony	1725	(5'8")	(max)	x 4115	(13'6")	(max)

HEATHERDOWN
GARDENS

- *Gross internal area*

Heatherdown Gardens

No.16

FIRST FLOOR

TOTAL GIA*

911 SQ.FT. 84.59 SQ M

Kitchen/Living/Dining	8330	(27'4")	(max)	x 6387	(20'11")	(max)
Bedroom 1	3279	(10' 9")	(max)	x 4795	(15'9")	(max)
Bedroom 2	3475	(11'5")	(max)	x 3519	(11'7")	(max)
Bathroom	2110	(6'11")	(max)	x 1950	(6'5")	(max)
En-Suite	1805	(5'11")	(max)	x 2335	(7'8")	(max)
Balcony	3350	(11'0")	(max)	x 1725	(5'8")	(max)

HEATHERDOWN GARDENS

- *Gross internal area*

Heatherdown Gardens

No.17
SECOND FLOOR
TOTAL GIA*
893 SQ.FT. 82.91 SQ M

Kitchen/Living/Dining	8329	(27'4")	(max)	x 5130	(16'10")	(max)
Bedroom 1	3279	(10'9")	(max)	x 4795	(15'9")	(max)
Bedroom 2	3475	(11'5")	(max)	x 3519	(11'7")	(max)
Bathroom	2125	(7'0")	(max)	x 1965	(6'5")	(max)
En-Suite	1805	(5'11")	(max)	x 2069	(6'9")	(max)
Balcony	3350	(11'0")	(max)	x 1725	(5'8")	(max)
Balcony	1725	(5'8")	(max)	x 4115	(13'6")	(max)

HEATHERDOWN
GARDENS

- *Gross internal area*

No.18
SECOND FLOOR
TOTAL GIA*
911 SQ.FT. 84.59 SQ M

Kitchen/Living/Dining	8330 (27'4")	(max)	x	6387 (20'11")	(max)
Bedroom 1	3279 (10'9")	(max)	x	4795 (15'9")	(max)
Bedroom 2	3475 (11'5")	(max)	x	3519 (11'7")	(max)
Bathroom 2	110 (6'11")	(max)	x	1965 (6'5")	(max)
En-Suite	1950 (6'5")	(max)	x	2069 (6'9")	(max)
Balcony	3350 (11'0")	(max)	x	1725 (5'8")	(max)

HEATHERDOWN
GARDENS

- *Gross internal area*

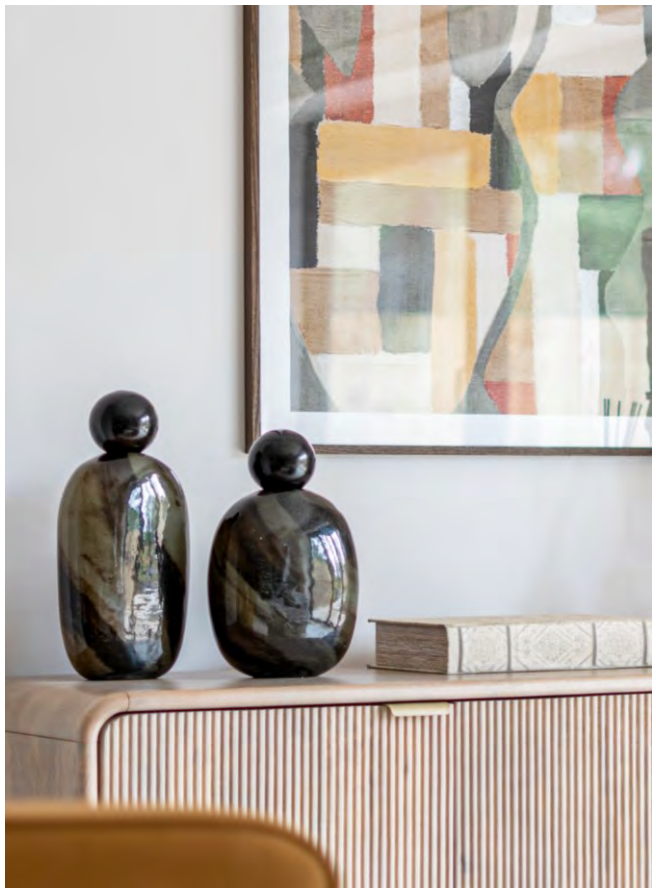
KITCHENS

- Shaker style kitchen
- Stone worktop, upstand and splashback.
- Under cupboard LED lighting
- Floor finish in a wood effect finish by Karndean
- Appliances to include:
  - Single oven
  - Choice of electric induction hob or gas hob with extractor hood*
  - Microwave with grill
  - Fridge Freezer 70/30
  - Washer-Dryer
  - Dishwasher
- Stainless steel sink and single lever tap
- Integrated bins - for easy recycling

INTERIOR FEATURES

- White walls and white ceilings
- Doors - 5 vertical panel
- Ironmongery in matt black
- Fitted mirror fronted sliding wardrobes to master bedroom
- Floor finish to kitchen, hall, bathroom & en-suite in wood effect Karndean
- Floor finish to bedrooms not included

**Options subject to build stage*

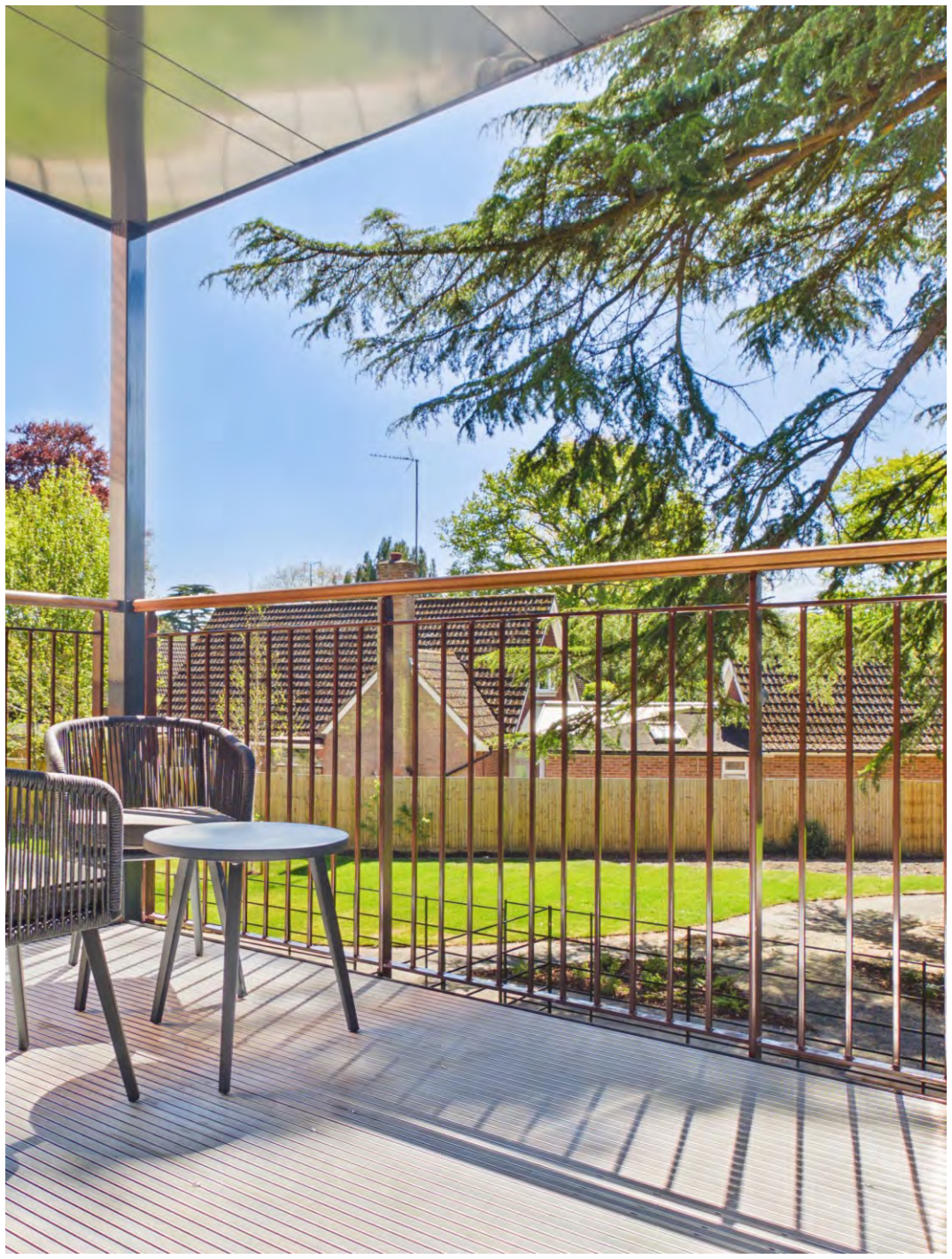


STYLISH BATHROOMS & EN-SUITES

- Ensuites feature chrome fittings and towel rails, bathrooms gold fittings and black towel rails
- Vanity units with white basin and concealed cistern
- Push plate cistern with dual flush system
- Porcelain tiles to bath/shower areas and behind w/c
- Mixer taps and shower controls
- Thermostatically controlled shower
- Bath with shower attachment and glass screen
- Low profile shower tray with glass screen
- Ladder towel rails to bathroom and en-suite
- Shaver point to bathroom and en-suite
- Floor finish in wood effect Karndean
- Mirrors not included

ENERGY SAVING FEATURES

- Four electric charging points available
- Thermostatically controlled gas central heating throughout with radiators
- A-rated boiler to minimise gas usage
- Double-glazed PVCu windows providing a high level of thermal insulation
- Kitchen appliances have excellent eco ratings for energy and water usage
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof space and external wall cavities limiting heat loss
- LED energy efficient down-lighting to hallways, kitchen and bathrooms
- Dusk-to-dawn sensors to external lighting to reduce electricity usage
- Mains operated smoke/carbon monoxide detector (with battery back-up)
- PV panels to roof to reduce communal electric costs



HOME ENTERTAINMENT & COMMUNICATIONS

- TV point to living room and principal bedroom
- BT fibre available to all properties
- Cat 6 wiring for broadband distribution

COMMUNAL & EXTERNAL AREAS

- Ground floor apartments have turfed gardens with paved patio areas
- Balconies to first and second floor apartments
- One parking space per apartment
- Electric car charging points available
- Passenger lift to each floor
- Cycle store
- External bollard lighting
- Video entry system
- Professionally landscaped grounds

WARRANTY & AFTER CARE

- 10-year building warranty by ICW Group | Insurance & Building Warranties
- Full demonstration of your new home before we hand you your keys
- Dedicated customer care team

SOCIAL LIVING

LIFE IN HORSELL VILLAGE

Sitting less than a mile North/Northwest of Woking town centre, Horsell is a bustling, friendly village made famous by H.G. Wells science fiction classic, War of the Worlds, with the first Martian landing on Horsell Common which is found directly opposite Heatherdown Gardens. Book aside, Horsell Common is a Site of Special Scientific Interest for nature conservation and also the site of a bronze age settlement and burial ground. In addition to Horsell Common, those seeking outdoor activities also have the choice of Westfield Common and Woking Park, home to The Fuel Cell leisure centre.

Horsell village is dominated by St Mary's Church, a stunning, elevated brick and flint-faced building dating back to the 12th century.

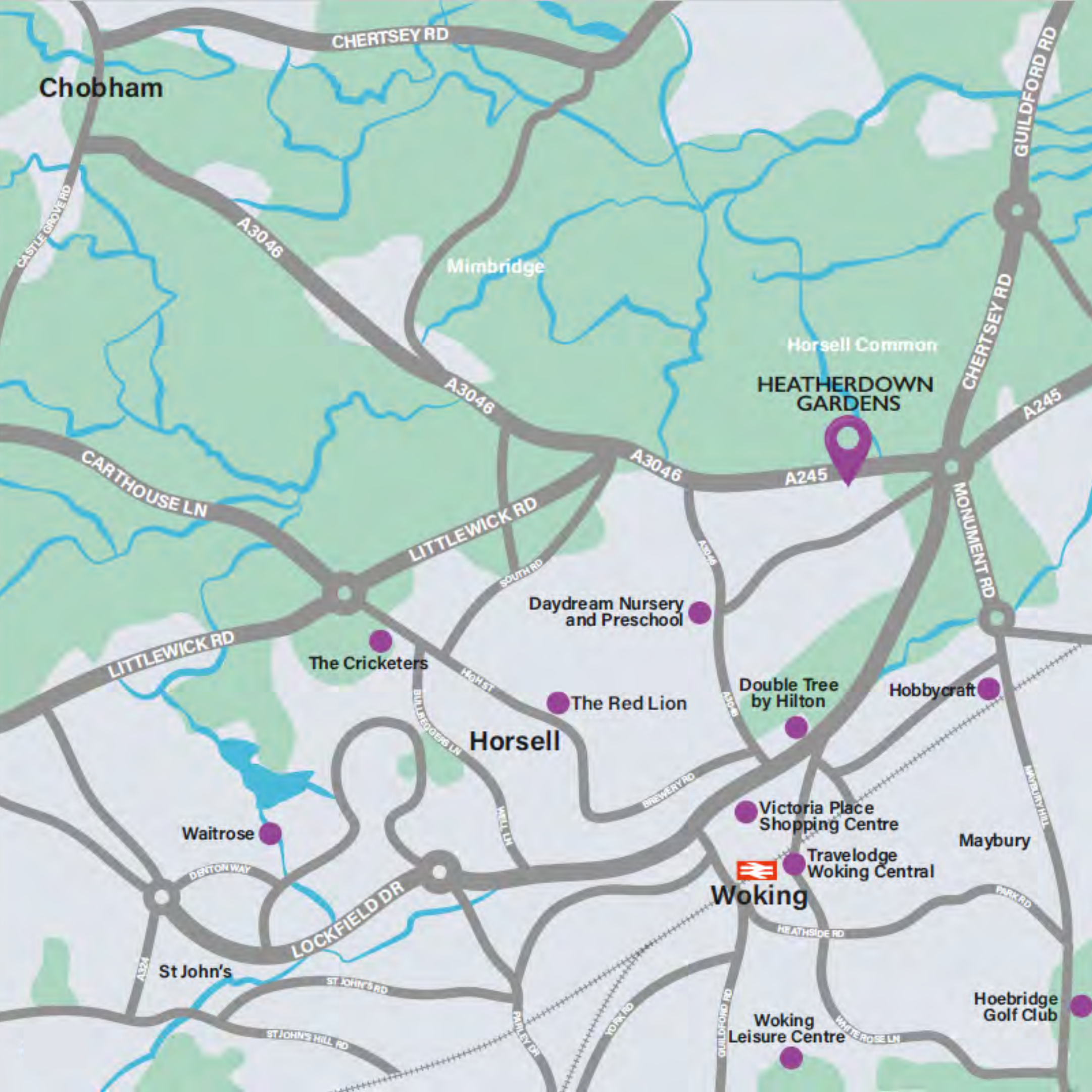
The village has an array of boutique shops, two renowned pubs, The Red Lion and The Crown, both serving great pub fayre, a barbers, nail bar, beauty and aesthetics studio, a family-owned deli serving great food, Versova Italian Restaurant, The Beijing Chinese and the Masala Spice take out amongst others.

Poppies & Peonies
POLITE NOTICE
PLEASE CONSIDER LOCAL BUSINESSES BEFORE PARKING HERE

HORSELL BOWLING CLUB

THE HORSELL FRAMING COMPANY

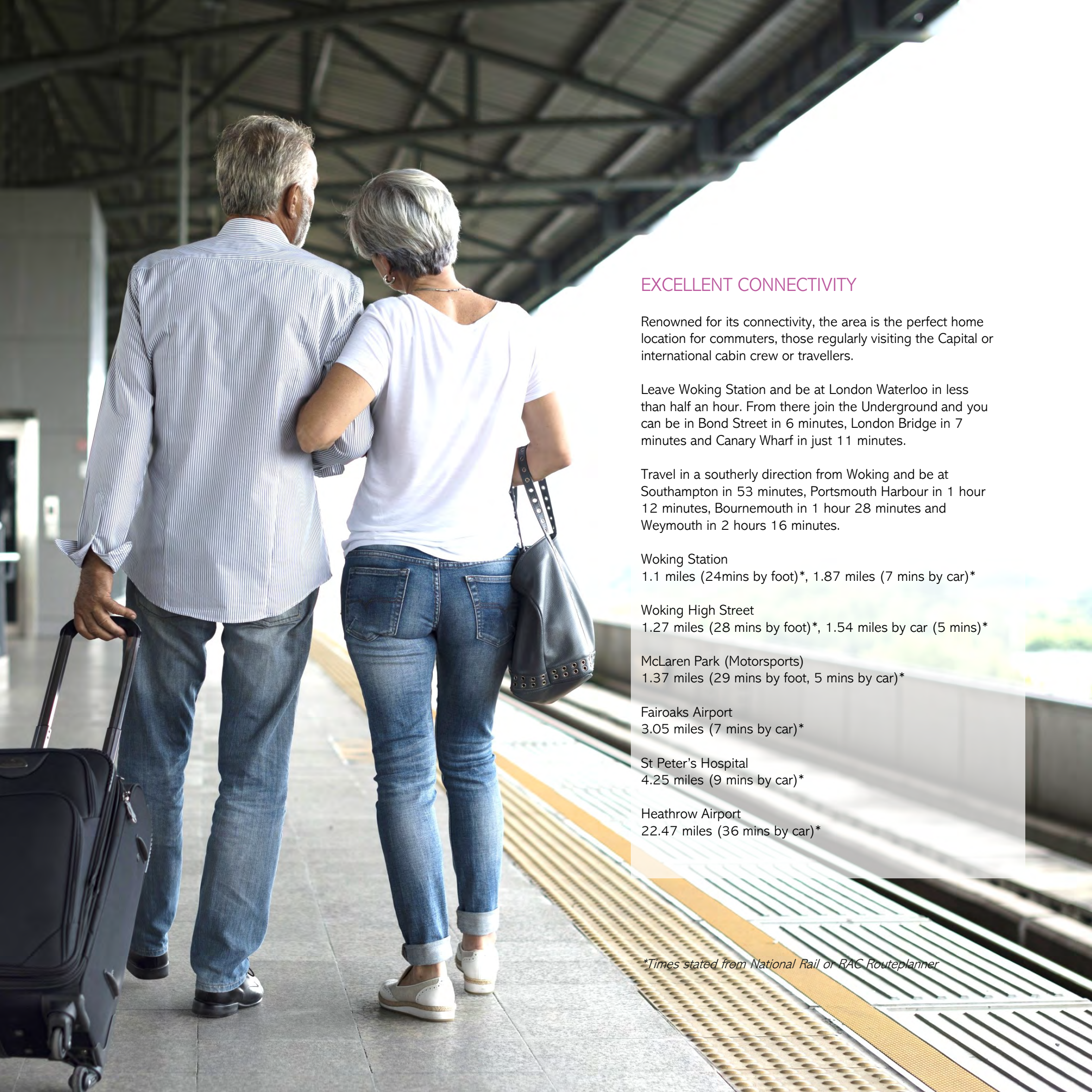
THE RED LION


CHERTSEY RD
Chobham
GUILDFORD RD
CASTLE GROVE RD
A3046
Mimbridge
Horsell Common
HEATHERDOWN GARDENS
CHERTSEY RD
A245
A3046
A3046
A245
CARTHOUSE LN
LITTLEWICK RD
MONUMENT RD
SOUTH RD
A3046
Daydream Nursery and Preschool
LITTLEWICK RD
The Cricketers
HIGH ST
The Red Lion
Double Tree by Hilton
Hobbycraft
BULLROGERS LN
Horsell
A3046
BREWERY RD
MAYBURY HILL
Victoria Place Shopping Centre
Waitrose
HILL LN
Maybury
Travelodge Woking Central
DENTON WAY
Woking
LOCKFIELD DR
PARK RD
HEATHSIDE RD
A324
St John's
ST JOHN'S RD
Hoebridge Golf Club
PAINSLEY DR
YORK RD
GUILDFORD RD
Woking Leisure Centre
WHITE ROSE LN
ST JOHN'S HILL RD

WOKING AND BEYOND

A short drive will bring you to the hugely regenerated town of Woking, which has a wide and varied collection of bars, cafes, restaurants and shops, along with the New Victoria Theatre and a multi-screen cinema. A further short drive will take you into the fabulous county town of Guildford, with its cobbled high street lined with period buildings standing aside a huge collection of shops and restaurants, along with the green hills and open countryside that surround it.

There are numerous highly regarded golf clubs, including the renowned New Zealand a short walk away.



EXCELLENT CONNECTIVITY

Renowned for its connectivity, the area is the perfect home location for commuters, those regularly visiting the Capital or international cabin crew or travellers.

Leave Woking Station and be at London Waterloo in less than half an hour. From there join the Underground and you can be in Bond Street in 6 minutes, London Bridge in 7 minutes and Canary Wharf in just 11 minutes.

Travel in a southerly direction from Woking and be at Southampton in 53 minutes, Portsmouth Harbour in 1 hour 12 minutes, Bournemouth in 1 hour 28 minutes and Weymouth in 2 hours 16 minutes.

Woking Station
1.1 miles (24mins by foot)*, 1.87 miles (7 mins by car)*

Woking High Street
1.27 miles (28 mins by foot)*, 1.54 miles by car (5 mins)*

McLaren Park (Motorsports)
1.37 miles (29 mins by foot, 5 mins by car)*

Fairoaks Airport
3.05 miles (7 mins by car)*

St Peter's Hospital
4.25 miles (9 mins by car)*

Heathrow Airport
22.47 miles (36 mins by car)*

**Times stated from National Rail or RAC Routeplanner*

UNDERGROUND

Departures

450 037
Woking
SPITFIRE

RUSHMON
HOMES

ABOUT RUSHMON HOMES

At Rushmon Homes we've been creating a warm welcome in our new homes for over 50 years.

As an established family business with our own children and grandchildren, we're able to understand the evolving needs of our purchasers as they and their families change and grow over the generations.

"Our homes are design-led to provide light, spacious, adaptable living spaces that are a joy to be in – whether you're relaxing peacefully, socialising with friends or celebrating with loved ones."

Over the years, our customers have consistently found the quality of our homes reassuring. Our keen eye for design certainly makes our properties look elegant and inviting, but they're also refreshingly practical, functional and durable. Our craftsmen use time-honoured building traditions and only the best materials to produce a fine finish.

Based in Surrey, we have acquired a wealth of local knowledge which enables us to develop homes in some of the most sought-after areas in the South-East, yet virtually all our developments are created on recycled land.

Perhaps it's a combination of all of these things that has won us a number of prestigious awards over time, with one judging panel noting of our Twin Trees scheme in Woking,

"This development shows the value of well-thought-out regeneration, especially for those looking for that elusive object – the ideal family home".

Of course it's always very rewarding to receive such recognition, but our greatest accolade remains the positive feedback we hear from the people who matter most – our purchasers.

RUSHMON
HOMES
OVER
50
YEARS OF
BUILDING BEAUTIFUL
HOMES
SINCE 1973

RUSHMON

HOMES

Call 01932 586777 for more information

www.rushmon.co.uk

Whilst these particulars are prepared with all due care and attention, they do not form part of any contract, nor is their accuracy guaranteed and they may be subject to correction and modification without notice as availability and other considerations demand. This brochure was produced in May 2026 and all the information was believed to be correct at that time. Distance and travel times have been referenced from The RAC.* All train times have been taken from National Rail Enquiries.

All interior photography taken from Rushmon developments or computer-generated images.

ICW

CONSUMER CODE FOR HOME BUILDERS

www.consumercode.co.uk