

40%+ RESERVED / SOLD

HEATHERDOWN
GARDENS GU21 4HQ

BUILDING A
APARTMENTS 1-12

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

A serene landscape photograph featuring a dense forest of tall evergreen trees in the background. A thick layer of mist or fog hangs over a field of low-lying, brownish vegetation in the foreground. The sky is a soft, pale blue, suggesting the time is either dawn or dusk. The overall mood is peaceful and contemplative.

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



HEATHERDOWN GARDENS

Situated directly opposite Horsell Common, Building A at Heatherdown Gardens, Horsell is a bespoke development of just 12 spacious 2 bedroom, 2 bathroom apartments, some with a study/bedroom 3, 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.



BUILDING A APARTMENTS 1-12





SITE PLAN

APARTMENTS 1-12
BUILDING A



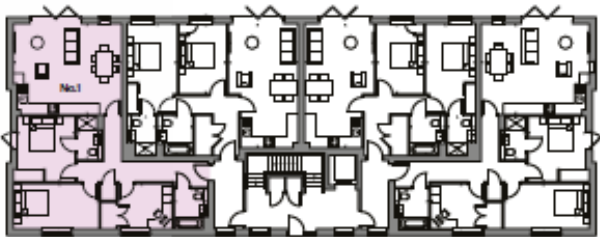
Computer generated site plan for illustrative purposes only

No.1

GROUND FLOOR

TOTAL GIA*
1031 SQ.FT. 95.77 SQ M

RESERVED



Kitchen/Living/Dining	6365 (20'11") (max) x 5344 (17'6") (max)
Bedroom 1	3401 (11'2") (max) x 3845 (12'7") (max)
Bedroom 2	5030 (16'6") (max) x 2670 (8'9") (max)
Bathroom	2000 (6'7") (max) x 2360 (7'9") (max)
En-Suite	1495 (4'11") (max) x 2550 (8'4") (max)
Study	3205 (10'6") (max) x 2670 (8'9") (max)
Garden	10297 (33'9") (max) x 8249 (27'1") (max)



• Gross internal area

No.2

GROUND FLOOR

TOTAL GIA*

821 SQ.FT. 76.27 SQ M

RESERVED



Kitchen/Living/Dining	4105 (13'6") (max) x 7294 (23'11") (max)
Bedroom 1	2967 (9'9") (max) x 5294 (17'4") (max)
Bedroom 2	2780 (9'1") (max) x 4140 (13'7") (max)
Bathroom	2070 (6'9") (max) x 2350 (7'9") (max)
En-Suite	1699 (5'7") (max) x 2350 (7'9") (max)
Garden	10326 (33'11") (max) x 8725 (28'7") (max)



• Gross internal area

No.3

GROUND FLOOR

TOTAL GIA*

821 SQ.FT. 76.27 SQ M



Kitchen/Living/Dining	4105 (13'6") (max) x 7294 (23'11") (max)
Bedroom 1	2967 (9'9") (max) x 5294 (17'4") (max)
Bedroom 2	2780 (9'1") (max) x 4140 (13'7") (max)
Bathroom	2070 (6'9") (max) x 2350 (7'9") (max)
En-Suite	1699 (5'7") (max) x 2350 (7' 9") (max)
Garden	10327 (33'11") (max) x 8725 (28'7") (max)



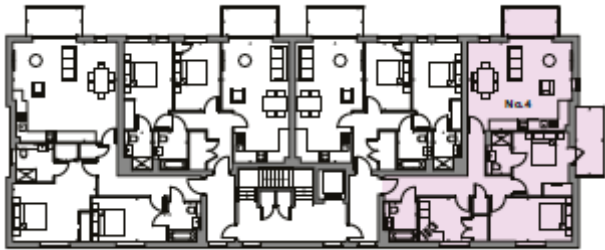
• Gross internal area

No.4

GROUND FLOOR

TOTAL GIA*
1031 SQ.FT. 95.77 SQ M

RESERVED



Kitchen/Living/Dining	6390 (21'0") (max) x 5344 (17'6") (max)
Bedroom 1	3401 (11'2") (max) x 3846 (12'7") (max)
Bedroom 2	5030 (16'6") (max) x 2670 (8'9") (max)
Bathroom	2000 (6'7") (max) x 2360 (7'9") (max)
En-Suite	1495 (4'11") (max) x 2550 (8'4") (max)
Study	3205 (10'6") (max) x 2670 (8'9") (max)
Garden	9982 (32'9") (max) x 17265 (56'8") (max)



• Gross internal area

No.5

FIRST FLOOR

TOTAL GIA*
1031 SQ.FT. 95.77 SQ M



Kitchen/Living/Dining	6365 (20'11") (max) x 6050 (19'10") (max)
Bedroom 1	5063 (16'7") (max) x 4918 (16'2") (max)
Bedroom 2	4521 (14'10") (max) x 2670 (8'9") (max)
Bathroom	2000 (6'7") (max) x 2360 (7'9") (max)
En-Suite	2247 (7'4") (max) x 2294 (7' 6") (max)
Balcony	3360 (11'0") (max) x 1725 (5'8") (max)



• Gross internal area

No.6

FIRST FLOOR

TOTAL GIA*
821 SQ.FT. 76.27 SQ M

RESERVED



Kitchen/Living/Dining	4105 (13'6") (max) x 7294 (23'11") (max)
Bedroom 1	2967 (9'9") (max) x 5294 (17'4") (max)
Bedroom 2	2780 (9'1") (max) x 4140 (13'7") (max)
Bathroom	2070 (6'9") (max) x 2350 (7'9") (max)
En-Suite	1699 (5'7") (max) x 2350 (7'9") (max)
Balcony	3360 (11'0") (max) x 1725 (5'8") (max)



• Gross internal area

No.7

FIRST FLOOR

TOTAL GIA*
821 SQ.FT. 76.27 SQ M

RESERVED



Kitchen/Living/Dining	4105 (13'6") (max) x 7294 (23'11") (max)
Bedroom 1	2967 (9'9") (max) x 5294 (17'4") (max)
Bedroom 2	2780 (9'1") (max) x 4140 (13'7") (max)
Bathroom	2070 (6'9") (max) x 2350 (7'9") (max)
En-Suite	1699 (5'7") (max) x 2365 (7' 9") (max)
Balcony	3360 (11'0") (max) x 1725 (5'8") (max)



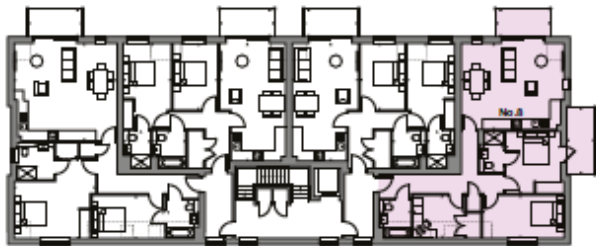
• Gross internal area

No.8

FIRST FLOOR

TOTAL GIA*

1031 SQ.FT. 95.77 SQ M



Kitchen/Living/Dining	6365 (20'11") (max) x 5344 (17'6") (max)
Bedroom 1	3401 (11'2") (max) x 3846 (12'7") (max)
Bedroom 2	5030 (16'6") (max) x 2670 (8'9") (max)
Bathroom	2000 (6'7") (max) x 2360 (7'9") (max)
En-Suite	1495 (4'11") (max) x 2550 (8'4") (max)
Study	3204 (10'6") (max) x 2670 (8'9") (max)
Balcony	3360 (11'0") (max) x 1725 (5'8") (max)
Balcony	1725 (5'8") (max) x 4115 (13'6") (max)



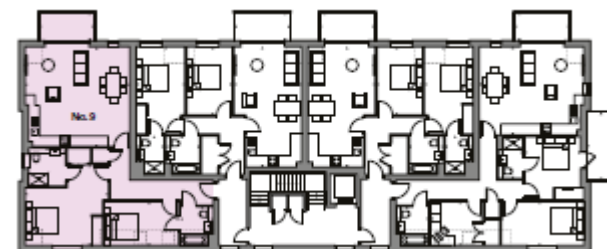
• Gross internal area

No.9

SECOND FLOOR

TOTAL GIA*

1031 SQ.FT. 95.77 SQ M



Kitchen/Living/Dining

Bedroom 1

Bedroom 2

Bathroom

En-Suite

Balcony

6365 (20'11") (max) x 6050 (19'10") (max)

5063 (16'7") (max) x 4918 (16'2") (max)

4521 (14'10") (max) x 2670 (8'9") (max)

2000 (6'7") (max) x 2360 (7'9") (max)

2247 (7'4") (max) x 2294 (7'6") (max)

3360 (11'0") (max) x 1725 (5'8") (max)



- Gross internal area

No.10

SECOND FLOOR

TOTAL GIA*

821 SQ.FT. 76.27 SQ M



Kitchen/Living/Dining	4105 (13'6") (max) x 7294 (23'11") (max)
Bedroom 1	2967 (9'9") (max) x 5294 (17'4") (max)
Bedroom 2	2780 (9'1") (max) x 4140 (13'7") (max)
Bathroom	2070 (6'9") (max) x 2350 (7'9") (max)
En-Suite	1699 (5'7") (max) x 2350 (7'9") (max)
Balcony	3360 (11'0") (max) x 1725 (5'8") (max)



• Gross internal area

No.11

SECOND FLOOR

TOTAL GIA*

821 SQ.FT. 76.27 SQ M



Kitchen/Living/Dining	4105 (13'6") (max) x 7294 (23'11") (max)
Bedroom 1	2967 (9'9") (max) x 5294 (17'4") (max)
Bedroom 2	2780 (9'1") (max) x 4140 (13'7") (max)
Bathroom	2070 (6'9") (max) x 2350 (7'9") (max)
En-Suite	1699 (5'7") (max) x 2365 (7' 9") (max)
Balcony	3360 (11'0") (max) x 1725 (5'8") (max)



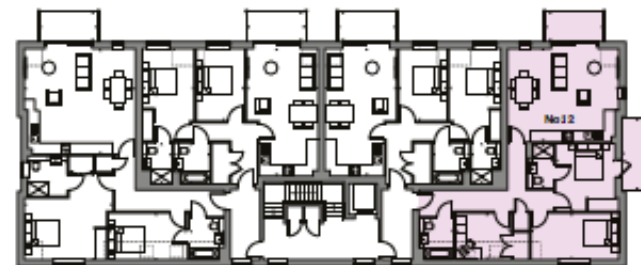
• Gross internal area

No.12

SECOND FLOOR

TOTAL GIA*

1031 SQ.FT. 95.77 SQ M



Kitchen/Living/Dining

Bedroom 1

Bedroom 2

Bathroom

En-Suite

Study

Balcony

Balcony

6365 (20'11") (max) x 5344 (17'6") (max)

3401 (11'2") (max) x 3846 (12'7") (max)

5030 (16'6") (max) x 2670 (8'9") (max)

2000 (6'7") (max) x 2360 (7'9") (max)

1495 (4'11") (max) x 2550 (8'4") (max)

3187 (10'5") (max) x 2669 (8'9") (max)

3360 (11'0") (max) x 1725 (5'8") (max)

1725 (5'8") (max) x 4115 (13'6") (max)



HEATHERDOWN
GARDENS

- Gross internal area





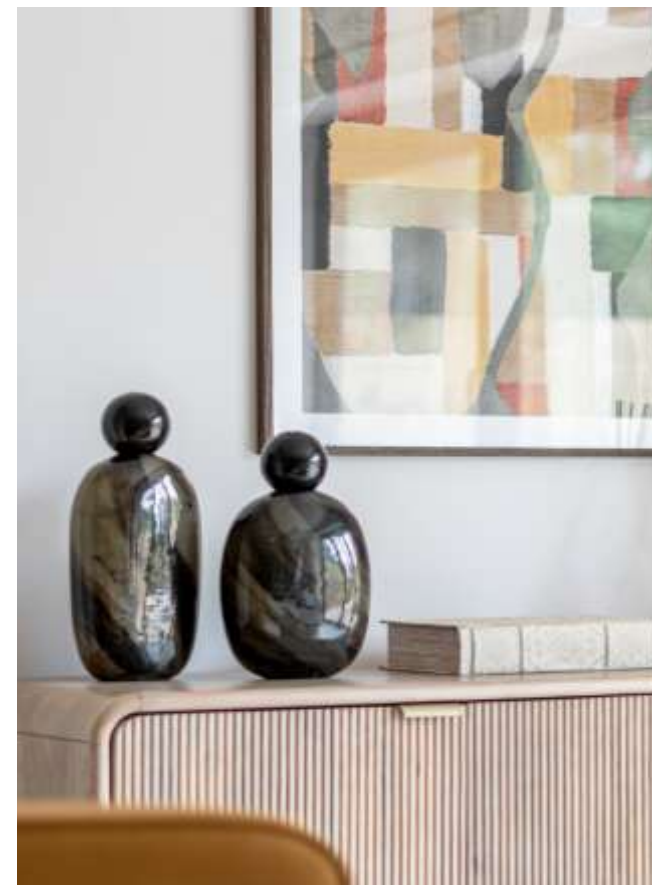
KITCHENS

- 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

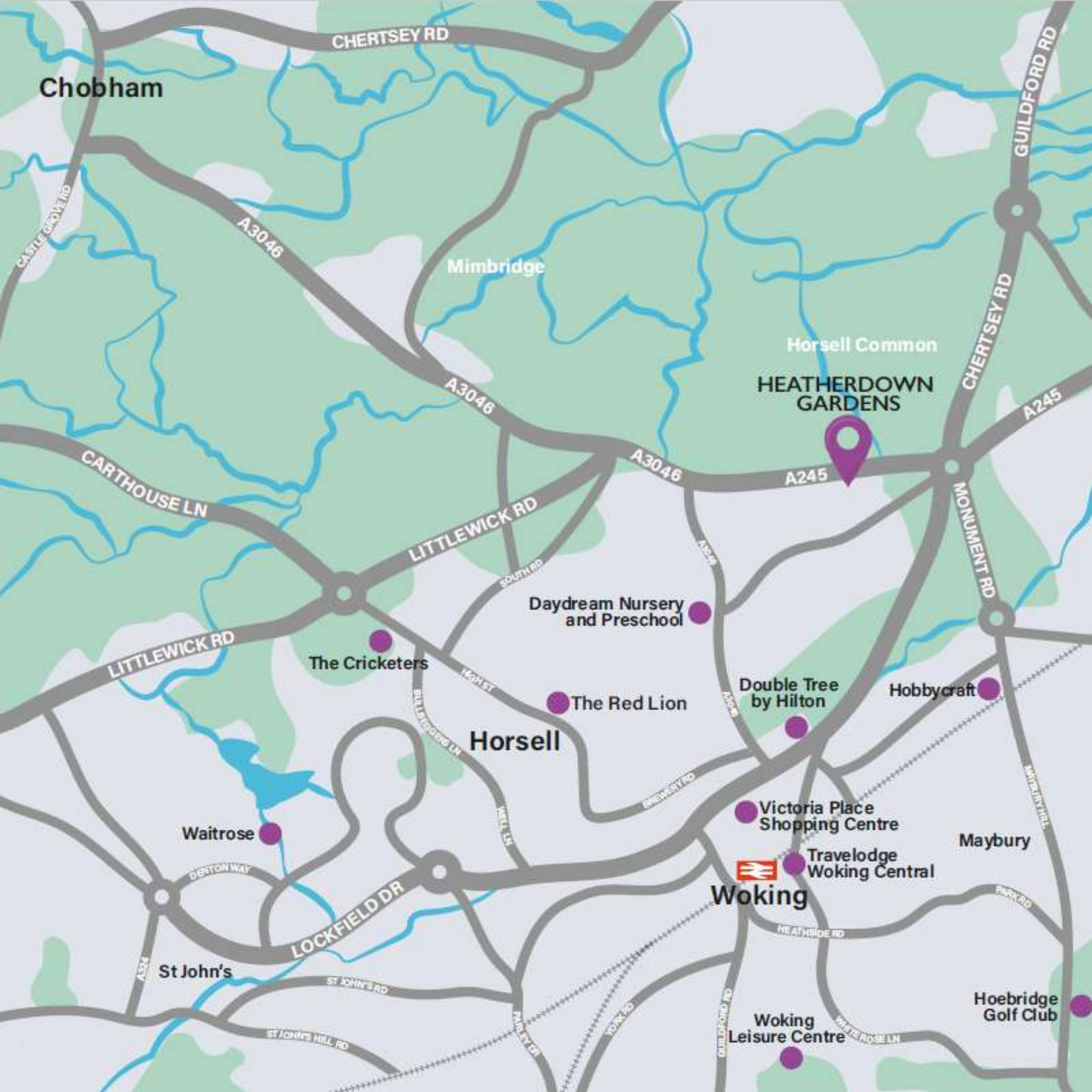


Sitting less than a mile North/Northwest of Woking town centre, Horsell is a bustling, friendly village made famous by H.G. Wells science fiction classic, War of the Worlds, with the first Martian landing on Horsell Common which is found directly opposite Heatherdown Gardens. Book aside, Horsell Common 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.





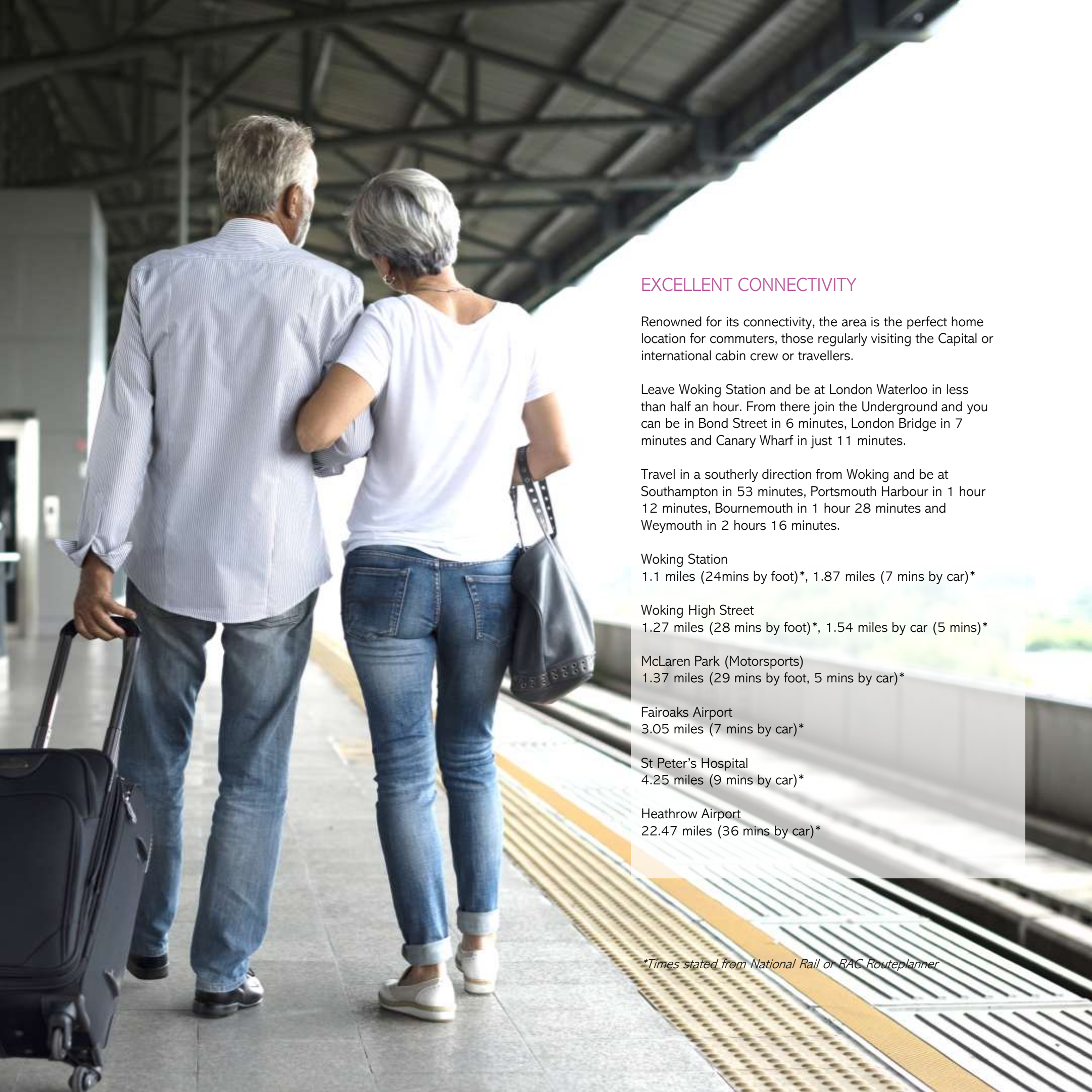


WOKING AND BEYOND

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*





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
H O M E S

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.

**CONSUMER
CODE FOR
HOME BUILDERS**

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