



HEATHERDOWN  
GARDENS GU21 4HQ

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



A landscape photograph of a forest at dawn or dusk. The sky is a pale, hazy blue with a warm orange glow from the low sun on the right. In the background, a dense forest of tall, dark evergreen trees stands against the light. A thick layer of white mist or fog fills the middle ground, partially obscuring the base of the trees. The foreground is filled with a dense thicket of low-lying vegetation, including ferns and small shrubs, in shades of brown, purple, and green. Centered in the middle ground, over the mist, is a line of white text in a cursive font.

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





## HEATHERDOWN

GARDENS

GU21 4HQ

Situated directly opposite Horsell Common, Heatherdown Gardens is a bespoke development of just 12 (Building A) and 6 (Building B), 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.

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APARTMENTS 1-12  
BUILDING A











APARTMENTS 13-18  
BUILDING B





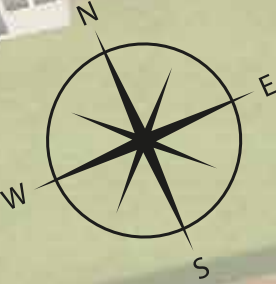




# SITE PLAN

APARTMENTS 1-12  
BUILDING A

APARTMENTS 13-18  
BUILDING B

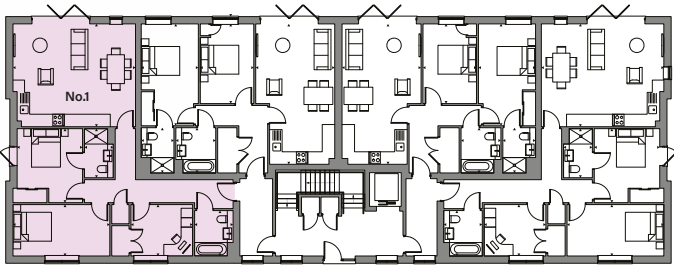




# No.1

## GROUND 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	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)

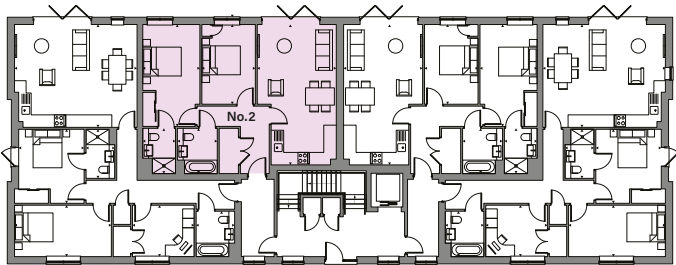


\*Gross Internal Area



No.2  
GROUND FLOOR

TOTAL GIA\*  
821SQ.FT. 76.27 SQ M



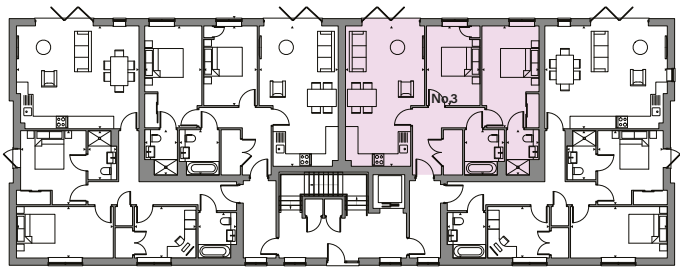
Kitchen/Living/Dining	4105	(13'6") (max)	x	7294 (23'11") (max)
Bedroom 1	2967	(9'9") (max)	x	5294 (17'4") (max)
Bedroom 2	2780	(9'1") (max)	x	4140 (13'7") (max)
Bathroom	2070	(6'9") (max)	x	2350 (7'9") (max)
En-Suite	1699	(5'7") (max)	x	2350 (7'9") (max)
Garden	10326	(33'11") (max)	x	8725 (28'7") (max)





No.3  
GROUND FLOOR

TOTAL GIA\*  
821SQ.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)

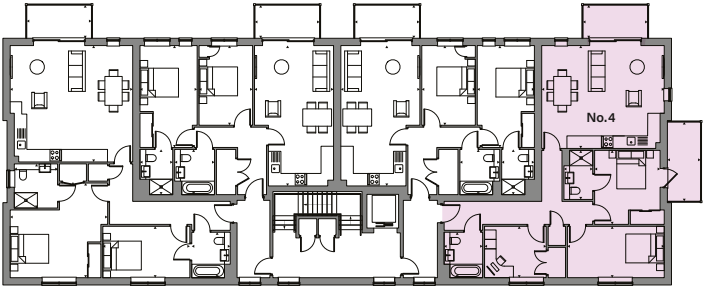


\*Gross Internal Area



No.4  
GROUND FLOOR

TOTAL GIA\*  
1031SQ.FT. 95.77 SQ. M.



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)



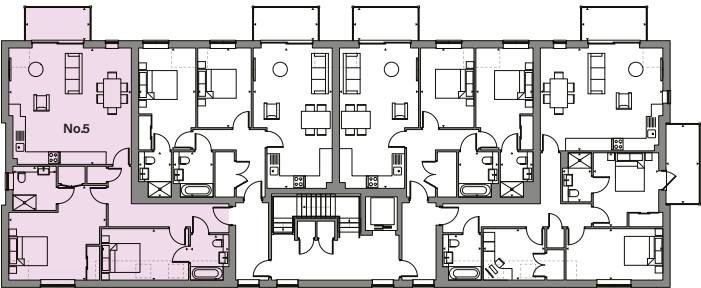


No.5

FIRST FLOOR

TOTAL GIA\*

1031 SQ.FT. 95.77 SQ. M.



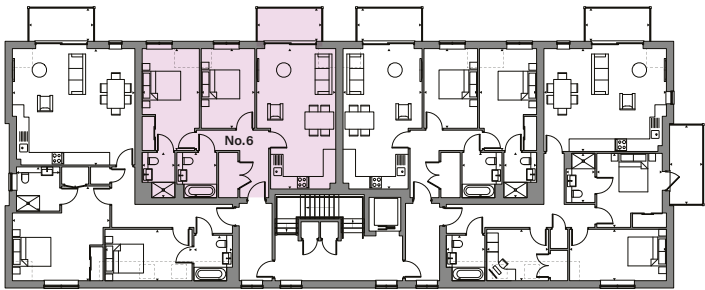
Kitchen/Living/Dining	6365	(20'11")	(max)	x	6050	(19'10")	(max)
Bedroom 1	5063	(16'7")	(max)	x	4918	(16'2")	(max)
Bedroom 2	4521	(14'10")	(max)	x	2670	(8'9")	(max)
Bathroom	2000	(6'7")	(max)	x	2360	(7'9")	(max)
En-Suite	2247	(7'4")	(max)	x	2294	(7'6")	(max)
Balcony	3360	(11'0")	(max)	x	1725	(5'8")	(max)



\*Gross Internal Area



No.6  
FIRST FLOOR  
TOTAL GIA\*  
821SQ.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)

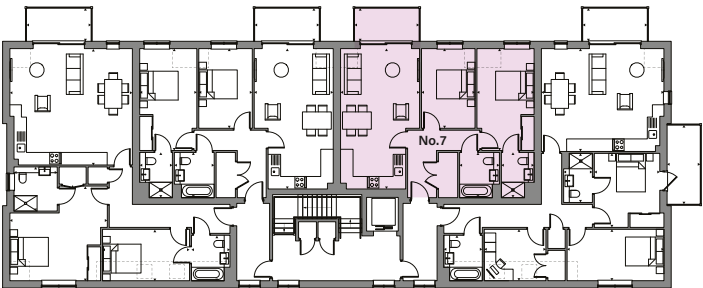




No.7

FIRST FLOOR

TOTAL GIA\*  
821SQ.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

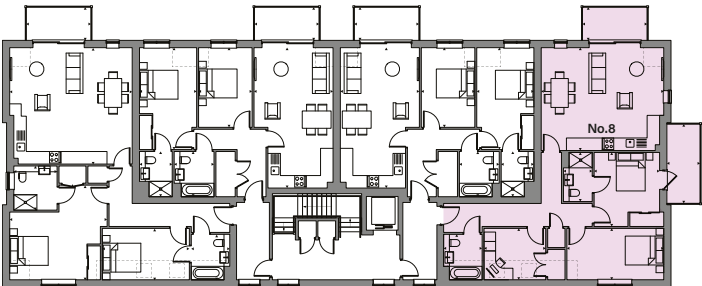


No.8

FIRST FLOOR

TOTAL GIA\*

1031SQ.FT. 95.77 SQ. M.



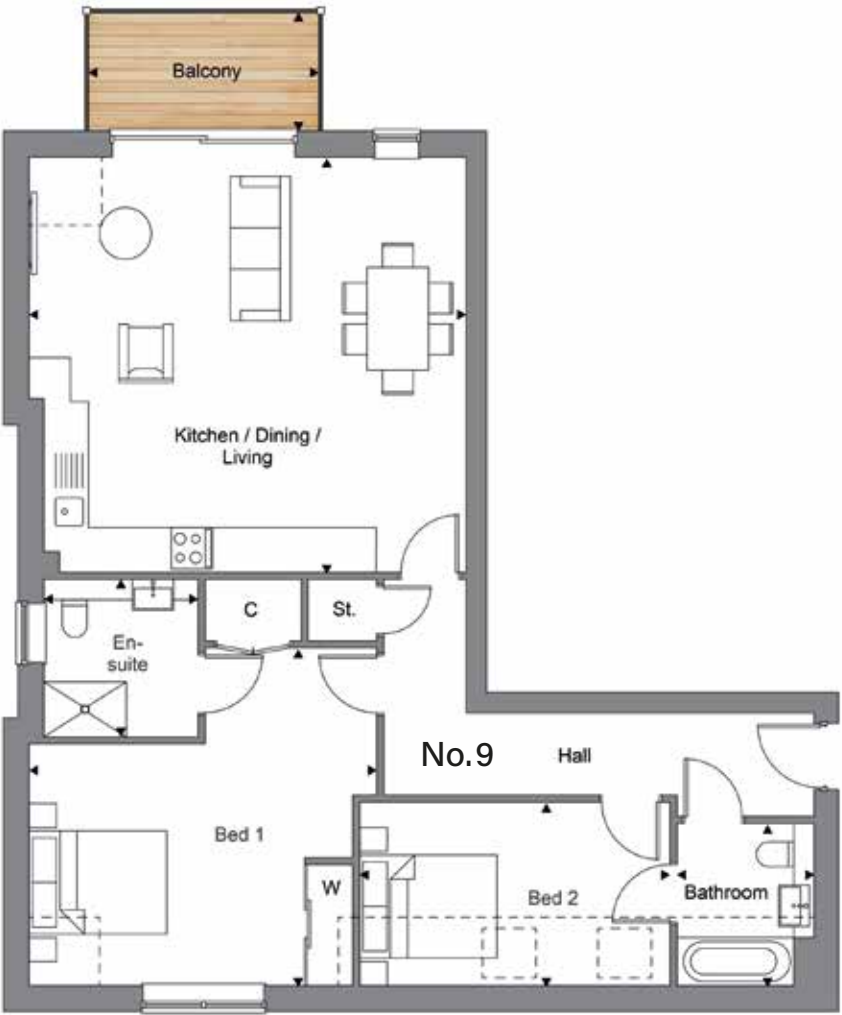
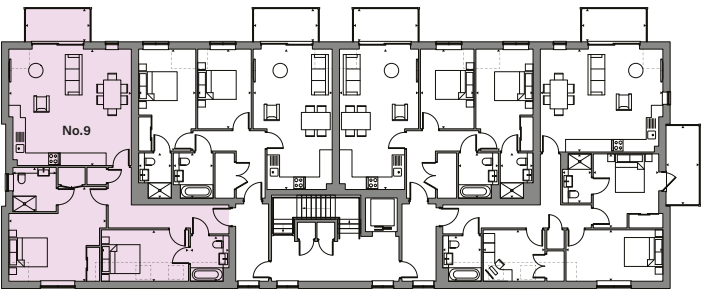
Kitchen/Living/Dining	6365	(20'11") (max)	x	5344	(17'6") (max)
Bedroom 1	3401	(11'2") (max)	x	3846	(12'7") (max)
Bedroom 2	5030	(16'6") (max)	x	2670	(8'9") (max)
Bathroom	2000	(6'7") (max)	x	2360	(7'9") (max)
En-Suite	1495	(4'11") (max)	x	2550	(8'4") (max)
Study	3204	(10'6") (max)	x	2670	(8'9") (max)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





No.9  
SECOND 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)

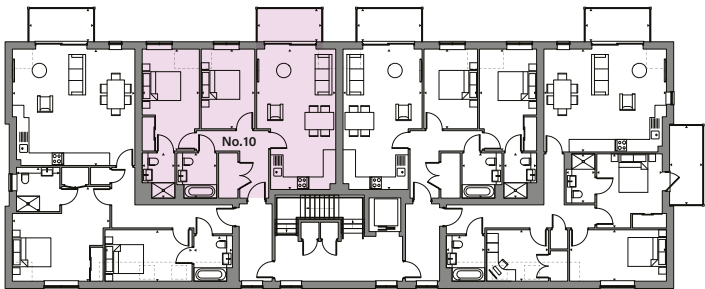


\*Gross Internal Area



No.10  
SECOND FLOOR

TOTAL GIA\*  
821SQ.FT. 76.27 SQ M



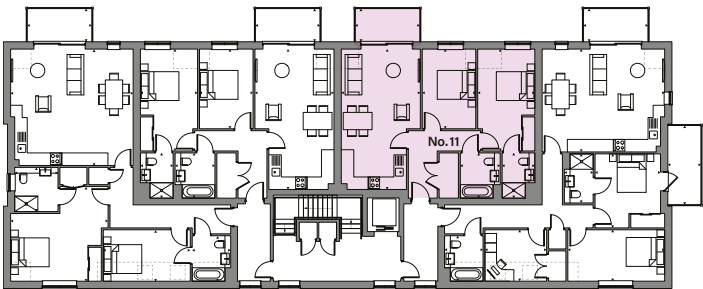
Kitchen/Living/Dining	4105	(13'6") (max)	x	7294 (23'11") (max)
Bedroom 1	2967	(9'9") (max)	x	5294 (17'4") (max)
Bedroom 2	2780	(9'1") (max)	x	4140 (13'7") (max)
Bathroom	2070	(6'9") (max)	x	2350 (7'9") (max)
En-Suite	1699	(5'7") (max)	x	2350 (7'9") (max)
Balcony	3360	(11'0") (max)	x	1725 (5'8") (max)





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

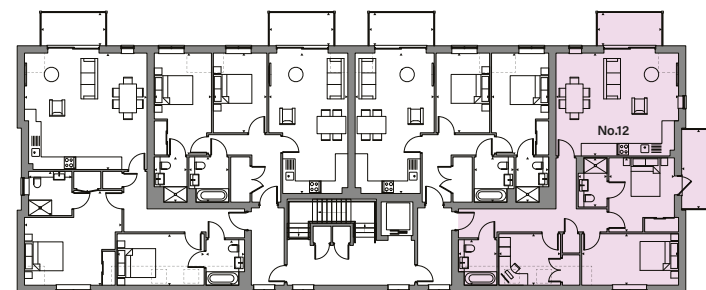


# No.12

## SECOND FLOOR

TOTAL GIA\*

1031 SQ.FT. 95.77 SQ. M.



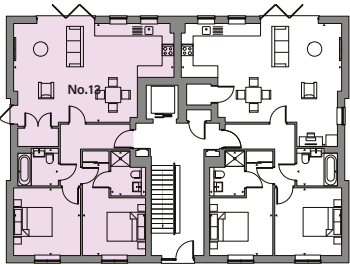
Kitchen/Living/Dining	6365	(20'11") (max)	x	5344	(17'6") (max)
Bedroom 1	3401	(11'2") (max)	x	3846	(12'7") (max)
Bedroom 2	5030	(16'6") (max)	x	2670	(8'9") (max)
Bathroom	2000	(6'7") (max)	x	2360	(7'9") (max)
En-Suite	1495	(4'11") (max)	x	2550	(8'4") (max)
Study	3187	(10'5") (max)	x	2669	(8'9") (max)
Balcony	3360	(11'0") (max)	x	1725	(5'8") (max)
Balcony	1725	(5'8") (max)	x	4115	(13'6") (max)





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)
Garden			x	12600(41'4") (max)

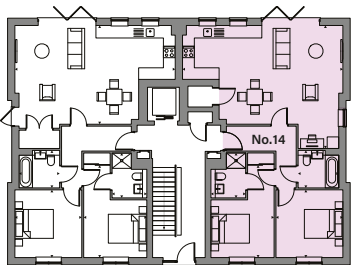


\*Gross Internal Area



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)



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)



\*Gross Internal Area

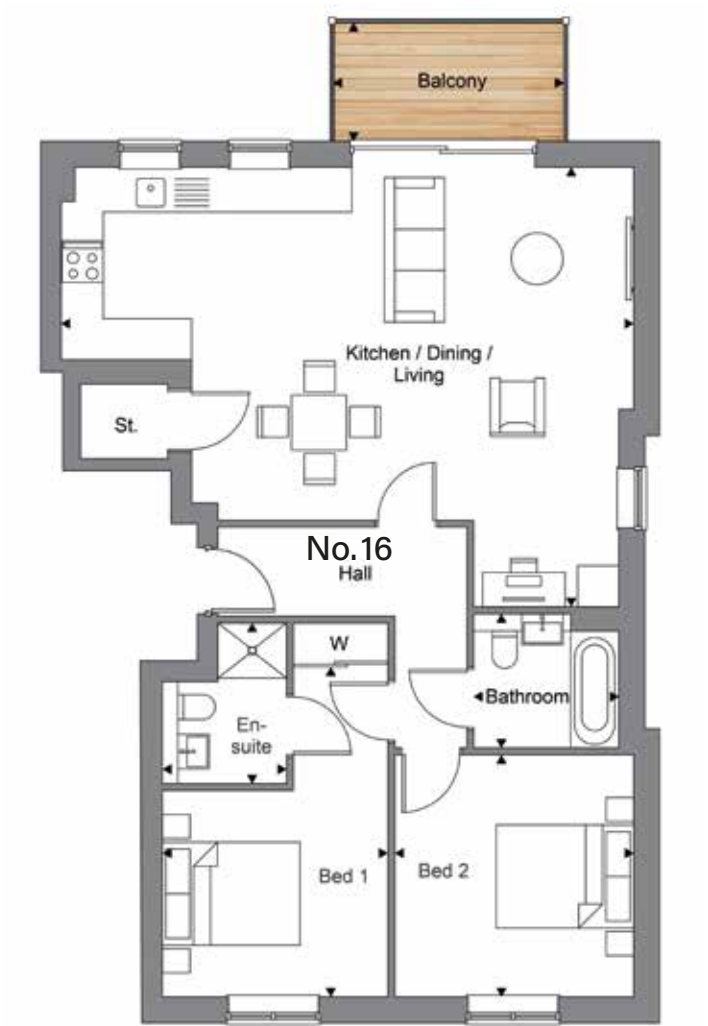


No.16

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)



No.17  
SECOND FLOOR

TOTAL GIA\*  
893SQ.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)



\*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	2110	(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)



## LIVING SPACE





## SPECIFICATION



Interiors are of previous Rushmon developments

### KITCHENS

- Shaker style kitchen (*Colour options subject to build stage*)
- Stone worktop, upstand and splashback.
- Under cupboard LED lighting
- Floor finish in a wood effect finish by Karndean (*Colour options subject to build stage*)
- Appliances to include:
  - Single oven
  - Choice of electric induction hob or gas hob with extractor hood (*Options subject to build stage*)
  - 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





Interiors are of previous Rushmon developments

## 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 (2 colour options subject to build stage)
- 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

30 • 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.

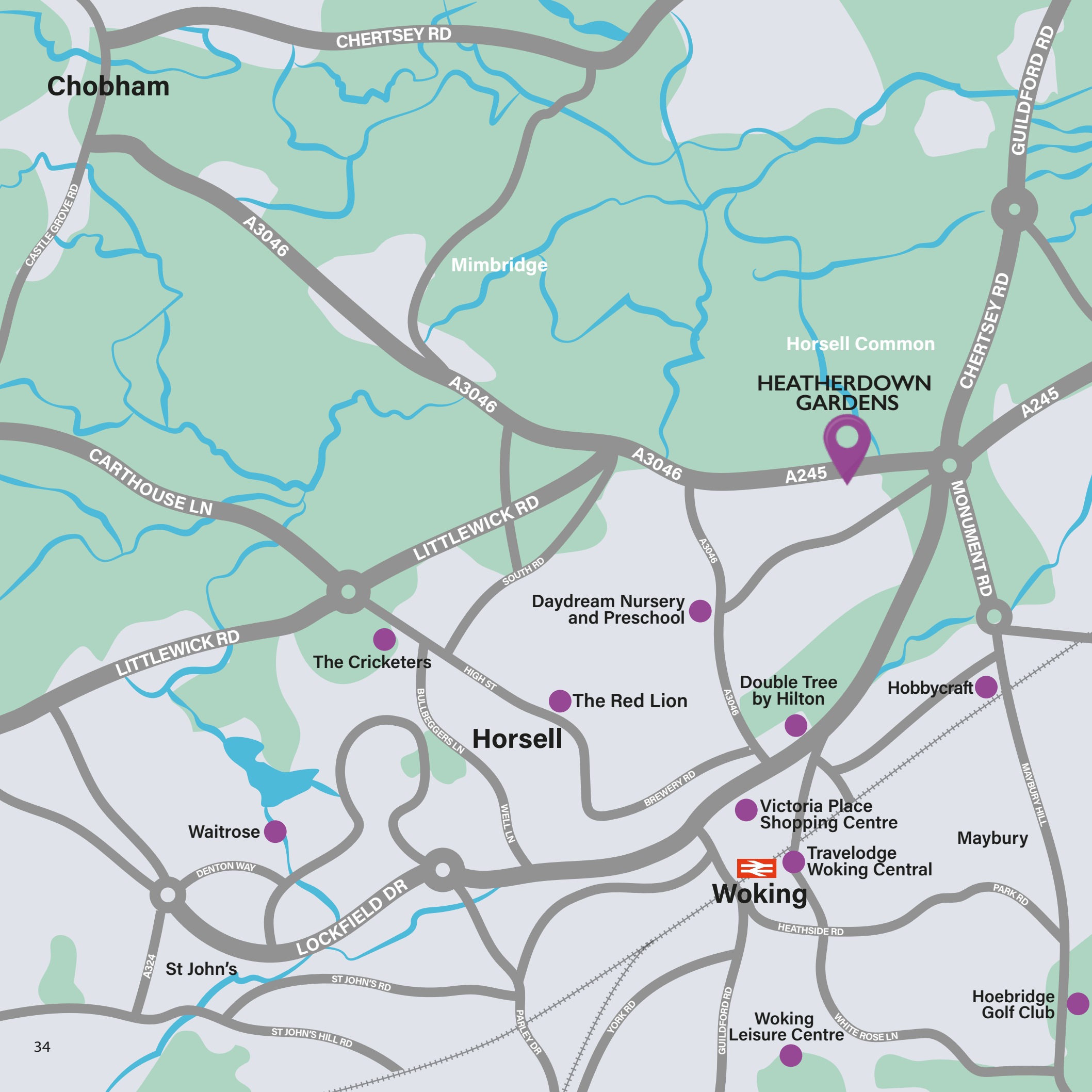
Horsell village is dominated by St Mary's Church, a stunning, elevated brick and flint-faced building dating back to the 12th century.

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.









CHERTSEY RD

Chobham

A3046

Mimbridge

GUILDFORD RD

Horsell Common

HEATHERDOWN  
GARDENS

A245

CHERTSEY RD

A3046

A245

MONUMENT RD

A3046

LITTLEWICK RD

SOUTH RD

Daydream Nursery  
and Preschool

The Cricketers

HIGH ST

Horsell

The Red Lion

Double Tree  
by Hilton

Hobbycraft

LITTLEWICK RD

Waitrose

DENTON WAY

St John's

LOCKFIELD DR

ST JOHN'S RD

ST JOHN'S HILL RD

WELL T

BULLBEGGERS LN

WELL T

PARLEY DR

YORK RD

Woking



Victoria Place  
Shopping Centre

Travelodge  
Woking Central

Woking  
Leisure Centre

Maybury

Hoebridge  
Golf Club

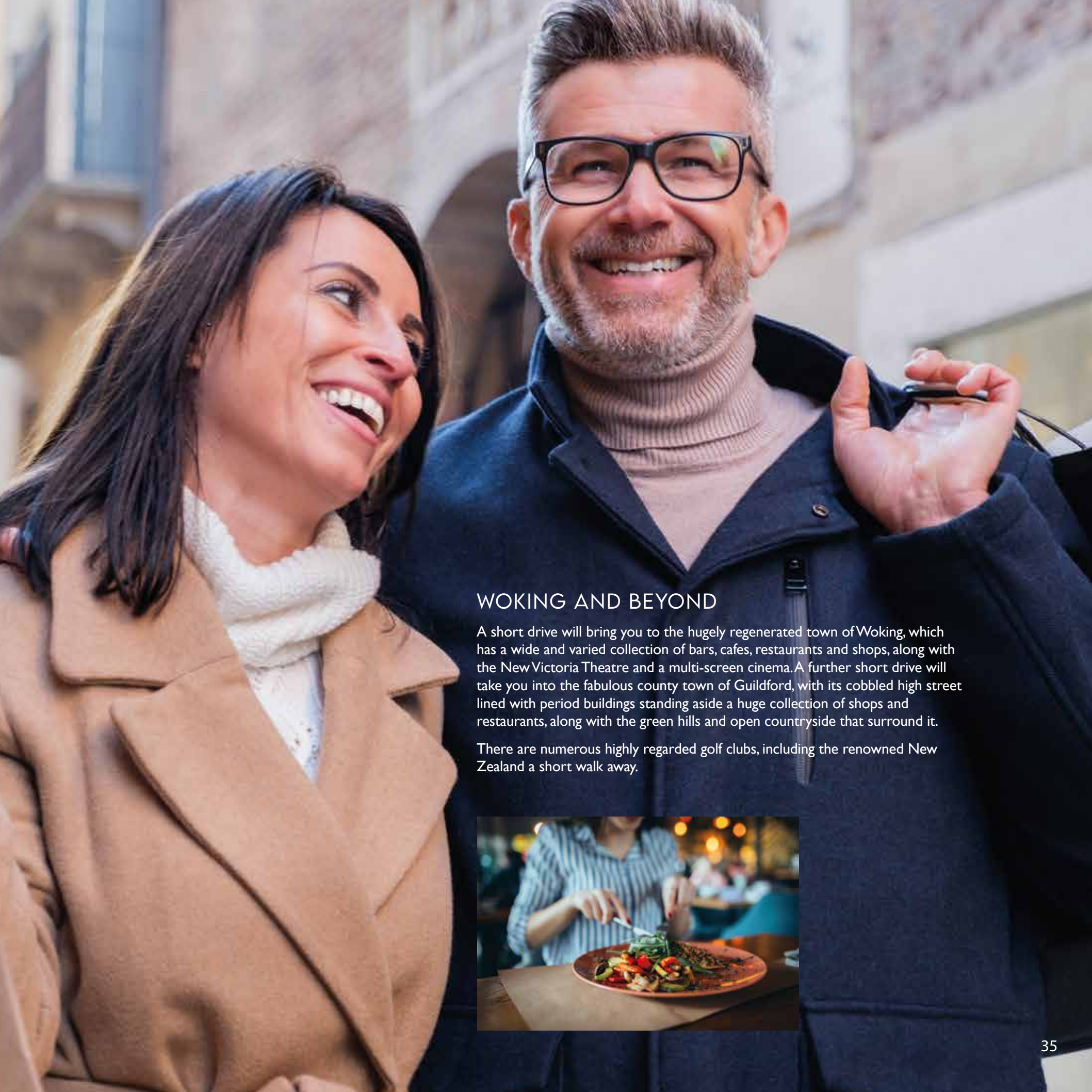
MAYBURY HILL

PARK RD

WHITE ROSE LN

HEATHSIDE RD

GUILDFORD RD



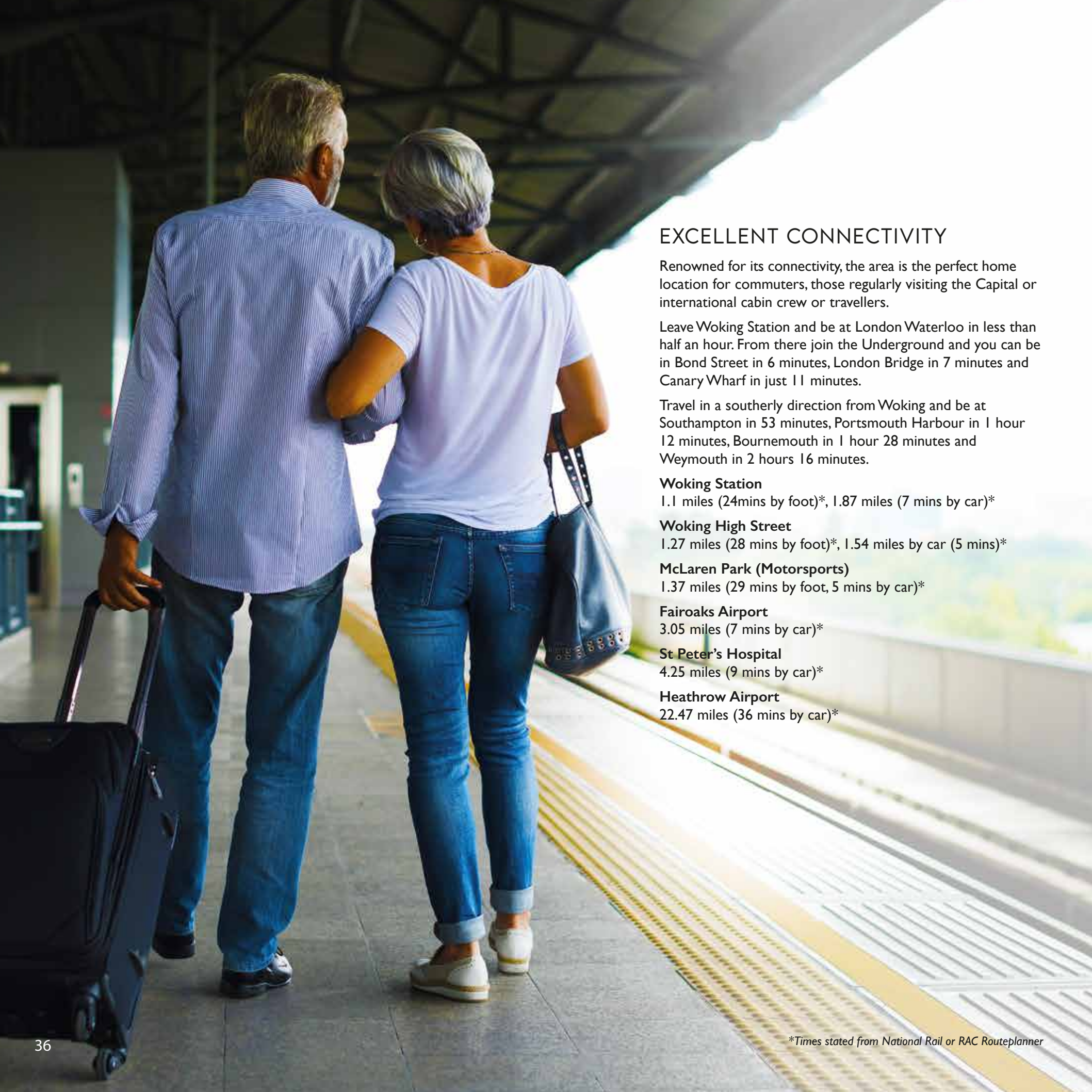
## WOKING AND BEYOND

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*









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](http://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 October 2025 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.

