ELIVIA
HOMES

Elevated living by —— DESIGN

ABBEY PLACE - WEST HORSLEY

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ABBEY PLACE

An attractive selection of new family homes, perfectly placed for easy access on the edge of West Horsley village. Along with East Horsley, the area enjoys a well deserved reputation for providing a high quality lifestyle that offers the ‘best of both worlds’. Whilst located on the edge of the Surrey Hills Area of Outstanding Natural Beauty, Abbey Place is within easy reach of a number of Surrey’s vibrant towns and for commuter convenience, the capital can be reached by rail in less than 50 minutes from Horsley Station.

ABBEY PLACE, THE PLACE TO FIND YOUR NEW HOME.

Abbey Place, set back from Epsom Road in the village of West Horsley, enjoys a cul-de-sac location with dense tree-line to its northwest and northeast boundary. Stylish kerb appeal comes from a balance of cream render, detailed tile overhangs, dormer windows and warm red brickwork - perfectly framed by comprehensive landscaping and flag paved private pathways & terraces.

Abbey Place presents an exclusive collection of just 10, three and four-bedroom, semi-detached family homes. Each energy efficient, contemporary new home is arranged over three levels - carefully designed to provide versatility and suitability for growing families, or those looking to downsize a little without sacrificing space and quality.

Each home has a terrace and private garden, along with a driveway and garage, or covered parking within a car barn. Beautifully designed and carefully crafted, these new homes have been finished to Elivia Homes' exacting standards, inside and out.

Above: Computer generated artist's impression and indicative only. This streetscene presents numbers one to five.

Abbey Place is a perfect example of Elivia Homes' commitment to exceptional design. Each of the four house designs has its own unique features, but all reveal the same careful attention to detail.

The stylish, practical kitchen/dining areas, fitted with Shaker-style units and quartz worktops, are destined to become the hub of each home; perfect places to read the morning papers over a coffee, prepare meals for family and friends, or supervise the children's homework.

Except for one three-bedroom house, which provides a fabulous open-plan layout, living rooms are separate: elegant spaces with French doors opening onto a private terrace and garden beyond.

Whether you choose a three or four-bedroom home, your generously proportioned master bedroom will have its own en suite shower room, in fact, number five and six each have a second en suite in addition to a family bathroom, perfect for busy families.

Above: Computer generated artist's impression and indicative only. This streetscene presents numbers six to eight.

Elevated living by — DESIGN

Site plan is not to scale. Elivia Homes reserve the right to change specification during the course of construction.

HEATING, ELECTRICAL & LIGHTING

- Underfloor heating to the ground floors
- Energy efficient gas-fired heating with mains pressure hot water system and central programmer
- Wall mounted radiators
- LED down lights in the kitchen, bathroom, en suites and cloakroom
- Pendant lighting in all other rooms
- External, weatherproof power socket
- Facility for future wireless alarm system
- Carbon monoxide detector
- Mains fed smoke detector alarm with battery back up fitted to hall and landing
- Mains fed heat detector alarm

FINISHING DETAILS

- Painted five-panel internal doors with chrome finish door furniture
- Closed-tread, white-painted, staircase with hard-wood hand rail
- Painted, three stepped architrave and skirting boards

PARKING, STORAGE & SECURITY

- Attached single garages or covered car barn parking where applicable
- Additional private driveway parking or allocated spaces where applicable
- Doorway access to rear garden
- Double power sockets and strip lighting to those homes with garages

EXTERNAL

- Landscaped frontage to all homes
- Lawned rear garden with close board fencing
- Wall mounted external water tap

KITCHEN

- Shaker style kitchens incorporating Quartz worktops and splash backs
- Electric, double, stainless steel oven
- 4-burner gas hob and extractor cooker hood
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer
- Stainless steel 11/2 bowl sink with chrome mixer tap

BATHROOM, EN SUITES AND CLOAKROOM

- Modern styled bathrooms and en suites with chrome fixings and white sanitary ware
- Semi pedestal basins with chrome mixer taps
- Close coupled WC with soft-close seats
- Chrome shower head with slide rail
- Clear glass sliding door shower screen and glass bath shower screen
- Heated chrome towel rails (size dependent on layout)
- Ceramic wall tiles in selected areas, edges trimmed in flat chrome
- Shaver socket
- Karndean flooring

MEDIA & CONNECTIVITY

- Living rooms pre-wired for Sky Q
- TV points in all bedrooms
- Telephone points in living room, hallway and master bedroom
- Power socket USB charger point in the kitchen, living room and master bedroom
- Fibre BT connection to the property (homeowner to arrange connection with the fibre provider)

BEAUTIFULLY DESIGNED - DOWN TO EVERY LAST DETAIL.

Images are taken from other Elivia Homes developments. They represent the quality of the homes at Abbey Place. However, fixtures, materials and layout will vary.

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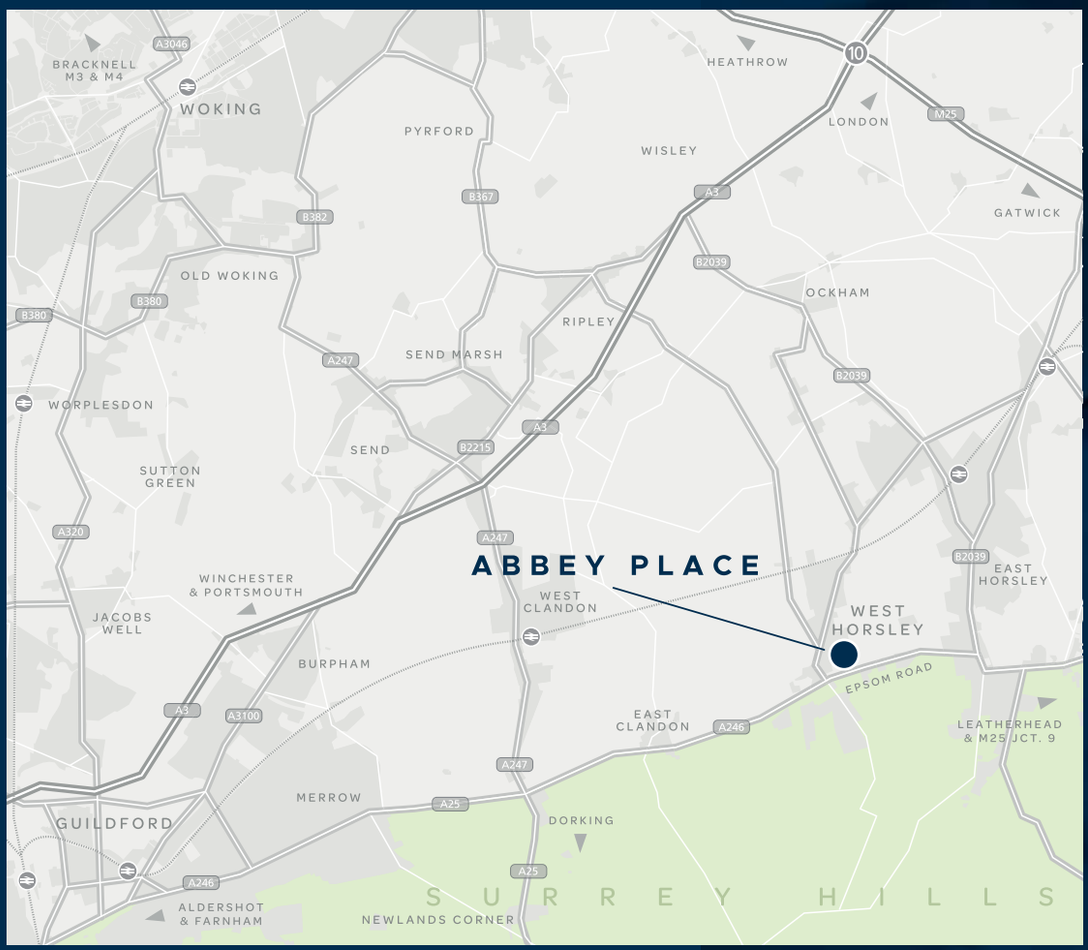
—DESIGN

ABBEY PLACE, OFF EPSOM ROAD, WEST HORSLEY, SURREY KT24 6AU



Map not to scale.

07399 405974

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ELIVIA HOMES CENTRAL, APOLLO HOUSE, MERCURY PARK, WYCOMBE LANE, WOOBURN GREEN, BUCKS, HP10 0HH

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NO.1 TO 4 AT ABBEY PLACE

Three bedroom, semi-detached home arranged over three levels with a combined kitchen/dining area and spacious living room, which opens onto a private terrace & garden. The master bedroom on the top floor has an en suite shower room and dressing area. The home includes allocated car barn & surface parking.

APPROX. INTERNAL AREA: 107.9 SQ M / 1,161 SQ FT

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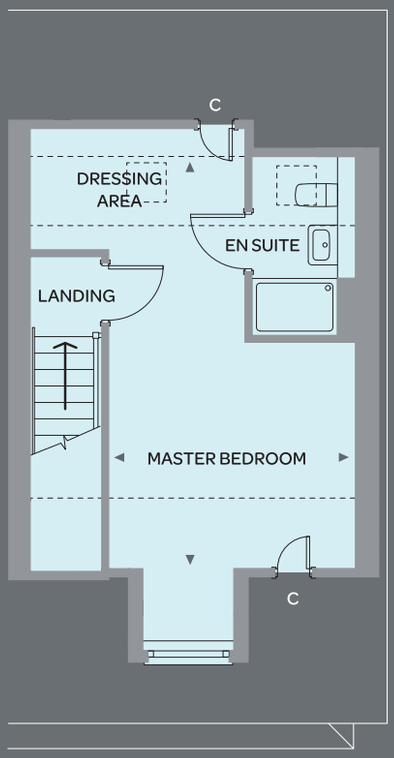

SECOND FLOOR

Plans represent No.2 & 4. No.1 & 3 have mirrored layouts.

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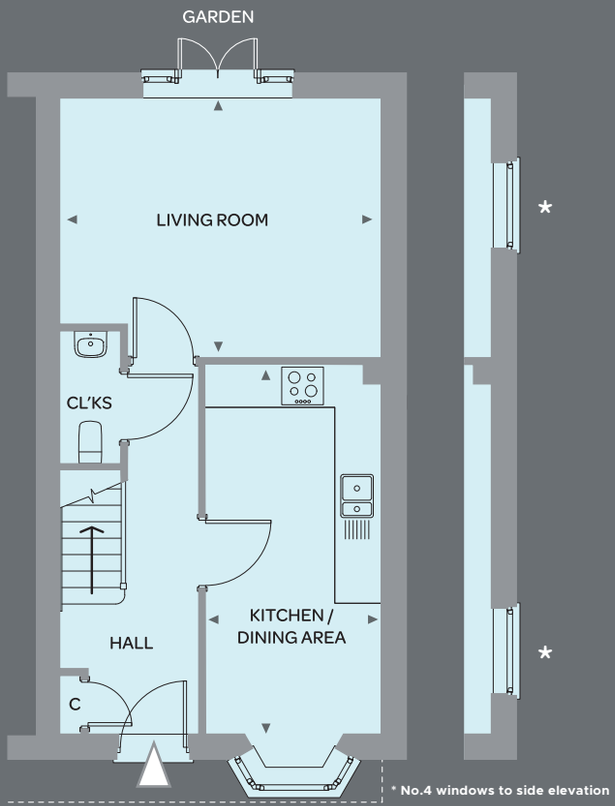
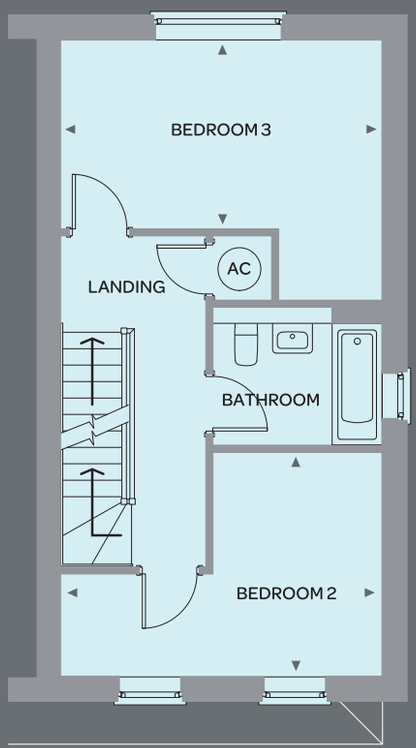


GROUND FLOOR



FIRST FLOOR

Kitchen / Dining Area	5.17m x 2.46m	17'0" x 8'1"
Living Room	4.50m x 3.63m	14'9" x 11'11"

Master Bedroom	5.76m x 3.43m	18'11" x 11'3"
Bedroom 2	4.50m x 2.64m	14'9" x 8'8"
Bedroom 3	4.50m x 3.13m	14'9" x 10'3"

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NO.5
AT ABBEY PLACE

Three bedroom, semi-detached home arranged over three levels with a combined kitchen/dining area and spacious living room, which opens onto a private terrace & garden. The master bedroom & bedroom three each has an en suite shower or bathroom. The home includes allocated car barn & surface parking.

APPROX. INTERNAL AREA: 105.8 SQ M / 1,138 SQ FT

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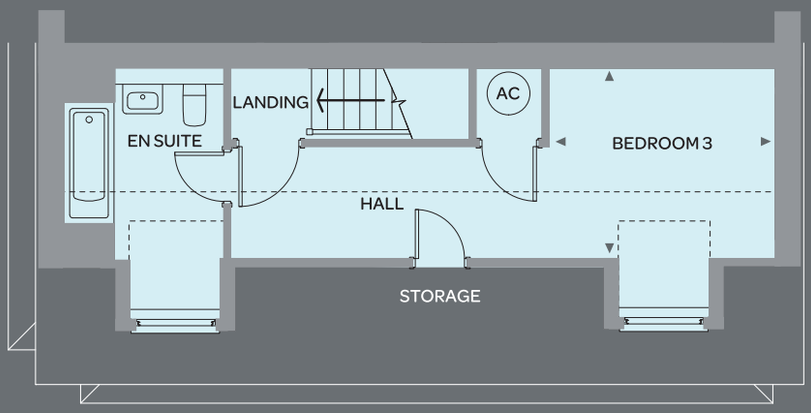
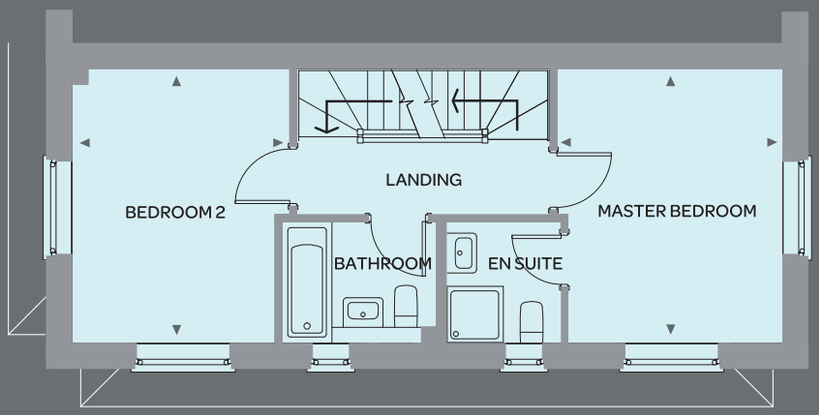
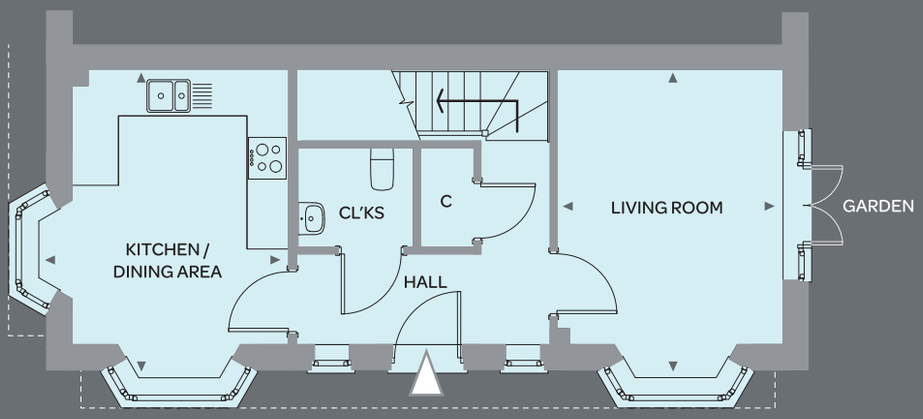


SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen / Dining Area	4.36m x 3.49m	14'4" x 11'5"
Living Room	4.36m x 3.14m	14'4" x 10'4"
Master Bedroom	3.85m x 3.16m	12'8" x 10'5"
Bedroom 2	3.85m x 3.05m	12'8" x 10'0"
Bedroom 3	3.40m x 2.66m	11'2" x 8'9"

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NO.6
AT ABBEY PLACE

Three bedroom, semi-detached home arranged over three levels with an open-plan kitchen, living / dining room, which opens onto a private terrace & garden. The master bedroom & bedroom three each has an en suite shower or bathroom. The home has an attached garage with private driveway.

APPROX. INTERNAL AREA: 103.9 SQ M / 1,118 SQ FT

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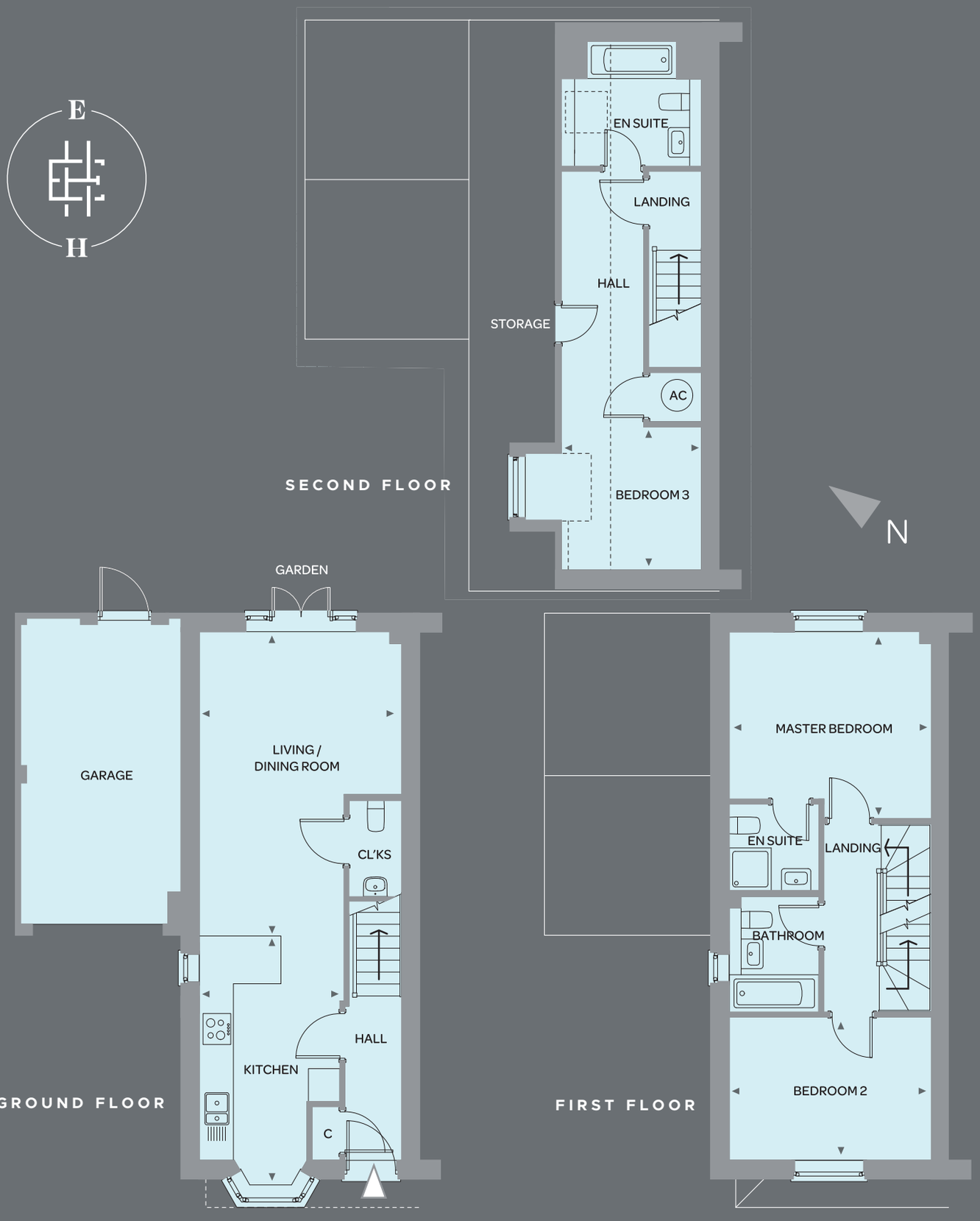

Kitchen	4.74m x 2.68m	15'6" x 8'9"
Living / Dining Room	5.73m x 3.85m	18'10" x 12'8"

Master Bedroom	3.85m x 3.52m	12'8" x 11'6"
Bedroom 2	3.85m x 2.70m	12'8" x 8'10"
Bedroom 3	2.84m x 2.66m	9'4" x 8'9"

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NO.7 TO 10 AT ABBEY PLACE

Four bedroom, semi-detached home arranged over three levels with a combined kitchen/dining area and spacious living room, which opens onto a private terrace & garden. The master bedroom on the top floor has an en suite shower room, bedroom two is above the attached garage with private driveway.

APPROX. INTERNAL AREA: 136.4 SQ M / 1,469 SQ FT

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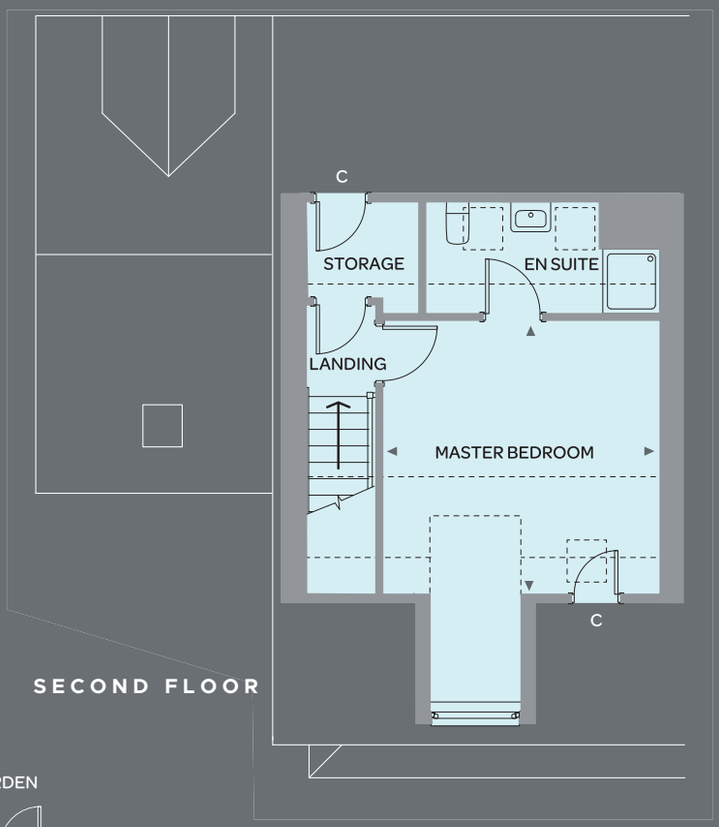
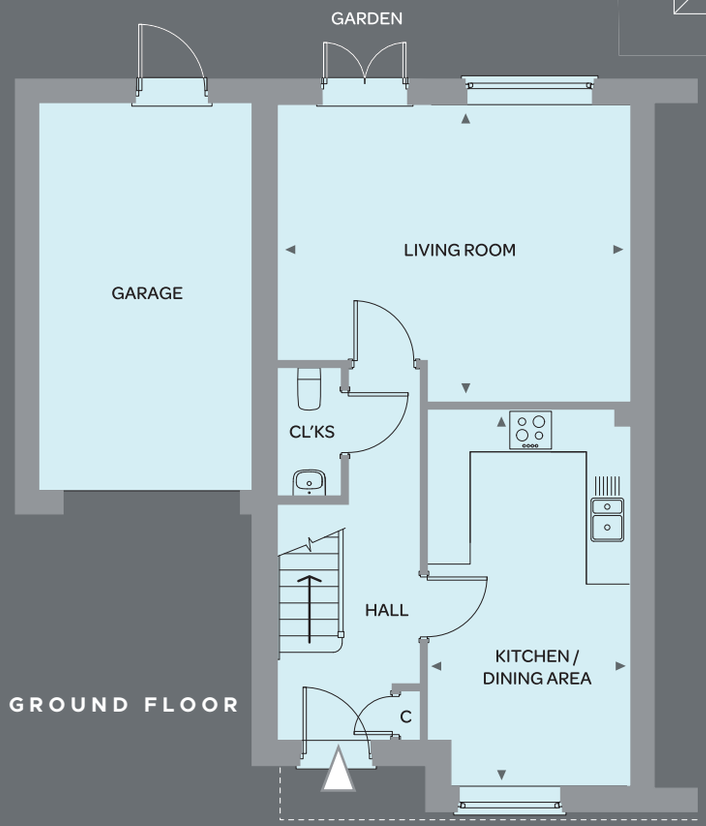
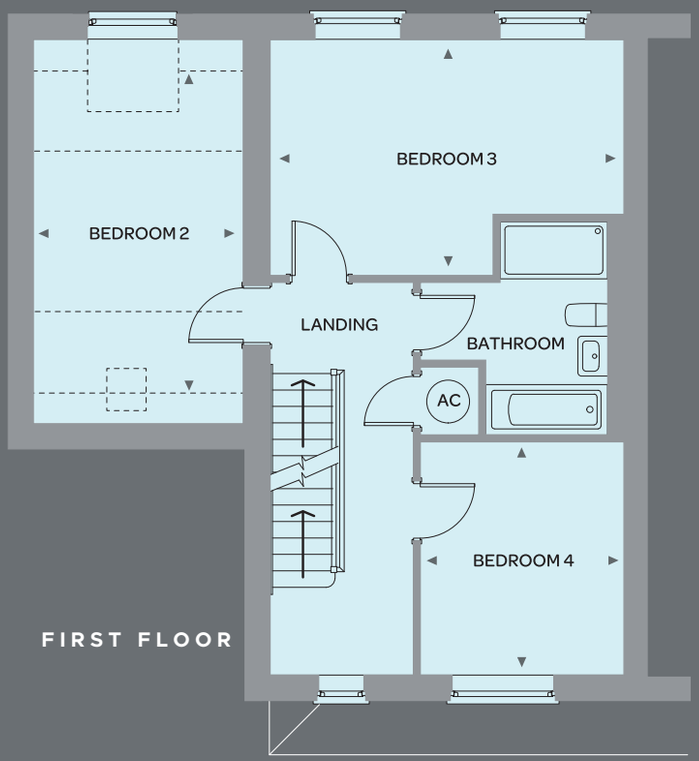


Plans represent No.8 & 10. No.7 & 9 have mirrored layouts.





Kitchen / Dining Area	5.28m x 2.85m	17'4" x 9'4"
Living Room	4.95m x 4.17m	16'3" x 13'8"
Master Bedroom	3.88m x 3.83m	12'9" x 12'7"

Bedroom 2	4.62m x 2.94m	15'2" x 9'8"
Bedroom 3	4.95m x 3.31m	16'3" x 10'10"
Bedroom 4	3.27m x 2.85m	10'9" x 9'4"

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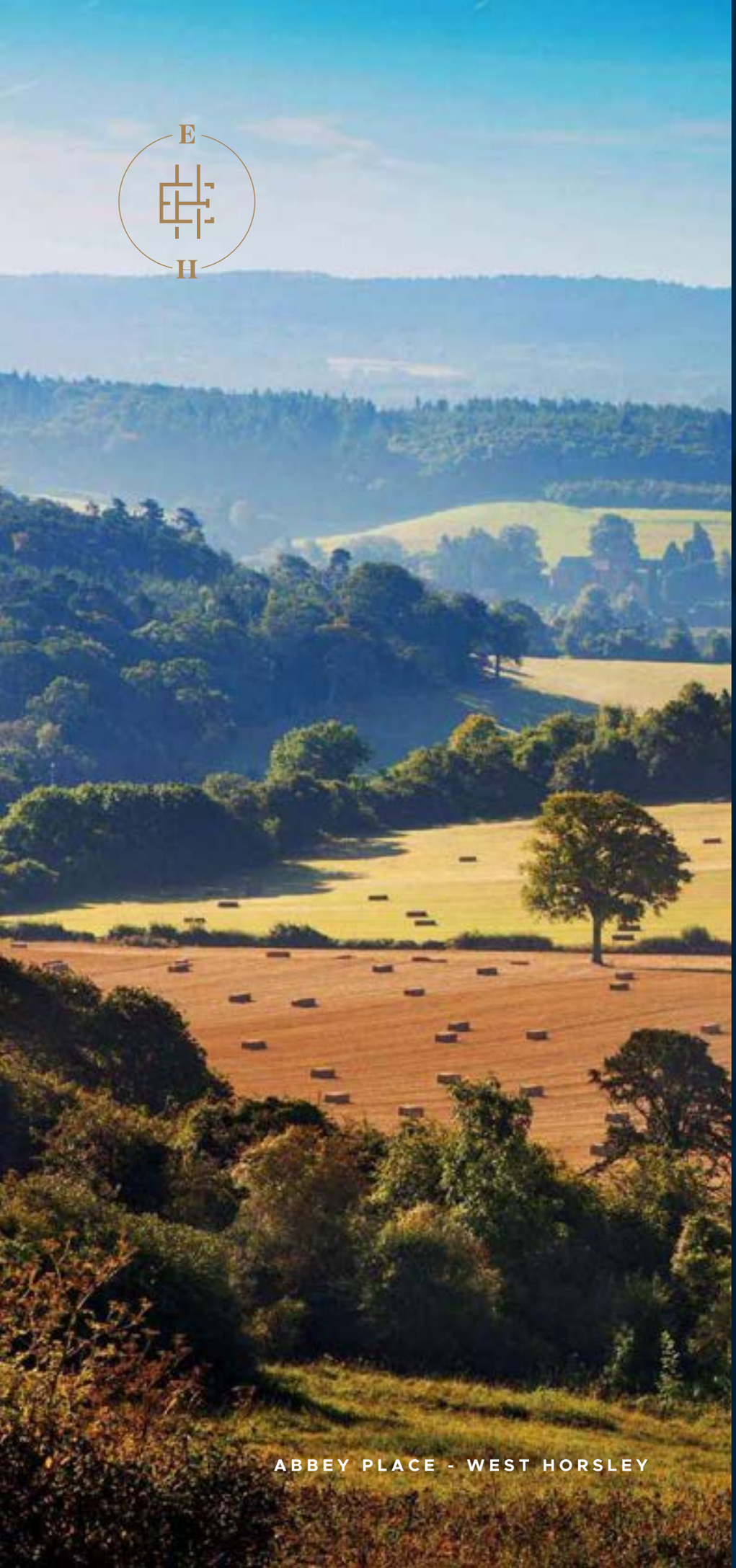

ABBEY PLACE - WEST HORSLEY

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BEYOND ABBEY PLACE

MAKING ALL THE RIGHT CONNECTIONS

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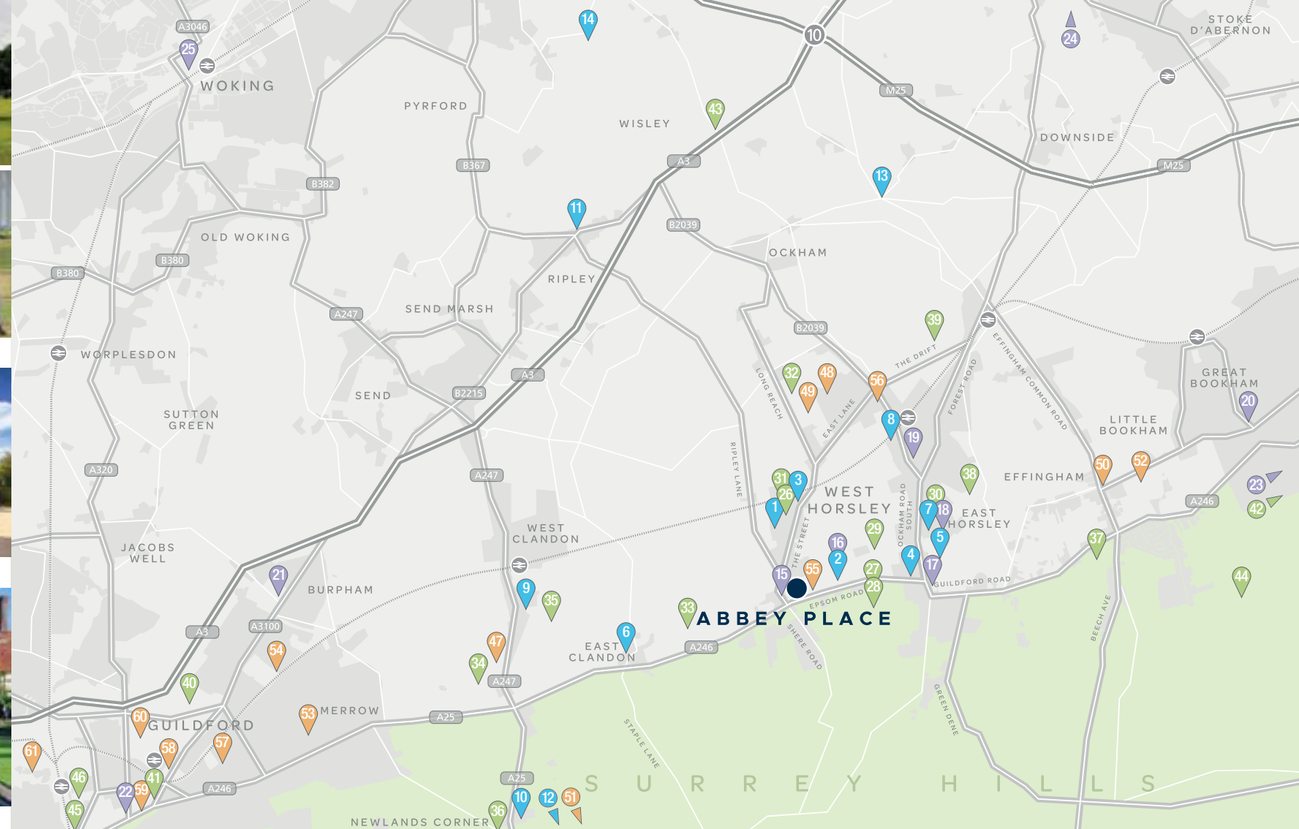
THE HORSLEYS & THE SURREY HILLS. THE BACKDROP TO YOUR COUNTRYSIDE LIFESTYLE.

With spectacular countryside, traditional pubs, excellent state and independent schools and easy access to London, it isn't surprising that the Surrey Hills area has been voted the top place to live in the South East.

Together, 'The Horsleys' provide everything you'll need on a daily basis. West Horsley's village store is just around the corner on The Street, a hub for local artisan produce, including specialist cheese and wines, whilst the 'picture postcard' pub, The King William IV, is a little further down. East Horsley has an array of local shops, restaurants and services at two separate parades, including a butcher's and a bakery. To serve your interests, from art, dance and drama to sports, you'll discover a host of well-supported clubs and activities - as well as a wonderful sense of community.

Living on the edge of the Surrey Hills Area of Outstanding Natural Beauty, there are plenty of opportunities to explore the rolling hills and beauty spots, such as Newlands Corner, as well as the 300-acre Sheepleas Nature Reserve, less than a mile away. For designer brands and high street names, relaxed and fine dining and superb sports facilities, Guildford, Surrey's vibrant county town, is just a short drive away.



SOCIALISING & DINING

1	King William IV, West Horsley	8 mins	-
2	Squire's Garden Centre, West Horsley	8 mins	-
3	Barley Mow, West Horsley	16 mins	-
4	Duke of Wellington, East Horsley	21 mins	-
5	Horsley Towers, De Vere Horsley Est.	-	3 mins
6	The Queen's Head, East Clandon	-	3 mins
7	Annare, East Horsley	-	4 mins
8	La Meridiana Restaurant, East Horsley	-	4 mins
9	Onslow Arms, West Clandon	-	5 mins
10	Carlo's Trattoria, Nr Newlands Corner	-	5 mins
11	The Clock House, Ripley	-	8 mins
12	Kinghams Restaurant, Shere	-	9 mins
13	The Black Swan, Ockham	-	9 mins
14	The Anchor, Pyrford Lock	-	12 mins

SHOPPING & RETAIL

15	Crossroads Stores, West Horsley	2 mins	-
16	Squire's Garden Centre, West Horsley	8 mins	-
17	Little Waitrose at Shell, East Horsley	21 mins	-
18	Bishopsmead Parade, East Horsley	-	3 mins
19	Station Parade Shopping, East Horsley	-	5 mins
20	Great Bookham High Street	-	7 mins
21	Sainsburys, Burpham	-	9 mins
22	Guildford town centre	-	10 mins
23	Leatherhead town centre	-	12 mins
24	Cobham High Street	-	12 mins
25	Woking town centre	-	18 mins

LEISURE & INTEREST

26	West Horsley Village Hall	10 mins	-
27	St Mary's Church C of E , West Horsley	12 mins	-
28	Sheepleas Nature Reserve, Horsley	14 mins	-
29	Grange Park Opera, West Horsley Place	20 mins	-
30	Nomad Theatre, East Horsley	-	4 mins
31	Horsley & Send Cricket Club	-	5 mins
32	Horsley Football Club	-	5 mins
33	National Trust Hatchlands Park	-	5 mins
34	National Trust Clandon Park	-	5 mins
35	Clandon Regis Golf Club	-	5 mins
36	Newlands Corner, Surrey Hills	-	5 mins
37	Effingham Golf Club	-	5 mins
38	Horsley Sports Club	-	6 mins
39	The Drift Golf Club, East Horsley	-	7 mins
40	Guildford Spectrum	-	9 mins
41	G-Live, Guildford	-	10 mins
42	Nuffield Health, Leatherhead	-	12 mins
43	RHS Garden, Wisley	-	12 mins
44	National Trust Polesden Lacey	-	12 mins
45	Yvonne Arnaud Theatre, Guildford	-	14 mins
46	Odeon Cinema, Guildford	-	18 mins

EDUCATION

	Nurseries & State Primary:		
47	Clandon C of E Primary Sch.	-	4 mins
48	The Raleigh Primary Sch.	-	5 mins
49	Footprints Montessori Day Nursery	-	6 mins
50	St Lawrence Primary Sch.	-	6 mins
51	Shere C of E Primary Sch.	-	9 mins
	State Secondary Schools :		
52	Howard of Effingham Sch.	-	7 mins
53	St Peter's Catholic Sch.	-	7 mins
54	George Abbot Sch.	-	10 mins
	Independent Schools:		
55	Cranmore Sch.	3 mins	-
56	Glenesk Pre-prep & Nursery	-	6 mins
57	Tormead Sch.	-	9 mins
58	Guildford High Sch.	-	10 mins
59	Royal Grammar Sch. Guildford	-	10 mins
	Higher Education:		
60	Guildford College	-	10 mins
61	University of Surrey	-	12 mins

Times based on departing Abbey Place at 1pm. Source: www.google.com/maps. Local schools listed are subject to your inspection to check catchment and entry criteria. Map is not to scale.

MAKE YOUR CONNECTIONS WITH EASE

Horsley Station
2.5 MILES / 7 MINS

Wimbledon Station
30 MINS

Clapham Junction
37 MINS

London Waterloo
47 MINS

London Victoria
54 MINS (1 CHANGE)

A3 / M25 Junc. 10
5.5 MILES / 10 MINS

Guildford town centre
5 MILES / 10 MINS

Woking town centre
9 MILES / 18 MINS

Heathrow (Term. 3)
24 MILES / 30 MINS

Gatwick
22 MILES / 35 MINS

OTHER DESTINATIONS

Cobham	6 miles	12 mins
Leatherhead	7 miles	12 mins
Dorking	8.5 miles	18 mins
Kingston upon Thames	16.5 miles	28 mins
Horsham	24 miles	40 mins
Knightsbridge, London	27 miles	50 mins
Portsmouth	50.5 miles	55 mins
Worthing	40.5 miles	60 mins

If you're commuting to work, shopping, going out for the evening, visiting a local attraction, or travelling abroad, West Horsley is perfectly placed. The village has good access to the major road networks via the nearby A3 London-Portsmouth road and the M25 London Orbital Motorway. Horsley station, in neighbouring East Horsley, is on the London-Guildford line and a number of bus routes serving Guildford, Leatherhead and Epsom pass along the A246. For air travel, London's Heathrow and Gatwick airports are both less than 25 miles away.

Distances and times based on departing Abbey Place at 1pm. Source: www.google.com/maps. www.thetrainline.com. Distances are rounded to the nearest half mile.

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