



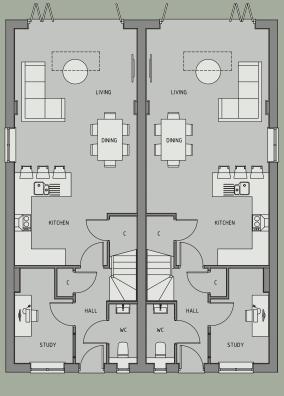


FINISHED TO THE HIGHEST STANDARD THROUGHOUT, THE ROSES,
OLD WOKING IS A SELECT DEVELOPMENT OF JUST 5 BESPOKE DESIGNED,
THREE DOUBLE BEDROOMED HOMES, EACH WITH THREE BATHROOMS, TWO
OF WHICH ARE EN-SUITE. ALL NEW HOMES HAVE PARKING FOR 2 CARS
EITHER IN A COURTYARD TO THE FRONT FOR HOUSES 3, 4 AND 5 OR VIA A
PRIVATE GATED ROAD WHICH LEADS TO A CAR PORT WITH ADDITIONAL
TANDEM PARKING FOR HOUSES 1 AND 2.

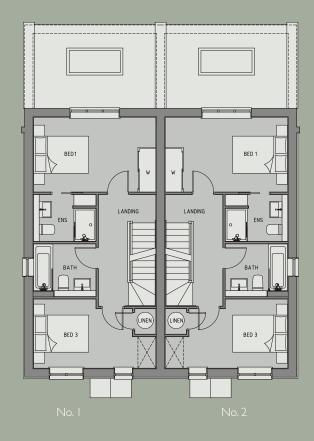










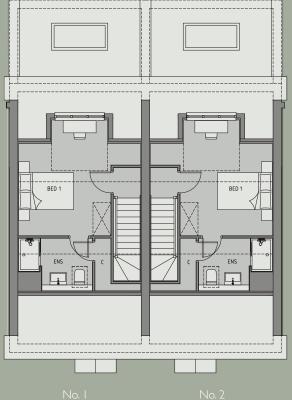


FIRST FLOOR

GROUND FLOOR

KITCHEN/LIVING/DINING	8.6m(max)	4.4m(max)	28'3''(max)	
STUDY	3.5m(max)	2.Im(max)	11'4''(max)	7'0''
BEDROOM I	4.4m(max)	2.7m(max)	14'7''(max)	8'11''
BEDROOM I EN-SUITE	2.3m	1.7m	7'6''	
BEDROOM 3	4.4m(max)	2.5m(max)	14'7''(max)	8'3''
BATHROOM	2.3m	1.9m	7'6''	6'4''



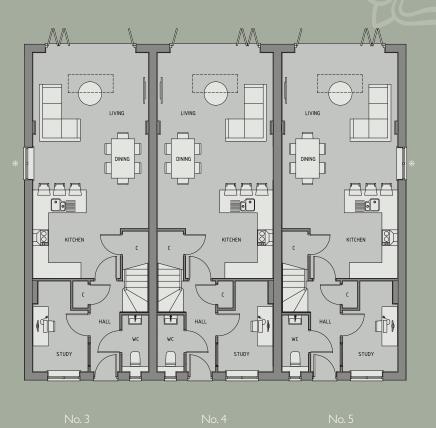


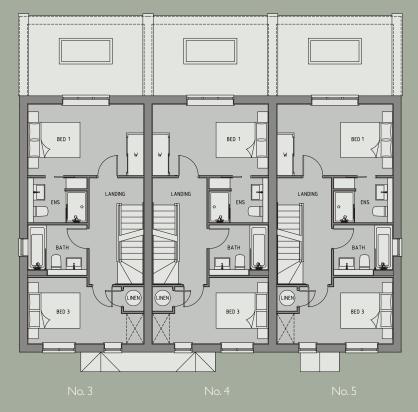
second floor

BEDROOM 2 4.4m(max) × 4.2m(max) 14'7''(max) × 13'10''(max)8

BEDROOM 2 EN-SUITE 2.7m \times 1.9m \times 8'10'' \times 6'4''

No. 3, 4 & 5



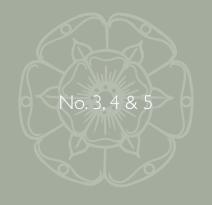


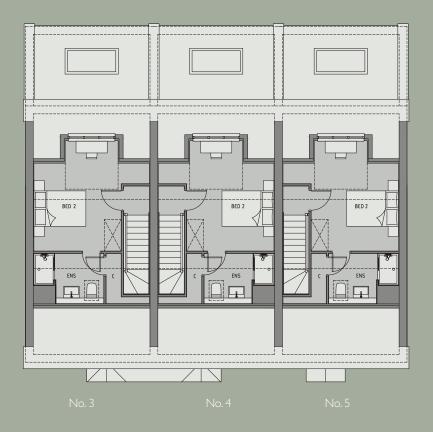
GROUND FLOOR

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KITCHEN/LIVING/DINING	8.6m(max)	4.4m(max)	28'3''(max)	
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BATHROOM	2.3m	1.9m	7'6''	6'4''

^{*} Fire rated windov





SECOND FLOOR

BEDROOM 2 4.4m(max) \times 4.2m(max) $14'7''(max) \times 13'10''(max)$

BEDROOM 2 EN-SUITE 2.7m imes 1.9m imes 8'10'' imes imes 6'4''

















SPECIFICATION

KITCHENS

- Ash White Shaker style kitcher
- Quartz stone worktops and upstands
- Splashback to hob in clear glass
- Under unit LED lighting
- Floor finish in a wood effect click floor not as standard (colour choice available subject to build stage)
- Appliances to include Bosch single oven & gas four ring hob, cooker hood & microwave
- Integrated appliances include a Zanussi fridge/freezer, washer/dryer and dishwasher
- Stainless steel sink 1.5 bowl and single lever tap
- Integrated 3 x 10 ltr ecobins for easy recycling

STYLISH RATHROOMS & FNLSHITES

- Contemporary vanity units with 600mm basir
- Duravit soft close w/c
- Grohe push plate cistern with dual flush system
- Ceramic tiles to bath/shower areas and behind w/c
- Polished chrome mixer taps and shower controls
- Thermostatically controlled shower
- Bath with shower attachment and glass screen
- Low profile shower unit and shower screen
- Polished chrome heated towel rail to bathroom and en-suite
- Shaver point to bathroom and en-suite
- Floor finish in wood effect click floor

CLOAKROOM

- 500mm basin
- Duravit soft close w/c
- Grohe push plate
- Floor finish in wood effect click flooring
- Ceramic tiles to basin splashback and boxing

INTERIOR FEATURES

- White walls and white ceilings
- Doors 5 vertical panel in a French grey colour
- Ironmongery in chrome
- Fitted mirror fronted wardrobes to master bedroom
- Floor finish only standard in w/c, bathroom & en-suite
- Floor finish to bedrooms, landing & stairs is non standard
- Pendant & feature lighting to key areas



















SPECIFICATION

ENERGY SAVING FEATURES

- Photovoltaics to all homes reducing electricity bills
- 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 mechanisms to toilets to reduce water use
- High levels of insulation within roof space and external wal 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)

home entertainment & communications

- IV point to living room and master bedroom
- Multimedia plate to living area including BT,TV, DAB, Sky Q terrestrial channels, for connection by individual purchasers

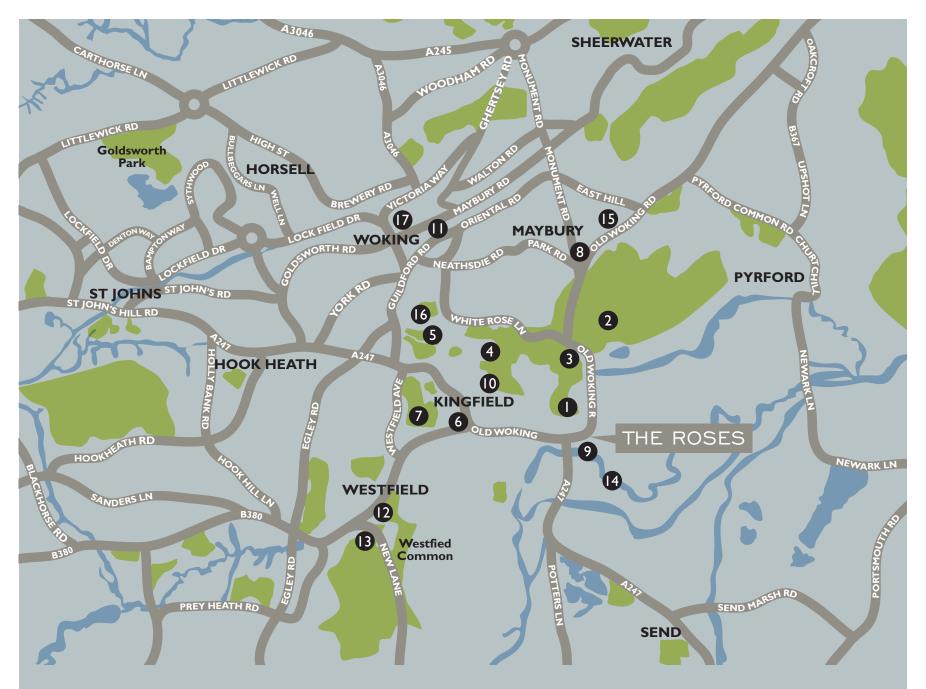
EXTERNAL AREAS

- Each home comes with two allocated car parking spaces
- Private gardens have paved patio in natural buff paving and turf to garden
- Through the adjoining private gated road, home 1 & 2 has a shared car port and an additional space in front
- Up/down lights to individual homes

Warranty & After Care

- 10 year NHBC 'Buildmark' warranty and insurance policy
- Full demonstration of your new home before we hand you your keys
- Dedicated customer care team





- 1. St Peters Recreation Ground
- 2. Hoebridge Golf Centre
- Hoebridge School
- 4. St John The Baptist School
- 5. Woking Leisure Centre
- 6 Sainsbury's Local
- 7 Old Wokingians Football Club
- 8. The Inn at Maybury
- 9. St Peters Church, Old Woking

- 10. Woking College
- 11. Woking Railway Station
- 12. Eastern and Orient Restaurant
- Sutton Green Golf Club
- 14. The River Wey
- 15. Greenfield School
- 16. Pool in the Park
- Woking Shopping Centre









EXCELLENT CONNECTIVITY

Woking is exceptionally well connected and is considered the most important rail hub in the South East with the exception of Clapham Junction.

Just 29 minutes from Woking train station to Waterloo, Woking is an ideal home location for City and West End workers. From Waterloo, the tube provides access to Bond Street in just 6 minutes, London Bridge in 7 minutes and Canary Wharf in 11 minutes.

The South and West Coasts are also easily accessible with Woking offering a direct service to Basingstoke, Southampton, Bournemouth and Weymouth. Woking is just 7 minutes travel from Guildford where direct rail links to Gatwick Airport, Portsmouth & Southsea and Portsmouth Harbour can be taken.

By car,The Roses is just 2.5 miles from the A3, 6.5 miles from the M25. Heathrow is just 23 minutes away (14.7 miles) and Gatwick 40 minutes away (33.6 miles)



ROAD

- A3 2.5 miles away
 M25 6.5 miles away
 Gatwick Airport 33.6 miles, 40 minutes away
- Heathrow 14.7 miles. 23 minutes away
 Central London 30.9 miles. Thour. 4 minutes













STUNNING HOMES IN A BEAUTIFUL SETTING

On the ground floor each of these fabulous new homes has a light and airy kitchen to living/dining room with full-width bifold doors opening to a landscaped garden and a large skylight flooding each room with sunlight. A fully fitted, luxury kitchen with integrated appliances is separated from the principal reception room by a substantial breakfast bar and there's also a separate study and ground floor cloakroom.

Each new home has parking for 2 cars, either in a courtyard to the front for houses 3, 4 and 5 or via a private gated road leading to a car port with additional tandem parking for houses 1 & 2.

Woking mainline train station is under 2 miles away and has regular fast trains to Waterloc in just 29 minutes.

The Roses is set in the heart of the village of Old Woking, which predates Woking's modern town centre by some 1,000 years, and is home to over 50 buildings listed by English Heritage, including the beautiful Grade I listed St Peter's Church which dates back to the 12th century.

Woking Palace, the ruins of which still stand today, was the main home of Margare Beaufort, mother of Henry VII.



















THINGS TO DO, PLACES TO SEE

ONE OF SURREY'S HIDDEN GEMS

- A village of history Old Woking is featured in the Domesday Book.
- Stunning local period architecture.
- The village sits on the River Wey, a picturesque tributary of the River Thames
- Surrounded by beautiful countryside and tow paths ideal for walking, jogging and cycling.
- Famous backdrop to H.G. Wells' book War of the Worlds

IDEAL FOR THOSE WITH AN ACTIVE LIFESTYLE

- Hoebridge Golf Centre just moments away home to 3 well-kept golf courses & driving range.
- Hoebridge Centre 'State of the Art' Gym with Café Bar & Grill.
- Home to FA Cup semi-finalists Woking Football Club.
- Local David Lloyd is just a 4 minute drive away.
- Woking Leisure Centre also minutes away and offering a wide range of activities.
- Pool in the Park family focused water fun.

ENTERTAINMENT, SHOPPING & EATING OUT

- VVest End dramas, musicals & opera at The New Victoria Theatre
- The Peacocks and Wolsey Place shopping centres offer over 150 retail outlets.
- Fatface, H&M, Monsoon, New Look, Superdry and RED, sit alongside jewellers, phone shops, beauticians and hairdressers
- Great places to eat Bill's, Cafe Rouge, Carluccio's, Cattle Steakhouse, Las Iguanas and Chopstix.
- Local café society Pret a Manger, Starbucks and Costa sitting aside independent coffee shops.
- Victoria Square town centre redevelopment due for completion in 2020.







ABOUT RUSHMON HOMES

At Rushmon Homes we've been creating a warm welcome in our new homes for over 47 years now. 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.





The Roses, High Street, Old Woking, Surrey GU22 9JH

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 prepared in November 2019 and all the information was believed to be correct at that time. Distance and travel times have been referenced from Google Maps. All train times have been taken from National Rail Enquiries.