



THE ROSES

HIGH STREET · OLD WOKING · GU22 9JH





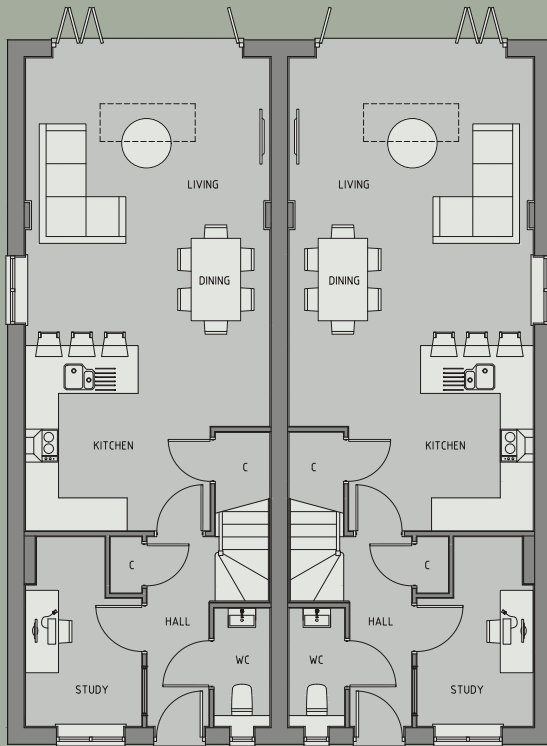
No. 1 & 2



No. 3, 4 & 5



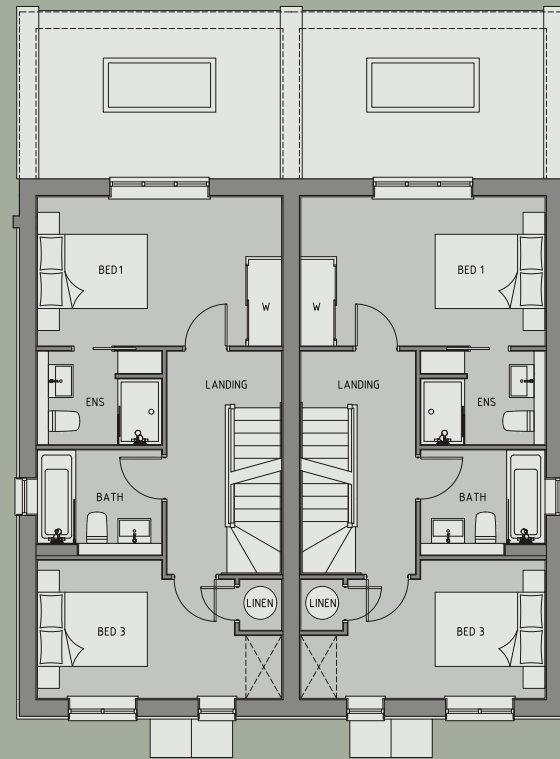
No. 1 & 2



No. 1

No. 2

GROUND FLOOR

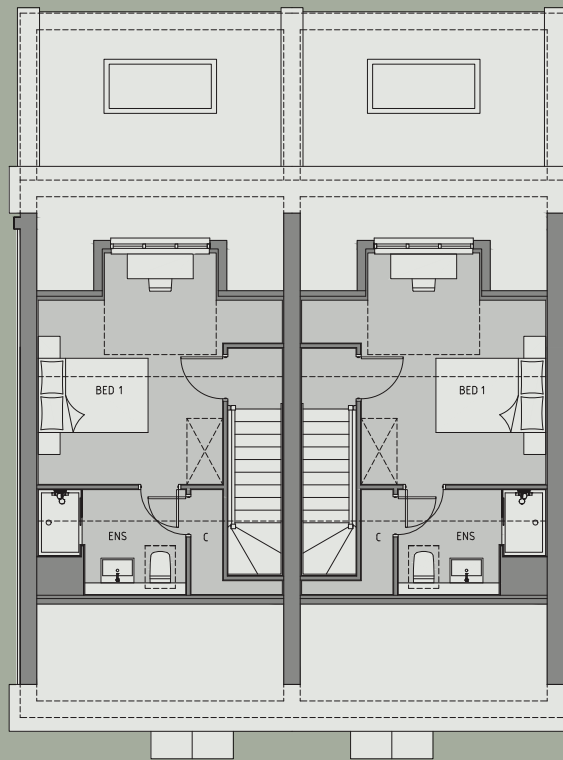


No. 1

No. 2

FIRST FLOOR

KITCHEN/LIVING/DINING	8.6m(max) × 4.4m(max)	28'3"(max) × 14'7"
STUDY	3.5m(max) × 2.1m(max)	11'4"(max) × 7'0"
BEDROOM 1	4.4m(max) × 2.7m(max)	14'7"(max) × 8'11"
BEDROOM 1 EN-SUITE	2.3m × 1.7m	7'6" × 5'7"
BEDROOM 3	4.4m(max) × 2.5m(max)	14'7"(max) × 8'3"
BATHROOM	2.3m × 1.9m	7'6" × 6'4"



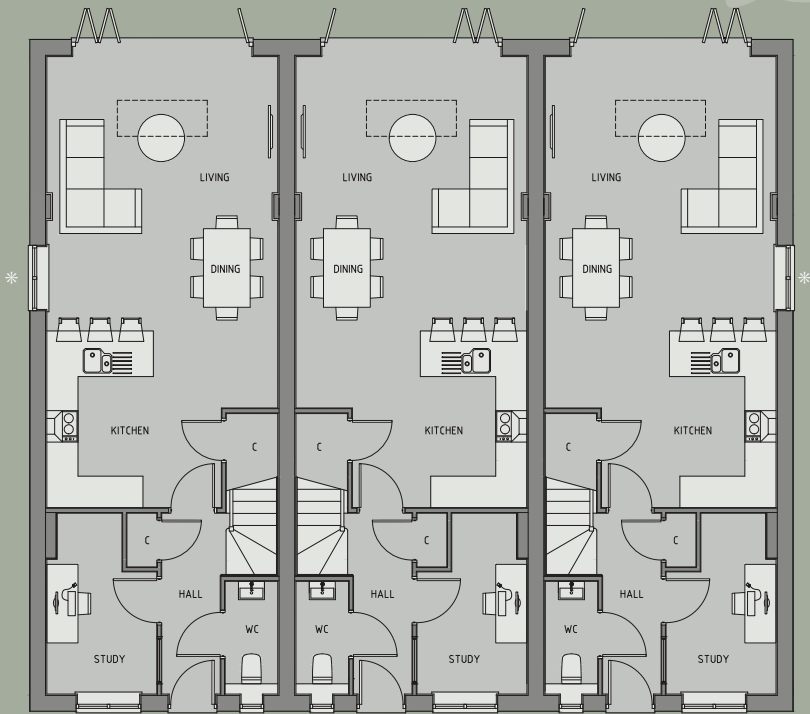
No. 1

No. 2

SECOND FLOOR

BEDROOM 2	4.4m(max)	×	4.2m(max)	14'7"(max)	×	13'10"(max)	8
BEDROOM 2 EN-SUITE	2.7m	×	1.9m	8'10"	×	6'4"	

No.3, 4 & 5



No. 3

No. 4

No. 5

GROUND FLOOR



No. 3

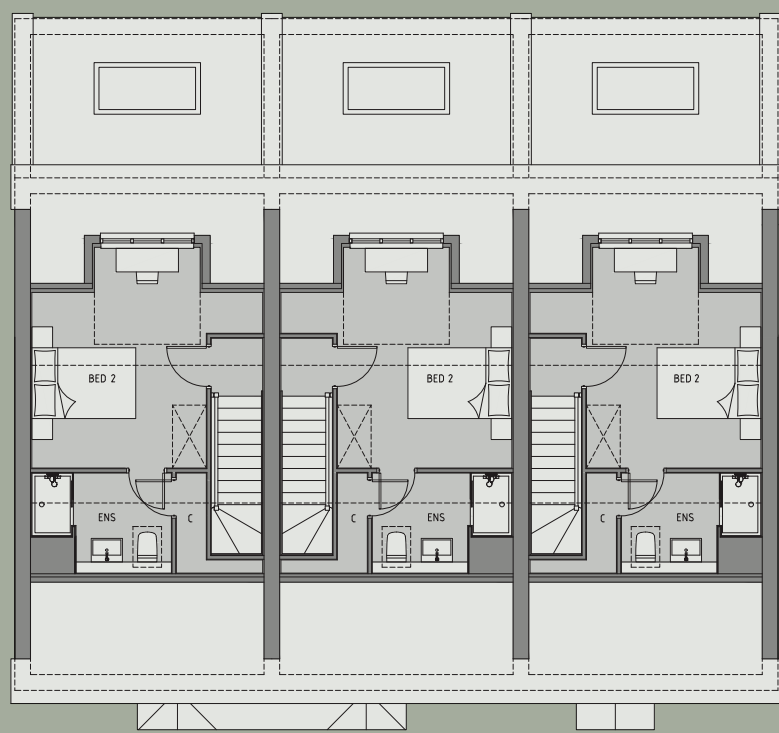
No. 4

No. 5

FIRST FLOOR

KITCHEN/LIVING/DINING	8.6m(max) × 4.4m(max)	28'3"(max) × 14'7"
STUDY	3.5m(max) × 2.1m(max)	11'4"(max) × 7'0"
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BATHROOM	2.3m × 1.9m	7'6" × 6'4"

* Fire rated window



No. 3

No. 4

No. 5

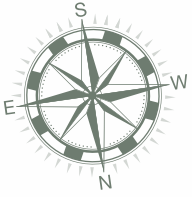
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BEDROOM 2	4.4m(max)	×	4.2m(max)	14'7"(max)	×	13'10"(max)
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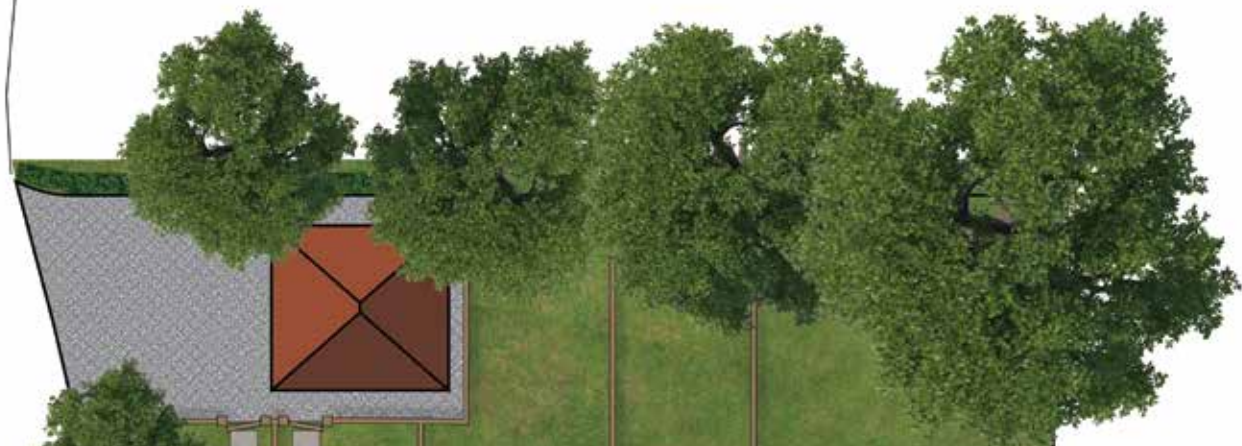
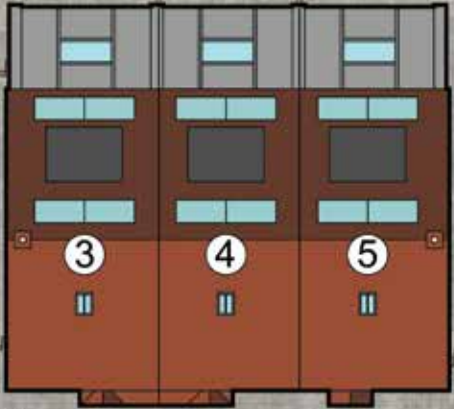
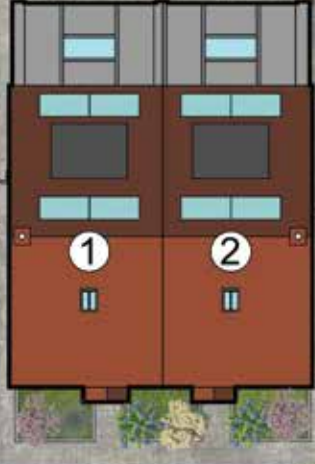


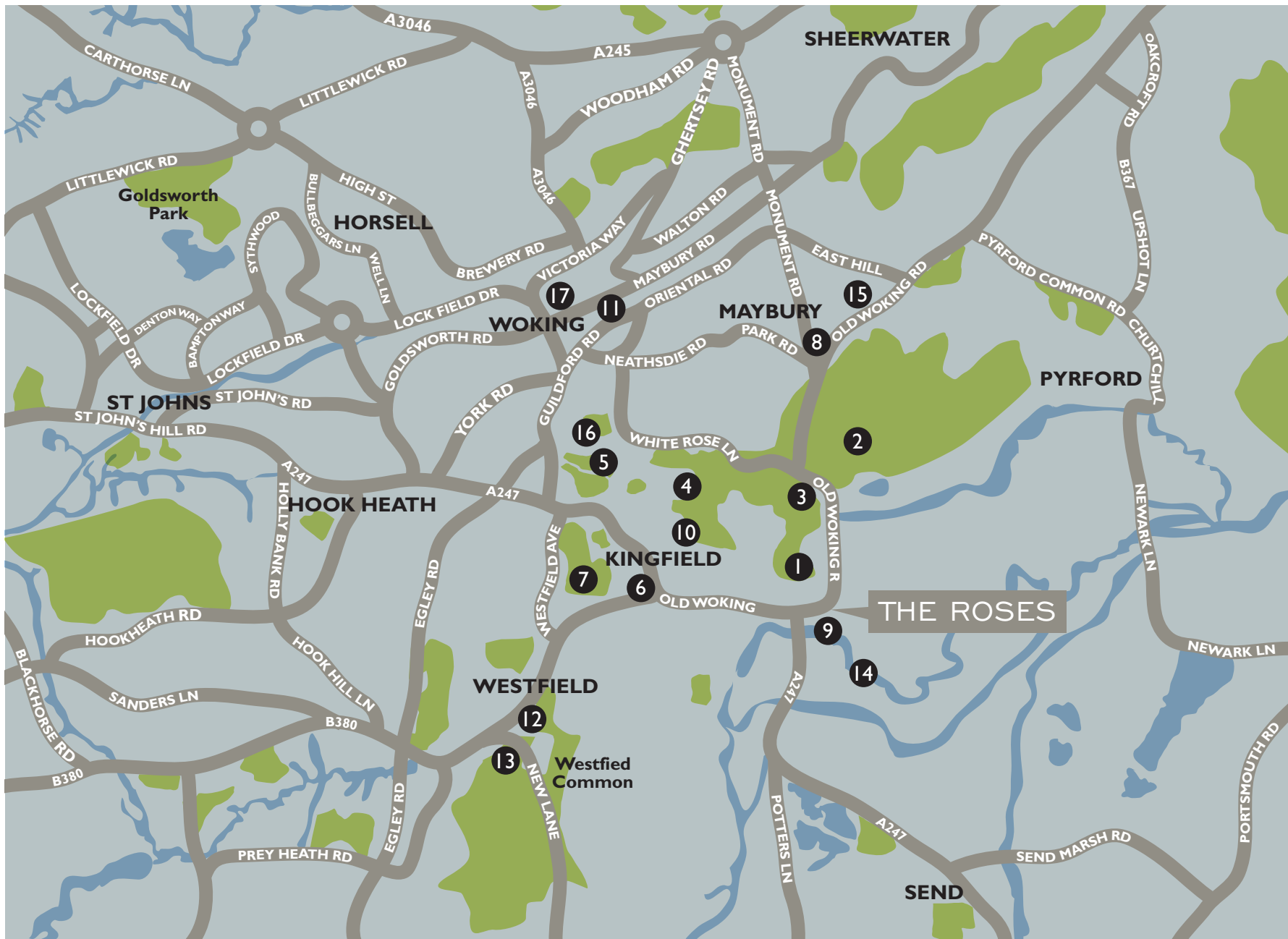
SITE PLAN



ROSEMEAD

HIGH STREET





- | | |
|---------------------------------|-----------------------------------|
| 1. St Peters Recreation Ground | 10. Woking College |
| 2. Hoebridge Golf Centre | 11. Woking Railway Station |
| 3. Hoebridge School | 12. Eastern and Orient Restaurant |
| 4. St John The Baptist School | 13. Sutton Green Golf Club |
| 5. Woking Leisure Centre | 14. The River Wey |
| 6. Sainsbury's Local | 15. Greenfield School |
| 7. Old Wokingians Football Club | 16. Pool in the Park |
| 8. The Inn at Maybury | 17. Woking Shopping Centre |
| 9. St Peters Church, Old Woking | |



EXCELLENT CONNECTIVITY

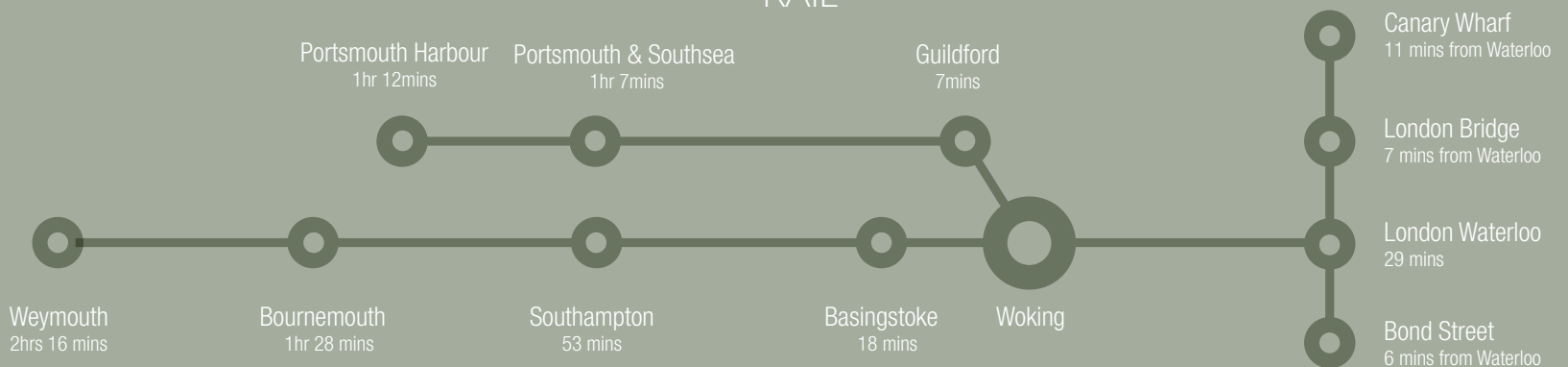
Woking is exceptionally well connected and is considered the most important rail hub in the South East with the exception of Clapham Junction.

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)

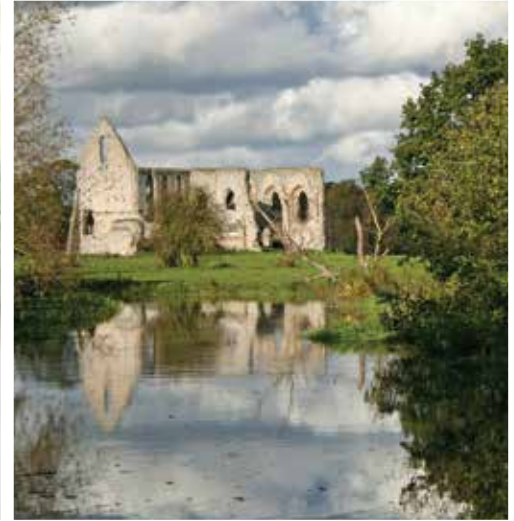
RAIL



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, 1 hour, 4 minutes

NB - Travel times shown are fastest and taken from National Rail website and RAC Routeplanner. Stopping service takes just over 40 minutes pausing at West Byfleet, Weybridge, Walton-on-Thames, Hersham, Esher and Surbiton.







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

- West 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.



RUSHMON
H O M E S



RUSHMON

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

Call 01932 586777 for more information

www.rushmon.co.uk



Registered House-Builder



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.