



# Ada Gardens

EAST HORSLEY, SURREY

A beautiful collection of one, two, three,  
four and five bedroom homes located  
in East Horsley village.

**Taylor**  
**Wimpey**

# Contents

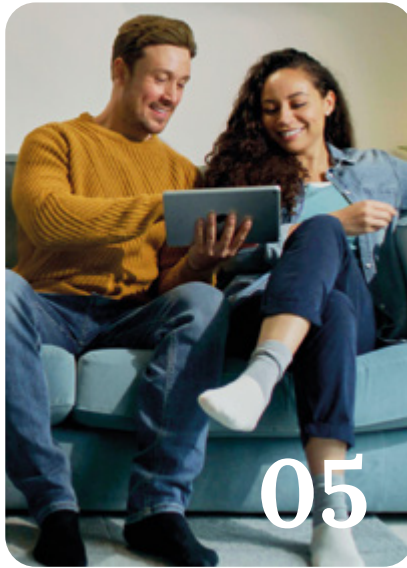
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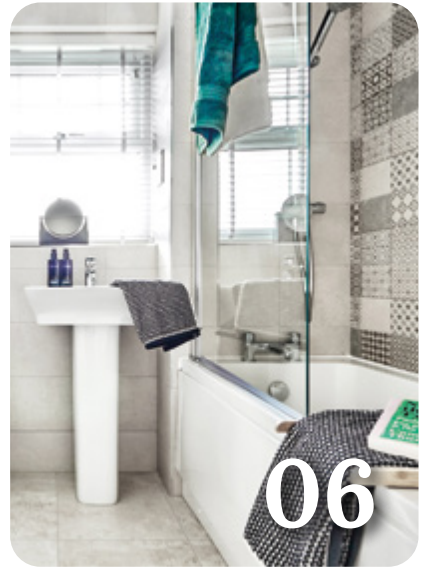
**Welcome to  
Ada Gardens**



**Personalise  
your home**



**Included  
as standard**



**Our homes**



**Ways to buy**



**Take your  
next step**





# Welcome to Ada Gardens

This exciting new development has been thoughtfully designed to take in to account the local surroundings.

Ada Gardens is at the heart of green open space, with play areas and pathways for you to explore together.



[View the site plan](#)

This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.



# Love village life

The peaceful village is a popular choice for London commuters looking to escape to green open spaces, whilst the wide selection of schools in the area makes it perfect for families.

Within a short walk, you'll find local shops, pubs, a traditional bakery and Horsley train station, with direct links to London, is only a short walk away. Slightly further afield, Guildford has all the amenities that a metropolitan centre has to offer.

Box Hill



Horsley train station



East Horsley local shops



Watch development video





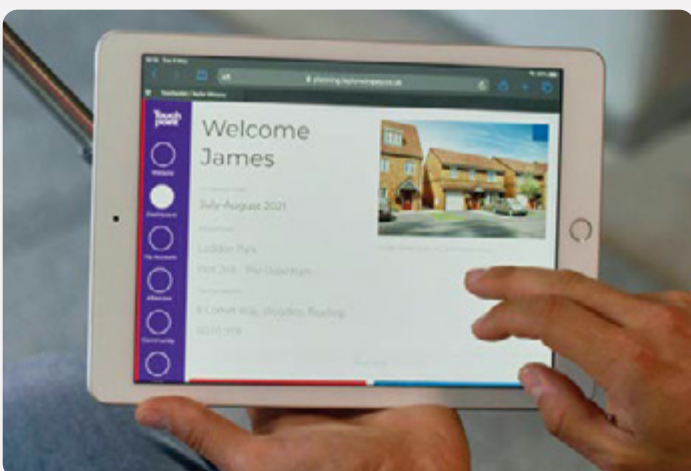
# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All homes have fully integrated kitchens with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

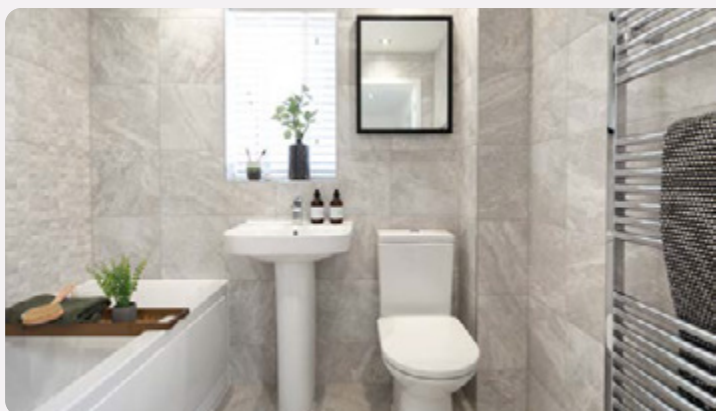
## Utility rooms\*

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites\* and shower rooms\*

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden\*

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed front and back garden, plus the front garden is landscaped – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. \* = Where applicable.

# Specification of our houses

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate or Silestone worktops with matching upstand*	✓
Chrome 1.5 bowl sink and Zeno tap†	✓
Stainless steel electric oven and built-in gas hob and integrated hood	✓
Fully integrated dishwasher, fridge/freezer and washing machine^	✓
Stainless steel or glass splashback above hob	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Choice of tiling from selected range*	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully programmable dual zone gas central heating providing hot water	✓
Fully programmable dual zone air source heat pump central heating providing hot water to bungalows	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to living room and every bedroom	✓
Master telephone socket to living room	✓
CAT 5e Data Cabling	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to detached garages within curtilage area (site layout dictates)	✓
EV charging point to each home	✓
Downlights in white finish to wet room, including the cloakroom, bathroom, en suite and utility	✓

⌚ = Standard features   \* = Options, upgrades and colour choices are available subject to stage of construction   † = Where applicable

^ = Some are located in utility room – house type dependent   \*\* = House type specific

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# Specification of our houses

Finishing touches	
Flat white finish to walls and ceilings	✓
White paint to woodwork	✓
Vicama doors with chrome ironmongery	✓
Vinyl floor covering to all wet areas, kitchen, kitchen/dining area and utility	✓
Carpet to remaining rooms	✓
Full-height tiling to walls above bath and shower**	✓
External features	
Buff riven concrete slabs to pathways and patios	✓
Polished chrome door numerals	✓
Porch light to front and wiring for outside rear light	✓
Outside tap to rear garden	✓
Doorbell	✓
Security and safety	
Mains operated smoke and carbon monoxide detectors supplied in line with building regulations	✓
Gardens, paths and drives	
Front garden turfed and shrubbed, plus turf to rear garden†	✓
1.8m fencing to rear garden	✓
NHBC 10-year warranty	
NHBC 10-year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



**Find out more**

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# Our homes

→ 1 bedroom homes



→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ 5 bedroom homes



→ View the site plan



# The William

1 BEDROOM HOME, TOTAL 642 sq ft / 59.6 m<sup>2</sup>



## William A GROUND FLOOR

Kitchen/Living/Dining Area

6.25m x 4.09m      20'5" x 13'5"

Bedroom 1

3.7m x 3.9m      12'2" x 12'10"



## William B GROUND FLOOR

Kitchen/Living/Dining Area

6.25m x 3.80m      20'5" x 15'5"

Bedroom 1

4.65m x 3.10m      15'3" x 10'2"

[→ Discover more about this development](#)

[→ View our current availability](#)

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, PV panel location, dimensions and floor plan differences consult your Sales Executive. The sq. ft./sq. m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 46224 / November 2024.





# The Beauford

2 BEDROOM HOME, TOTAL 857 sq ft / 79.6 m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

4.70m × 2.87m 15'5" × 9'5"

### Living Room

4.04m × 3.67m max. / 2.66m min.  
13'3" × 12'1" max. / 8'9" min.



## FIRST FLOOR

### Bedroom 1

3.57m × 2.94m 11'9" × 9'8"

### Bedroom 2

4.70m × 2.55m 15'5" × 8'4"

[→ Discover more about this development](#)

[→ View our current availability](#)

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# The George

2 BEDROOM HOME, TOTAL 958 sq ft / 89.0 m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.06m × 2.87m      16'7" × 9'5"

### Living Room

4.24m × 3.98m max. / 2.99m min.  
13'11" × 13'1" max. / 9'10" min.



## FIRST FLOOR

### Bedroom 1

3.98m max. 3.34 x 3.00m min.  
13'1" max. 11'0" x 9'10"

### Bedroom 2

3.46m max. / 2.57m × 2.77m min.  
11'4" max. / 8'5" × 9'1" min.

### Study

2.82m x 2.20m      9'3" x 7'3"

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# The Braxton

3 BEDROOM HOME, TOTAL 1,070 sq ft / 99.4 m<sup>2</sup>



## GROUND FLOOR

**Kitchen/Dining** max.

4.25m x 3.43m 14'0" x 11'3"

**Living Room** max.

4.19m x 3.19m 13'9" x 10'6"



## FIRST FLOOR

**Bedroom 2** max.

4.25m x 2.82m 14'0" x 9'3"

**Bedroom 3**

3.59m x 2.15m 11'10" x 7'1"



## SECOND FLOOR

**Bedroom 1** min.

6.64m x 2.75m 21'10" x 9'0"



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# The Kingdale

3 BEDROOM HOME, TOTAL 1,025 sq ft / 95.2 m<sup>2</sup>



## GROUND FLOOR

### Kitchen-Dining area

3.37m min. × 3.35m max. 17'9" min. × 11'2" max.

### Living Room

5.41m × 3.07m 17'9" × 10'1"



## FIRST FLOOR

### Bedroom 1

4.15m × 3.09m 13'7" × 10'2"

### Bedroom 2

3.33m × 2.95m 10'11" × 9'8"

### Bedroom 3

3.41m × 2.37m 11'2" × 7'9"



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# The Horsley

3 BEDROOM HOME, TOTAL 1,156 sq ft / 107.2 m<sup>2</sup>



## GROUND FLOOR

Kitchen/Dining Area max.

5.73m x 3.00m 18'10" x 9'10"

Living Room

4.66m x 3.63m 15'4" x 11'11"



## FIRST FLOOR

Bedroom 1

3.46m x 3.20m min. / 4.03 max.  
11'35" min. x 10'5" / 13'22" max.

Bedroom 2

3.23m x 2.84m 10'7" x 9'4"

Bedroom 3 max.

2.45m x 2.58m min. / 3.65 max.  
8'04" x 8'46" min. / 11'98" max.

Study

2.90m x 2.23m 9'6" x 7'4"



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# The Manford

4 BEDROOM HOME, TOTAL 1,368 sq ft / 127.1 m<sup>2</sup>



## GROUND FLOOR

**Kitchen/Dining Area max.**

8.11m × 3.26m

26'7" × 10'9"

**Living Room**

4.74m min. × 3.88 max.

15'7" min. × 12'9" max.

**Study/Family Area**

2.61m × 2.10m

8'7" × 6'11"



## FIRST FLOOR

**Bedroom 1 max.**

3.88m × 3.71m

12'9" × 12'2"

**Bedroom 2 max.**

4.02m × 3.09m

12'2" × 10'2"

**Bedroom 3 max.**

3.66m × 3.03m

12'0" × 10'0"

**Bedroom 4 max.**

3.97m × 2.75m

13'0" × 9'0"



**Discover more about this home**



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# The Marford

4 BEDROOM HOME, TOTAL 1,546 sq ft / 143.6 m<sup>2</sup>



## GROUND FLOOR

### Kitchen max.

4.79m × 3.32m      15'9" × 10'11"

### Living Room max.

4.74m × 3.91m      15'7" × 12'10"

### Dining Room max.

3.91m × 3.26m      12'1" × 10'8"

### Study/Family Area

3.04m × 2.66m      10'0" × 8'9"



## FIRST FLOOR

### Bedroom 1 max.

4.91m × 3.64m      16'2" × 12'0"

### Bedroom 2 max.

4.00m × 3.32m      13'2" × 10'11"

### Bedroom 3 max.

4.72m × 3.23m      15'6" × 10'7"

### Bedroom 4

3.81m × 2.55m      12'6" × 8'4"



**Discover more about this home**



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# The Wayford

5 BEDROOM HOME, TOTAL 1,836 sq ft / 170.6 m²



## GROUND FLOOR

### Kitchen/Breakfast Area max.

5.58m × 3.30m      18'4" × 11'0"

### Dining Room

3.39m × 3.06m      11'1" × 10'1"

### Living Room max.

6.06m × 4.48m      19'11" × 14'6"

### Study max.

3.39m × 2.34m      11'1" × 7'8"



## FIRST FLOOR

### Bedroom 1

3.39m × 3.37m      11'1" × 11'1"

### Bedroom 2

3.67m × 3.47m      12'1" × 11'5"

### Bedroom 3

3.81m × 3.02m      12'6" × 9'11"

### Bedroom 4

4.10m × 2.39m      13'5" × 7'10"

### Bedroom 5

3.22m × 2.33m      10'7" × 7'8"

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# The Garrton

5 BEDROOM HOME, TOTAL 1,803 sq ft/ 167.5 m<sup>2</sup>



## GROUND FLOOR

**Kitchen/Dining Area max.**

8.34m × 3.46m      27'4" × 11'4"

**Living Room**

4.74m × 3.34m      15'7" × 11'0"

**Study/Family Area**

2.73m × 2.31m      9'0" × 7'7"



## FIRST FLOOR

**Bedroom 1**

3.98m × 3.34m      13'1" × 11'0"

**Bedroom 4**

3.62m min. × 2.75m max.  
11'11" min. × 9'0" max.

**Bedroom 5 max.**

2.98m × 2.54m      9'9" × 8'4"



## SECOND FLOOR

**Bedroom 2**

4.66m min. × 3.39m max.  
15'4" min. × 11'2" max.

**Bedroom 3**

3.63m max. × 2.84m min.  
11'11" max. × 9'4" min.



**Discover more about this home**



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# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First time buyer?

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→ Here's how we can help

## Existing home owner?

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→ Here's how we can help



Please speak to your Sales Executive for further details.



# Take your next step



Find your dream home  
on our website.



**Book an  
appointment to  
view our show homes.**



Take a virtual tour of  
our homes from the  
comfort of your sofa.



Have your questions  
answered by calling  
our Sales Executives on  
**01483 944 464.**



Find out how we can  
get you moving with  
our buying schemes.



**Book an appointment**



**How to buy a home**



**ADA GARDENS** Ockham Road North, East Horsley, Surrey, KT24 6PU

**CONTACT US ON 01483 945 091**

**Taylor  
Wimpey**