

**G** GREEN  
OAK PARK  
WEST HORSLEY





# GREEN OAK PARK, VILLAGE LIVING AND CONTEMPORARY STYLE

The Surrey countryside has many hidden gems. One is the village of West Horsley, nestling at the base of the North Downs between Guildford and Leatherhead.

Green Oak Park provides the chance to experience West Horsley at its best. This exclusive development of 21 two, three and four bedroom homes, providing the perfect combination of beautiful new homes and traditional village living.

Nearby East Horsley with its newsagents, butchers, bakery, supermarket and two historic local pubs, as well as highly regarded schools, clubs and societies offers a variety of sports and interests to help support a thriving community.



Computer generated image depicts a street scene at Green Oak Park and is indicative only.





1



3



4



2

## A TASTE FOR THE FINER THINGS IN LIFE

West and East Horsley provide more than just beautiful semi-rural surroundings. With a wealth of small independent shops, they offer plenty of opportunities to enjoy fresh and locally produced food. Neighbourhood choices include fresh fruit from Wealden farms, fine cuts from a traditional butcher and delicious cakes from a celebrated baker. Local pubs including The Duke of Wellington serve delicious food and nearby eateries offer mouth-watering choices.

1

**THE BAKERY**  
EAST HORSLEY

2

**LA MERIDIANA ITALIAN RESTAURANT**  
EAST HORSLEY

3

**F. CONISBEE & SON FAMILY BUTCHERS**  
EAST HORSLEY

4

**THE CHARCUTERIE BOX**  
WEST HORSLEY



# SURROUNDED BY HISTORY

West Horsley has a long and fascinating history, surrounded by breathtaking countryside - an Area of Outstanding Natural Beauty (AONB) - a backdrop to a rich heritage. Horsley Towers is just one example, an impressive country house dating back to the 19<sup>th</sup> century, with exceptional architectural and historic significance. A conservation area has been proposed for the heart of the village, ensuring its character is preserved.

5

PAINSHILL PARK  
COBHAM

6

HORSLEY TOWERS GATEHOUSE  
EAST HORSLEY

7

NEWLANDS CORNER  
ALBURY, GUILDFORD

8

ST MARY'S CHURCH  
WEST HORSLEY

Nearby Polesden Lacey, an Edwardian house and estate, is a popular National Trust location on the scenic North Downs.

The popular RHS Wisley with its beautiful decorative gardens, glasshouses, extensive botanical gardens, restaurant and cafés is a wonderful day out.



For those who enjoy a more active lifestyle, there are plenty of clubs and facilities in the surrounding area offering a variety of sports and leisure activities, including:

The Drift Golf Club, Effingham Golf Club,  
Wisley & Pyrford Golf Clubs,  
Horsley Tennis Club, Horsley Cricket Club  
and Horsley Football Club,  
to name but a few.







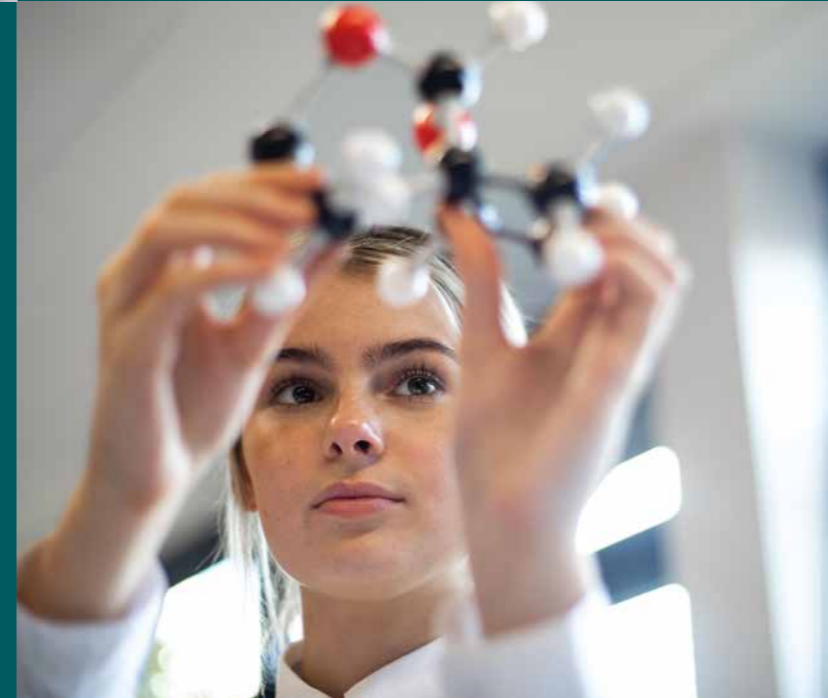
## Nursery & Primary Schools

- Glensk Pre-Prep & Nursery School (0.9 miles) **Good**
- The Raleigh School (1.2 miles) **Good**
- Cranmore School (2.5 miles) **Outstanding**
- St Lawrence Primary School (3.2 miles) **Good**
- Clandon CoFE Primary School (5.1 miles) **Good**
- ACS International School Cobham (6.7 miles) **ISI Inspected**



## Secondary Schools

- Howard of Effingham School (3.5 miles) **Outstanding**
- Manor House School for Girls (4.3 miles) **ISI Inspected**
- St John the Baptist Catholic School (7.2 miles) **Good**
- Therfield School (8.4 miles) **Good**
- Christ's College Guildford (9.1 miles) **Outstanding**
- Epsom College (13.5 miles) **Outstanding**



## Colleges & Universities

- Woking College (7.1 miles)
- Guildford College (8.2 miles)
- University of Surrey (10.1 miles)
- Kingston University (14.9 miles)
- UCA Farnham, University for the Creative Arts (22.1 miles)

# THE FOUNDATION FOR A REWARDING FUTURE

Childhood is a time for learning and preparing for life. As well as idyllic surroundings West Horsley provides a wide range of high-quality private and state schools. From the welcoming local primary to exciting secondaries and with colleges and top universities within easy reach, your new home at Green Oak Park is a sound investment in your family's future.



HIGH-QUALITY EDUCATIONAL ESTABLISHMENTS

# GOING PLACES

Horsley station is on the Guildford to London Waterloo line, reaching London Waterloo in 47 minutes and offering a quick connection to the city. Changing at Clapham Junction offers direct links to Gatwick Airport and to many destinations across the South East.

West Horsley is close to excellent road networks. The A3 is nearby, providing access to the M25 at Junction 10 and reaches Central London in around an hour.

Regular commuters or visitors to London or Guildford will find West Horsley the ideal location.



### ON FOOT

GREEN OAK PARK

HORSLEY STATION  
20 MINS (1 MILE)

LA MERIDIANA RESTAURANT  
22 MINS

QUAICH CAFÉ  
23 MINS

F CONISBEE & SON BUTCHERS  
36 MINS

### BY TRAIN

HORSLEY STATION

GUILDFORD  
14 MINS

CLAPHAM JUNCTION  
39 MINS

LONDON WATERLOO  
47 MINS

WINCHESTER  
70 MINS

### BY CAR

WEST HORSLEY

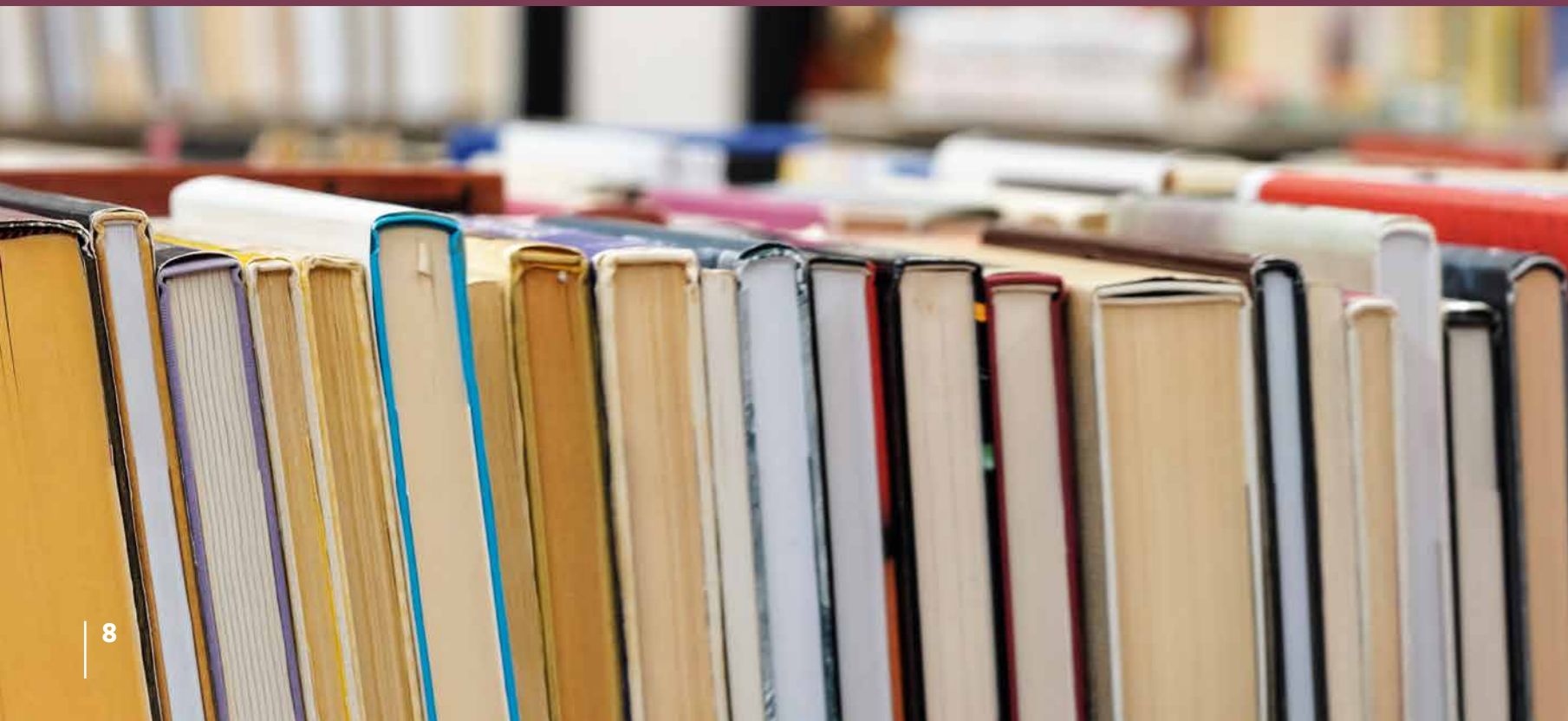
A3  
2 MILES

M25  
3.7 MILES

HEATHROW AIRPORT (T5)  
17.5 MILES

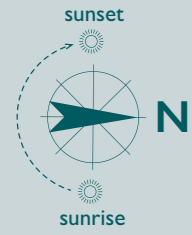
GATWICK AIRPORT  
29 MILES

Travel times and distances are approximate only. Source: The Trainline, Google Maps.





# SITE PLAN



**GREEN OAK PARK**  
WEST HORSLEY GU23 6PD

## A STYLISH HOME WAITING FOR YOU



**EMERALD HOUSE**  
PLOTS 1, 4, 16 & 17  
2 bedroom semi-detached house  
Area 85.47 sq m | 920 sq ft  
PAGE 14



**FERN HOUSE**  
PLOTS 2 & 3  
3 bedroom semi-detached house  
Area 102.75 sq m | 1,130 sq ft  
PAGE 16



**JUNIPER HOUSE**  
PLOTS 19, 20, 28, 29, 30 & 31  
3 bedroom semi-detached house  
Area 117.99 sq m | 1,270 sq ft  
PAGE 18



**LIME HOUSE**  
PLOTS 18, 21 & 32  
3 bedroom detached house  
Area 127.65 sq m | 1,374 sq ft  
PAGE 20



**PINE HOUSE**  
PLOT 22  
3 bedroom detached house  
Area 129.41 sq m | 1,393 sq ft  
PAGE 22



**SAGE HOUSE**  
PLOT 26  
4 bedroom detached house  
Area 185.60 sq m | 1,997 sq ft  
PAGE 24



**CLOVER HOUSE**  
PLOTS 23 & 27  
4 bedroom detached house  
Area 226.13 sq m | 2,434 sq ft  
PAGE 26



**SHAMROCK HOUSE**  
PLOTS 24 & 25  
4 bedroom detached house  
Area 226.13 sq m | 2,434 sq ft  
PAGE 28



DISCOVER YOUR NEW HOME AT GREEN OAK PARK

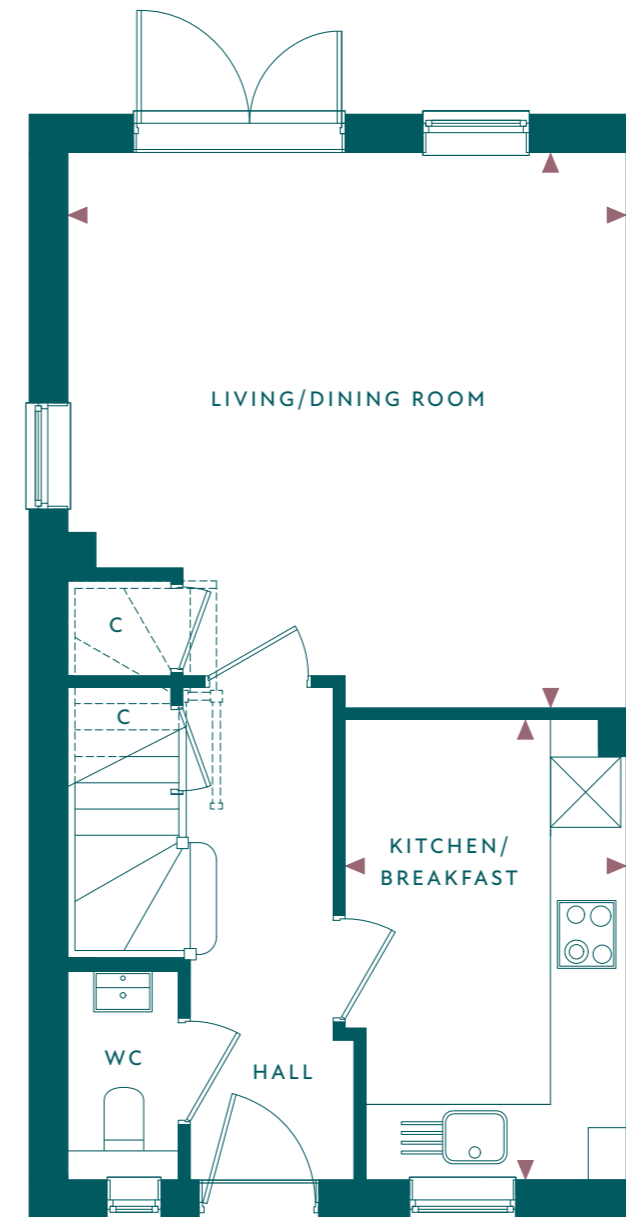


# EMERALD HOUSE

PLOTS 1, 4, 16 & 17\*

Two bedroom semi-detached house

Area 85.47 sq m | 920 sq ft



GROUND FLOOR

## GROUND FLOOR

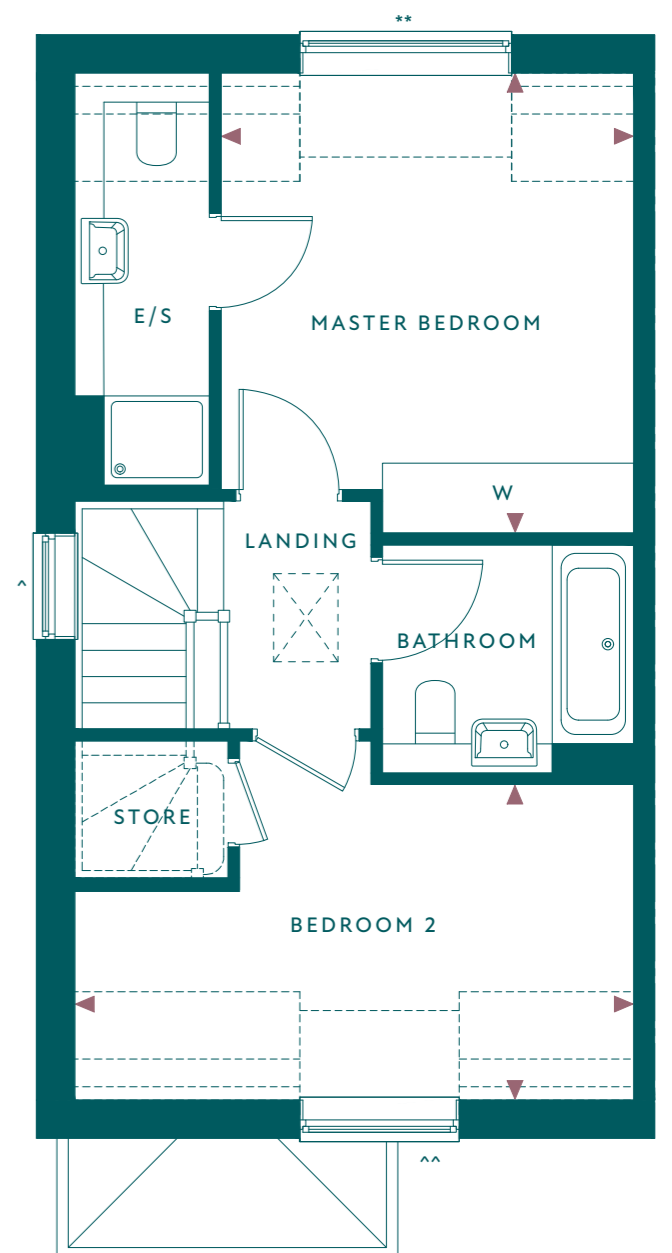
LIVING/DINING ROOM  
4.78m x 4.75m / 15'8" x 15'7"

KITCHEN/BREAKFAST  
3.94m x 2.41m / 12'11" x 7'10"

## FIRST FLOOR

MASTER BEDROOM  
3.94m x 3.53m / 12'11" x 11'7"

BEDROOM 2  
4.78m x 2.70m / 15'8" x 8'10"



FIRST FLOOR

\*Plots are handed. E/S - en-suite. C - cupboard. W - wardrobe.

\*\*Window in plots 16 and 17 in different position. \*Window in plots 16 and 17 smaller. \*\*Window in plots 16 and 17 bigger and in different position.

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document.



# FERN HOUSE

PLOTS 2\* & 3

Three bedroom semi-detached house

Area 102.75 sq m | 1,130 sq ft



GROUND FLOOR

## GROUND FLOOR

LIVING/DINING ROOM  
5.42m x 4.69m / 17'9" x 15'4"

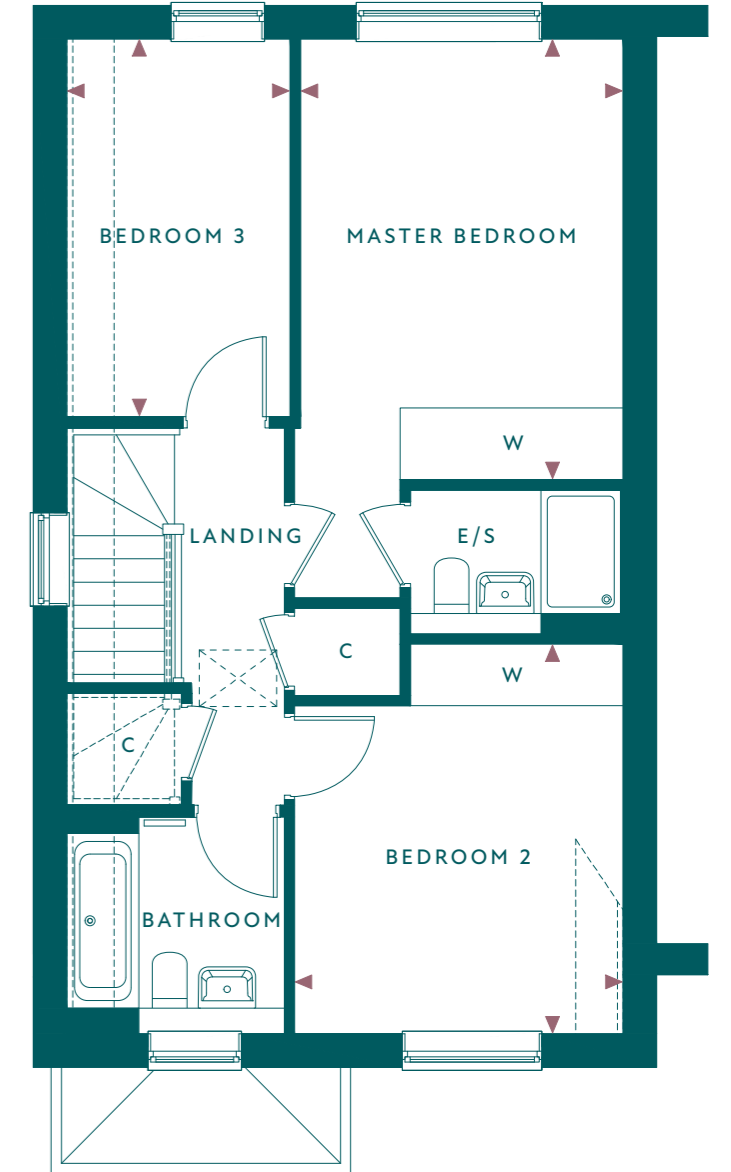
KITCHEN/BREAKFAST  
4.86m x 2.99m / 15'11" x 9'9"

## FIRST FLOOR

MASTER BEDROOM  
4.30m x 3.14m / 14'1" x 10'3"

BEDROOM 2  
3.80m x 3.20m / 12'5" x 10'5"

BEDROOM 3  
3.68m x 2.18m / 12'0" x 7'1"



FIRST FLOOR

\*Plot is handed. E/S - en-suite. C - cupboard. W - wardrobe.

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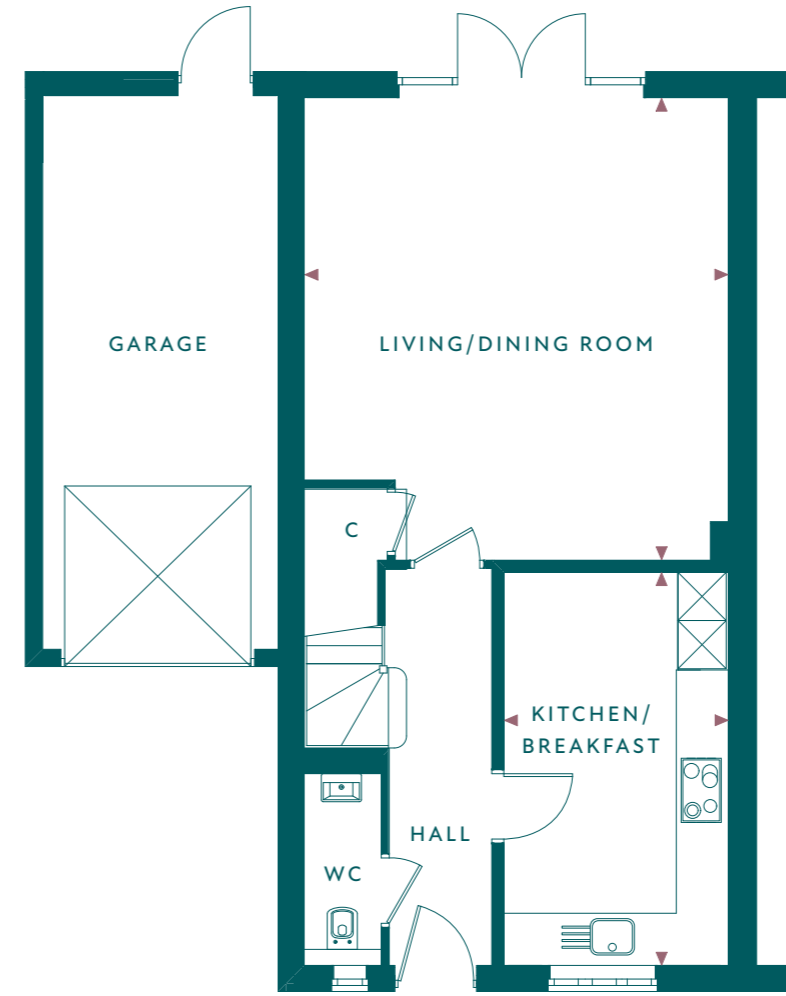


# JUNIPER HOUSE

PLOTS 19, 20, 28, 29, 30 & 31\*

Three bedroom semi-detached house

Area 117.99 sq m | 1,270 sq ft



GROUND FLOOR

## GROUND FLOOR

LIVING/DINING ROOM  
5.77m x 5.29m / 18'10" x 17'4"

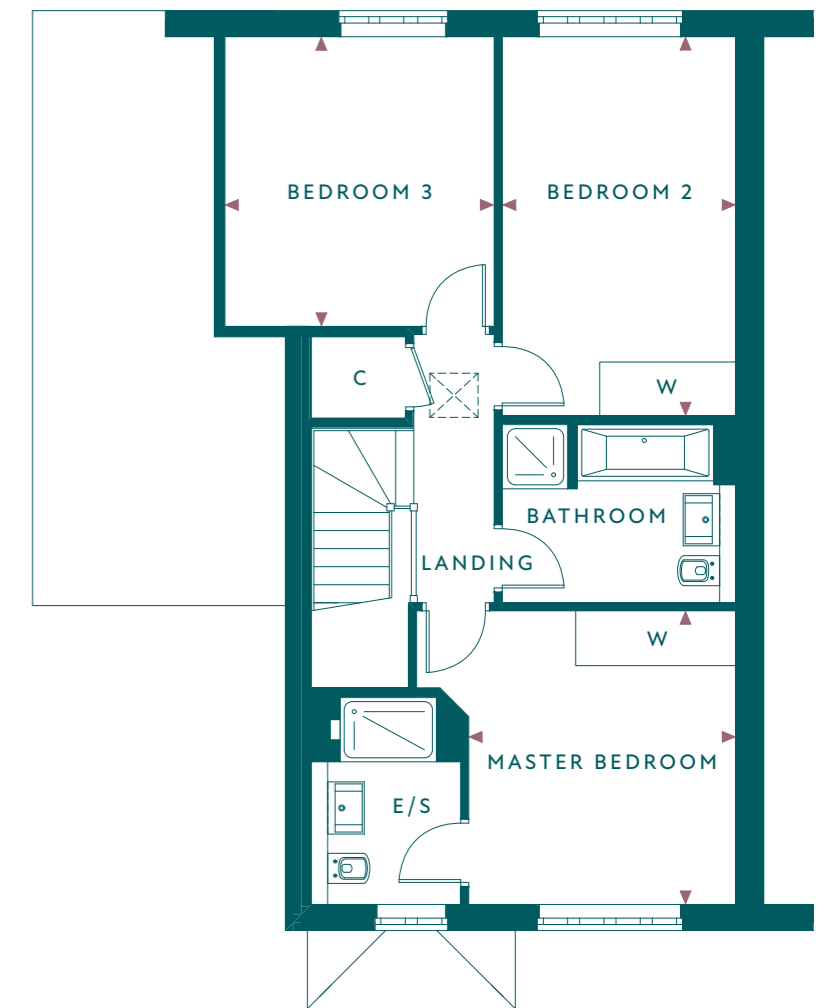
KITCHEN/BREAKFAST  
4.90m x 2.80m / 16'0" x 9'2"

## FIRST FLOOR

MASTER BEDROOM  
3.66m x 3.33m / 12'0" x 10'10"

BEDROOM 2  
4.72m x 2.91m / 15'5" x 9'6"

BEDROOM 3  
3.61m x 3.36m / 11'10" x 11'0"



FIRST FLOOR

\*Plots are handed. E/S - en-suite. C - cupboard. W - wardrobe.

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document.

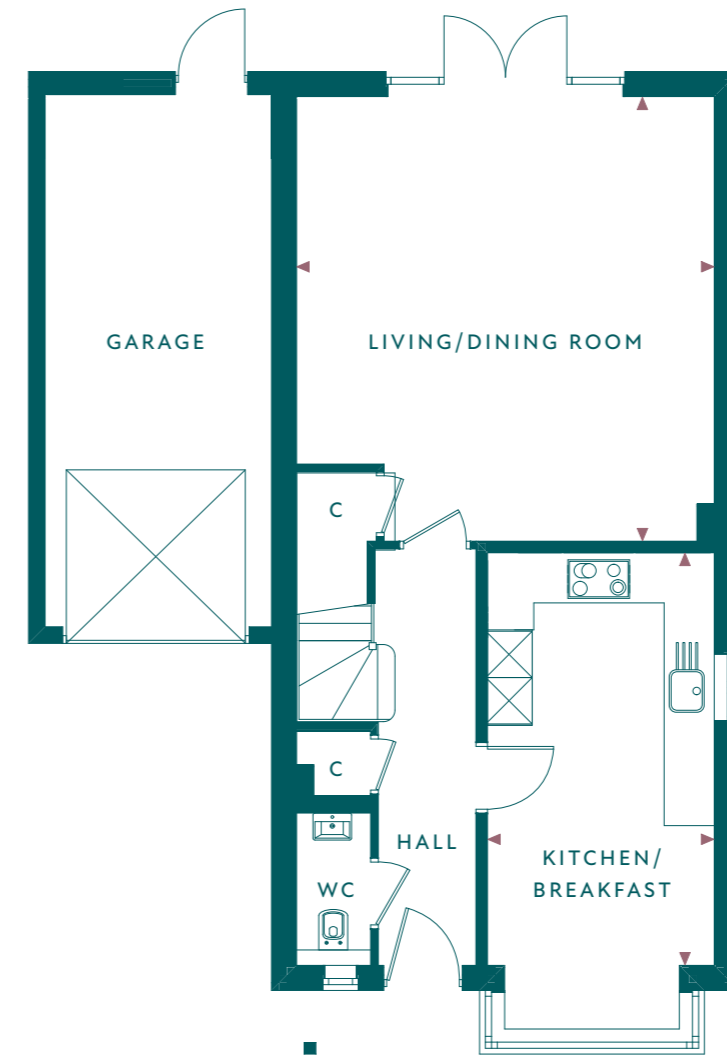


# LIME HOUSE

PLOTS 18, 21 & 32\*

Three bedroom detached house

Area 127.65 sq m | 1,374 sq ft

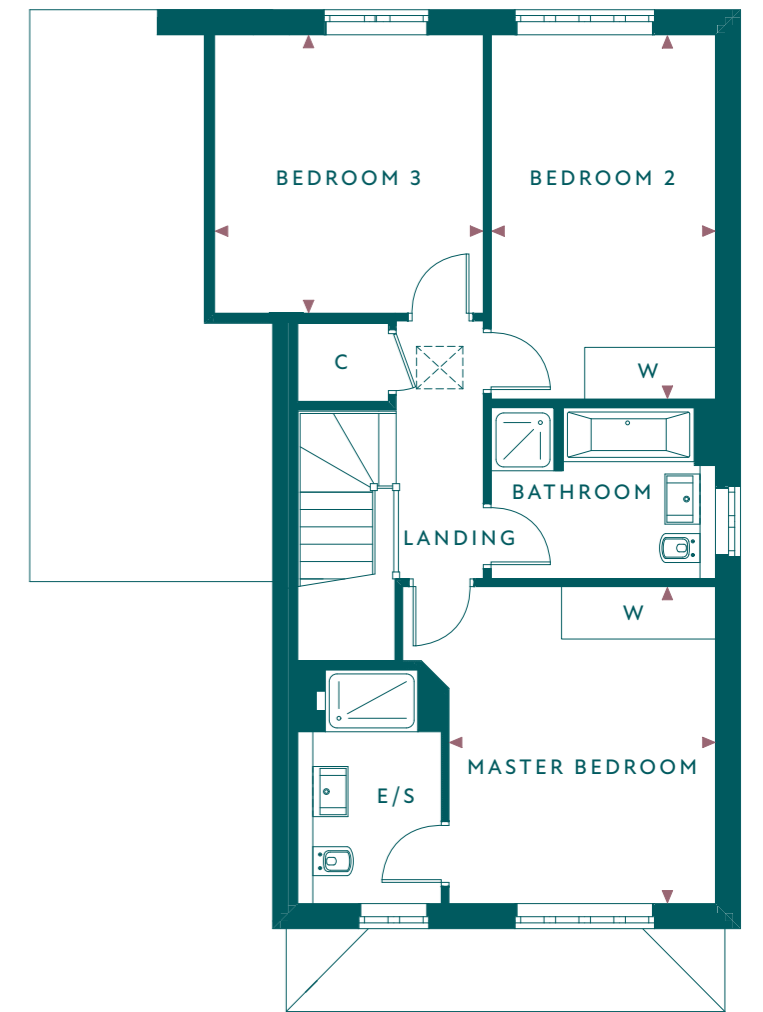


GROUND FLOOR

## GROUND FLOOR

LIVING/DINING ROOM  
5.77m x 5.42m / 18'10" x 17'9"

KITCHEN/BREAKFAST  
5.35m x 2.94m / 17'6" x 9'7"



FIRST FLOOR

## FIRST FLOOR

MASTER BEDROOM  
4.11m x 3.46m / 13'5" x 11'4"

BEDROOM 2  
4.72m x 2.91m / 15'5" x 9'6"

BEDROOM 3  
3.61m x 3.48m / 11'10" x 11'5"

\*Plots are handed. E/S - en-suite. C - cupboard. W - wardrobe.

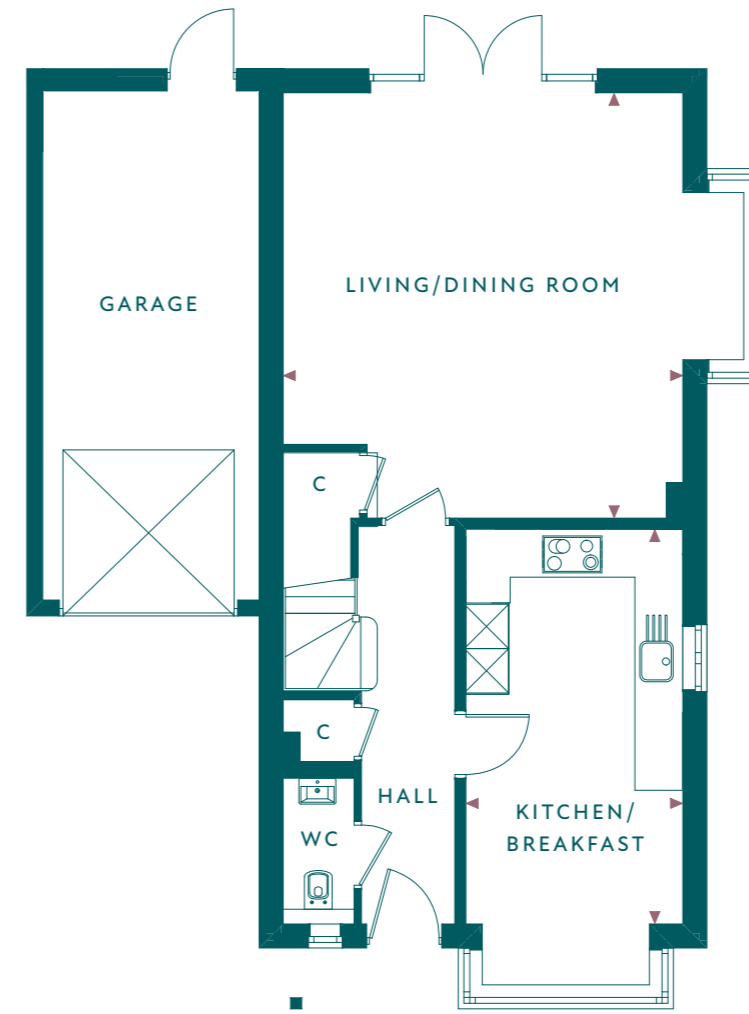
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# PINE HOUSE

PLOT 22

Three bedroom detached house  
Area 129.41 sq m | 1,393 sq ft



GROUND FLOOR

## GROUND FLOOR

LIVING/DINING ROOM  
5.77m x 5.42m / 18'10" x 17'9"

KITCHEN/BREAKFAST  
5.35m x 2.94m / 17'6" x 9'8"

## FIRST FLOOR

MASTER BEDROOM  
4.11m x 3.46m / 13'5" x 11'4"

BEDROOM 2  
4.72m x 2.91m / 15'5" x 9'6"

BEDROOM 3  
3.61m x 3.48m / 11'10" x 11'5"



FIRST FLOOR

E/S - en-suite. C - cupboard. W - wardrobe.

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document.

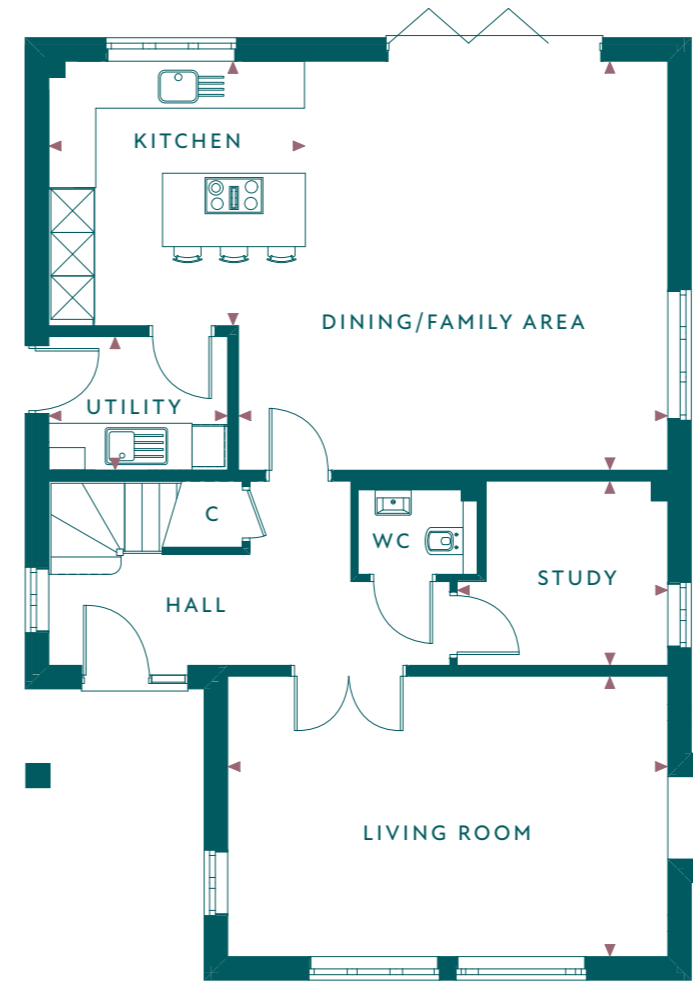


# SAGE HOUSE

## PLOT 26

Four bedroom detached house with detached garage

Area 185.60 sq m | 1,997 sq ft



GROUND FLOOR

### GROUND FLOOR

DINING/FAMILY AREA  
5.94m x 5.66m / 19'5" x 18'6"

KITCHEN  
3.66m x 3.54m / 12'0" x 11'6"

LIVING ROOM  
6.09m x 3.88m / 19'11" x 12'8"

STUDY  
2.86m x 2.55m / 9'5" x 8'4"

UTILITY  
2.48m x 1.85m / 8'1" x 6'0"

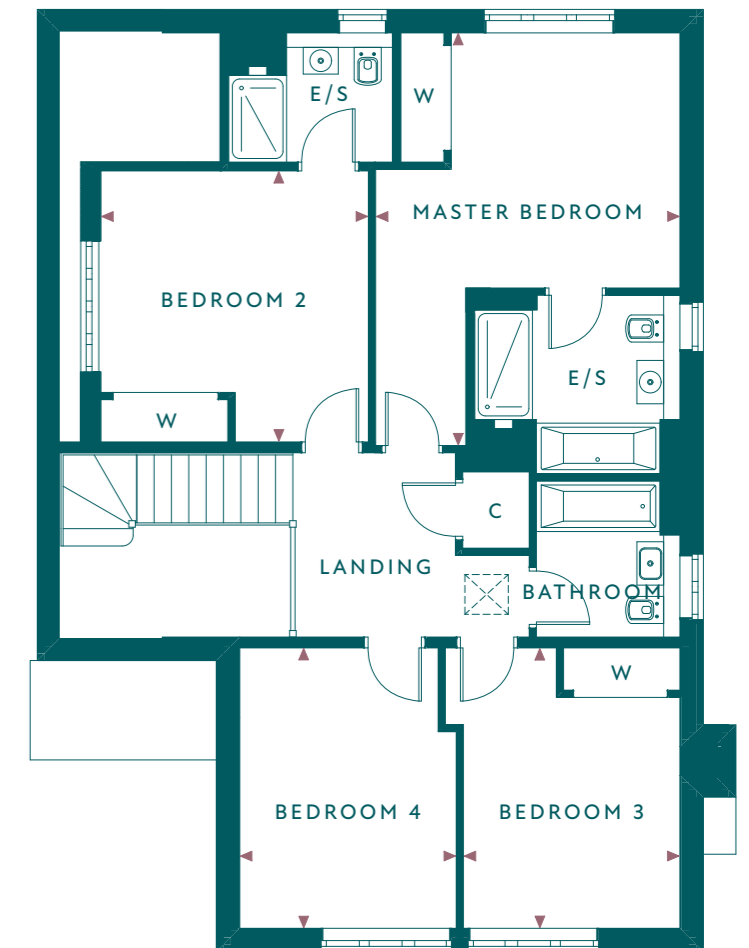
### FIRST FLOOR

MASTER BEDROOM  
5.71m x 4.21m / 18'8" x 13'9"

BEDROOM 2  
3.75m x 3.70m / 12'3" x 12'1"

BEDROOM 3  
3.88m x 3.00m / 12'8" x 9'9"

BEDROOM 4  
3.88m x 3.00m / 12'8" x 9'9"



FIRST FLOOR

E/S - en-suite. C - cupboard. W - wardrobe.

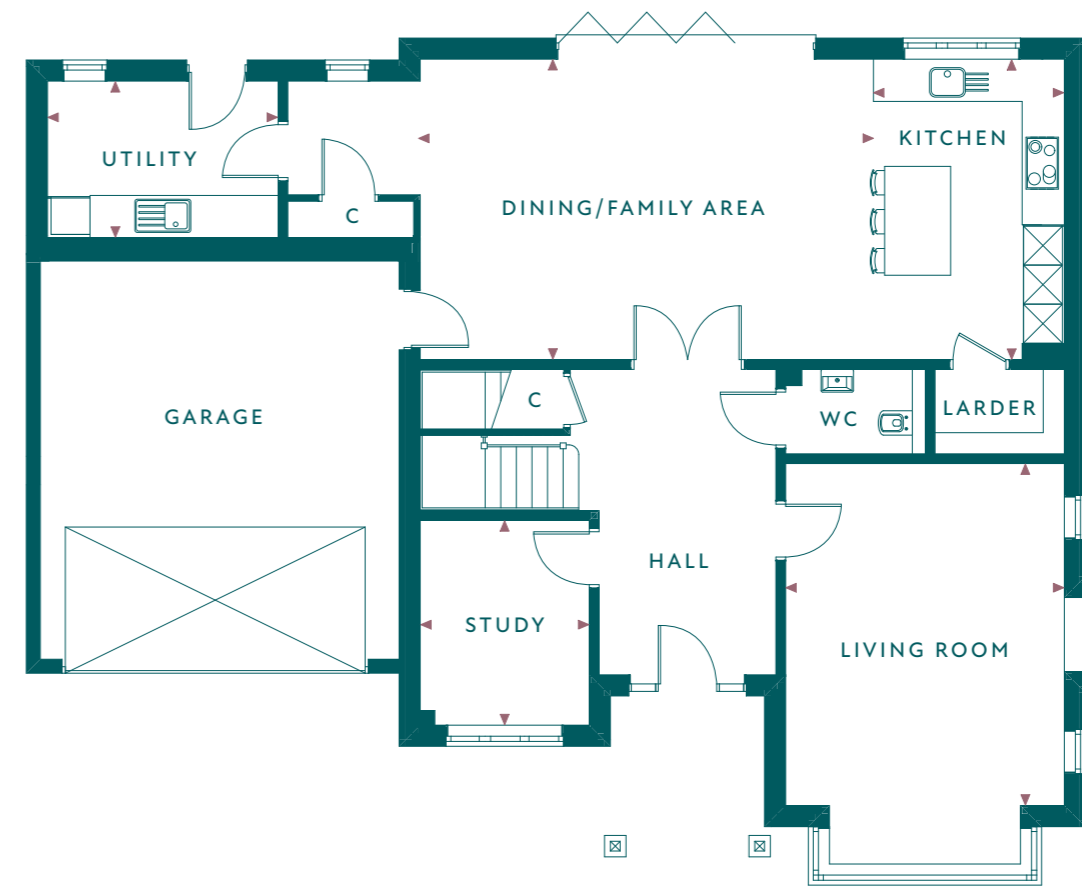
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# CLOVER HOUSE

PLOTS 23 & 27\*

Four bedroom detached house  
Area 226.13 sq m | 2,434 sq ft



## GROUND FLOOR

- DINING/FAMILY AREA  
7.00m x 4.63m / 23'0" x 15'2"
- KITCHEN  
4.63m x 2.94m / 15'2" x 9'8"
- LIVING ROOM  
5.27m x 4.29m / 17'3" x 14'0"
- STUDY  
3.15m x 2.60m / 10'4" x 8'6"
- UTILITY  
3.55m x 2.41m / 11'7" x 7'10"

GROUND FLOOR



## FIRST FLOOR

- MASTER BEDROOM  
4.30m x 3.25m / 14'1" x 10'7"
- DRESSING AREA  
3.47m x 2.39m / 11'4" x 7'10"
- BEDROOM 2  
4.63m x 4.15m / 15'2" x 13'7"
- BEDROOM 3  
4.63m x 2.70m / 15'2" x 8'10"
- BEDROOM 4  
3.44m x 2.86m / 11'3" x 9'4"

FIRST FLOOR

\*Plot is handed. E/S - en-suite. C - cupboard. A/C - airing cupboard. W - wardrobe.

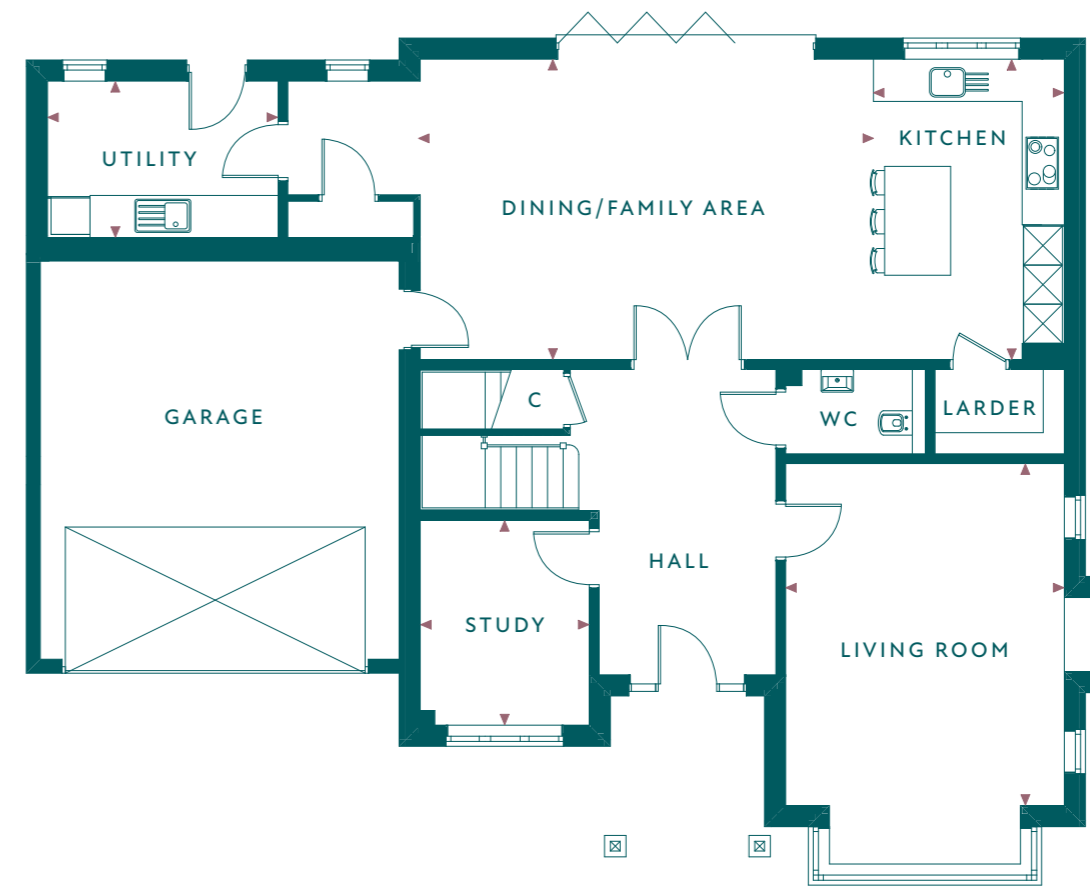
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# SHAMROCK HOUSE

PLOTS 24 & 25

Four bedroom detached house  
Area 226.13 sq m | 2,434 sq ft



## GROUND FLOOR

- DINING/FAMILY AREA  
7.00m x 4.63m / 23'0" x 15'2"
- KITCHEN  
4.63m x 2.94m / 15'2" x 9'8"
- LIVING ROOM  
5.27m x 4.29m / 17'3" x 14'0"
- STUDY  
3.15m x 2.60m / 10'4" x 8'6"
- UTILITY  
3.55m x 2.41m / 11'7" x 7'10"

## GROUND FLOOR



## FIRST FLOOR

- MASTER BEDROOM  
4.30m x 3.25m / 14'1" x 10'7"
- DRESSING AREA  
3.47m x 2.39m / 11'4" x 7'10"
- BEDROOM 2  
4.63m x 4.15m / 15'2" x 13'7"
- BEDROOM 3  
4.63m x 2.70m / 15'2" x 8'10"
- BEDROOM 4  
3.44m x 2.86m / 11'3" x 9'4"

## FIRST FLOOR

\*Plot is handed. E/S - en-suite. C - cupboard. A/C - airing cupboard. W - wardrobe.

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# SURROUND YOURSELF WITH QUALITY

There is more to a quality home than simply an elegant exterior and a generous floorplan. At Antler Homes, we provide a superior specification for every aspect of the homes we build.

At Green Oak Park, the attention to detail from our experienced architects and the skilled craftspeople ensures that your home is finished to the highest standards and combines contemporary style with exclusivity, practicality and durability.

Come home to Green Oak Park – and a better way to live.



## KITCHENS

Bespoke fitted shaker-style kitchens by Wooden Heart of Weybridge with a range of Siemens appliances to include:

- Stainless steel electric oven
- Stainless steel double electric oven (Plots 23 to 27)
- Integrated combination microwave
- 600mm induction hob
- 800mm induction hob (Plots 23 to 27)
- 900mm chimney hood
- Integrated dishwasher
- Integrated fridge/freezer
- Separate integrated fridge and freezer (Plots 23 to 27)
- Integrated washer/dryer
- Separate washer and dryer (Plots 23 to 27)
- Integrated wine cooler (Plots 23 to 27)
- Pull out waste bin
- Silestone worktops with upstand
- Quooker tap (Plots 23 to 27)
- LED under cabinet lighting



## HIGH-QUALITY FIXTURES & FITTINGS

- PVCu double glazed windows
- Bifold doors (Plots 23 to 27)
- Casement doors to all other plots
- Painted staircase to match skirting and architrave with oak handrail (Plots 23 to 27), white painted staircase with oak handrail to all other plots
- Solid core white painted two panel doors
- Brushed chrome door furniture
- Fitted wardrobes with hinged doors to master bedroom in 1 and 2 bedroom homes, master and second bedrooms in 3 bedroom homes and master, second and third bedrooms in 4 bedroom homes
- Beam and block concrete first floor (Plots 23 to 27)
- Floor coverings throughout



Typical Antler Homes interiors are indicative only.

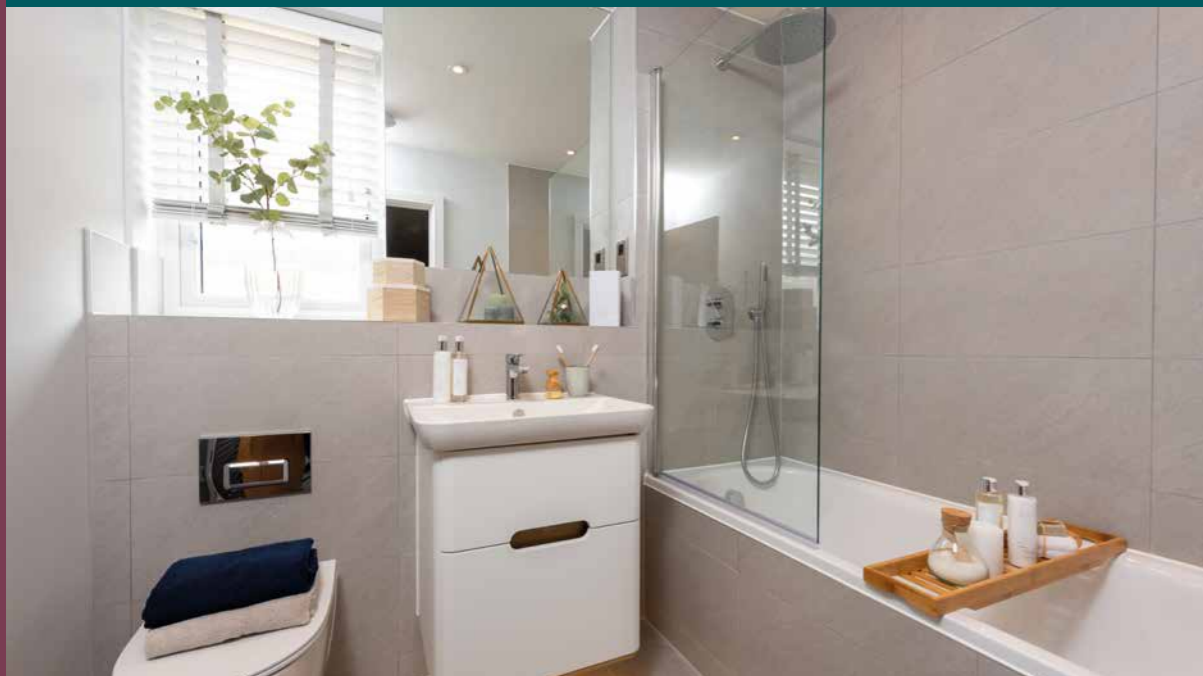




# IT'S ALL IN THE DETAIL

## BATHROOM & EN-SUITE(S)

- Contemporary white sanitary ware
- Vanity unit in family bathroom
- Vanity unit in all bathrooms (Plots 23 to 27)
- Brassware by Vado
- Illuminated niches to shower in family bathroom and master en-suite (Plots 23 to 27)
- Chromium heated towel rail
- Thermostatic showers
- Electric underfloor heating to bath/shower room
- Fitted mirrors
- Wall and floor tiles by Minoli
- Chrome toothbrush/shaver point



## HEATING & ELECTRICS

- Gas central heating
- Underfloor heating with radiators on first floor
- Underfloor heating on first floor (Plots 23 to 27)
- Smart room thermostats
- Downlighters to hall, landing, kitchen and bathrooms
- Downlighters to all rooms (Plots 23 to 27), pendants in study and living/dining room
- Brushed chrome switches and sockets to ground floor
- Brushed chrome switches and sockets to ground and first floor (Plots 23 to 27)



## EXTERNAL

- Landscaped front gardens, turf to rear gardens
- Lighting to front and rear
- External tap and electric socket
- Indian sandstone paths and patios
- Garage with electric up and over door (Plots 23 to 27), manual door to all other plots
- Electric car charging points to all plots

## GUARANTEE

- Antler Homes two-year warranty
- Ten-year Structural Premier Guarantee warranty





# A PLACE FOR YOU TO SETTLE AND PUT DOWN ROOTS

“Green Oak Park reflects the core of the Antler Homes ethos: High-quality homes with careful attention to detail in locations where people aspire to live and grow.”

Andrew Rinaldi, Managing Director, Antler Homes



Computer generated image depicts a street scene at Green Oak Park and is indicative only.



Green Oak Park is the latest development from Antler Homes. Our homes can be found throughout the South of England, in locations carefully selected to be the **perfect environment** for living.

Every Antler development provides a sense of place, and each Antler home offers real character and **superior architectural**, exterior and interior design. It is a combination honed over many years as one of the UK's most outstanding and well respected housebuilders; but we are still a small, private company which depends on our **customers' satisfaction** and delight to secure and safeguard our **reputation for excellence**.

As a customer you are at the heart of everything we do. We work to build your **perfect home**, where you can build a lifetime of happy memories.

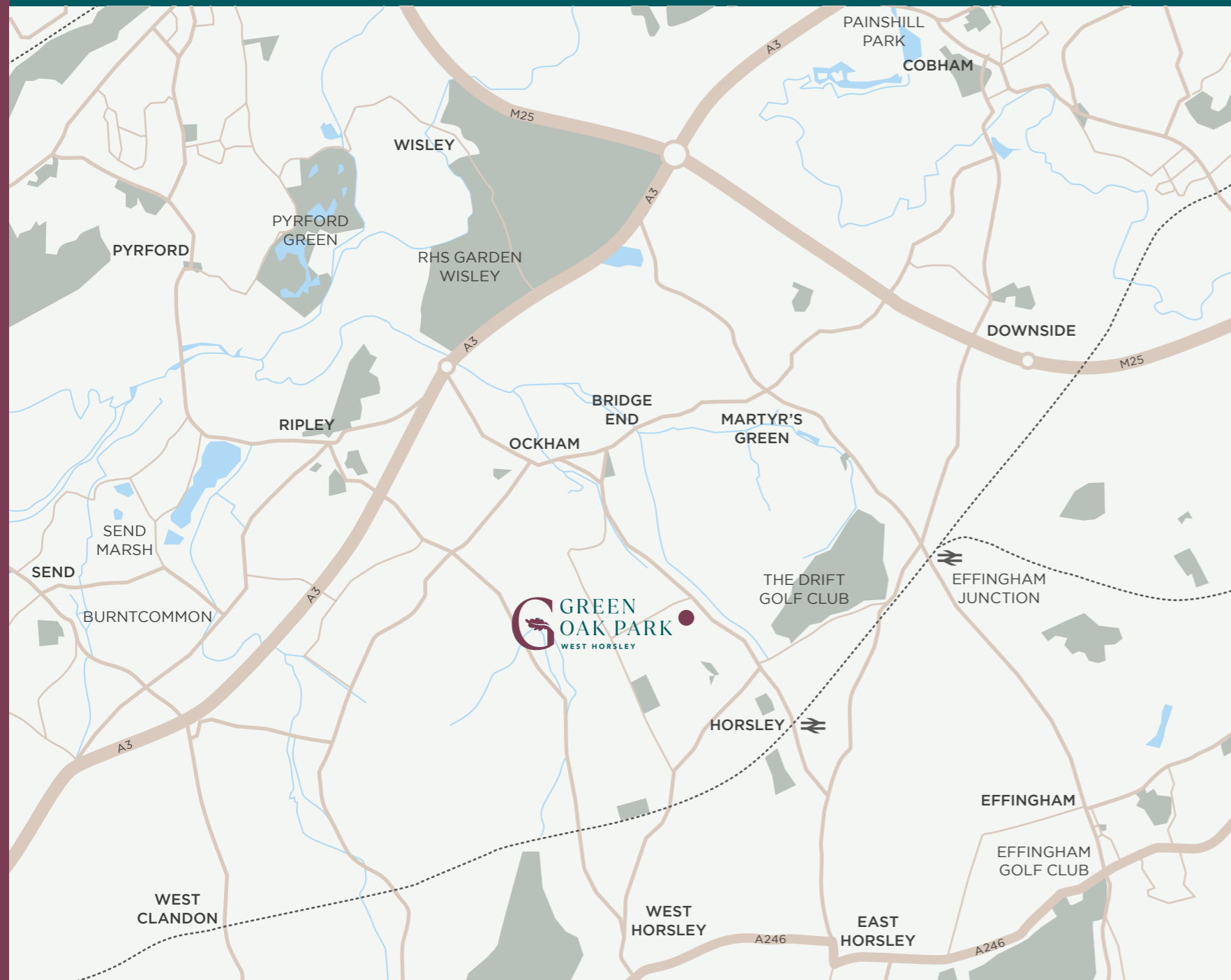




# AT THE HEART OF A GREAT NETWORK



**Green Oak Park**  
Oaklands Farm, West Horsley | Surrey | GU23 6PD



WEST HORSLEY

**Antler Homes Plc | Knightway House, Park Street, Bagshot | Surrey | GU19 5AQ | 01276 538941**

Green Oak Park is a marketing name only. Antler Homes Plc operates a policy of continuous improvement and therefore individual details may change. Information supplied within this brochure may vary and therefore does not form any part of a contract. Any internal imagery used throughout this brochure is from a previous Antler Home development and is for indicative purposes only. Buyers should make their own arrangements via a surveyor and/or solicitor in order to clarify any points. CGIs and photography are for illustrative purposes only. From time to time it is necessary for us to make architectural changes. All information presented as of September 2023. Designed by S1design.london





ANTLER HOMES

[ANTLERHOMES.CO.UK](http://ANTLERHOMES.CO.UK)