

# MANORWOOD

West Horsley, Surrey

A collection of 2, 3 & 4 bedroom homes



THAKEHAM

|

*In the midst of a lively  
community, nestled on the  
outskirts of the Surrey Hills*







# *Welcome to Manorwood*

Located in a desirable, tranquil Surrey village adjacent to woodland and open countryside. Countryside charm just 49 minutes from the capital.

Manorwood is a collection of high quality new homes. The development is the collective vision of award-winning developer Thakeham and Abri, one of the South's largest housing providers.

Offering a wide selection of apartments and houses with a variety of attractive exterior finishes and a choice of internal layouts, all of the homes have been designed with Thakeham's reputation for detail and built to the highest levels of craftsmanship.

Within the development itself is a new multi-purpose sports hall two outside courts for padel tennis, the innovative racket sport and an existing but expanded Montessori Nursery School. Bens Wood to the north will be enhanced and managed as it becomes a 6.51 hectare SANG (Suitable Alternative Natural Green Space).







## A rich choice of *ameneties* close to hand

Living at Manorwood means you're very well served for local facilities. Nearby East Horsley offers a supermarket and village store as well as restaurants, a bakery, a pharmacy, a medical practice, and a library – while Cobham and Guildford, just five and eight miles away respectively, offer a wider selection of high street and independent shops, chic restaurants and fashionable bars.

Families are also attracted to the area by the consistently high standards demonstrated by local schools; you'll find a wide choice of highly regarded and Ofsted 'outstanding' state and independent schools offering nursery education - including the Footprints Montessori Nursery, just a 4 minute walk away, through to sixth form.

The more energetic have a choice of local football, rugby, tennis, golf, cycling and cricket clubs nearby. And being adjacent to Ben's Wood and nestled at the edge of the Surrey Hills with easy access to Areas of Outstanding Natural Beauty, means there are beautiful walking and cycling routes close to home.







Nearby destinations for Health & Wellbeing in both Horsley and Guildford provide a tranquil retreat.



Horsley provides a variety of local clubs including Golf, Football, an Equestrian Centre, Cricket and more.



Spend a Sunday discovering the local history at De Vere Horsley Estate & Towers, West Horsley Place, RHS Garden Wisley and National Trust Parks.



# *Favourable connections on your doorstep*

Manorwood benefits from excellent road connections with easy access to both the A3 and M25. Gatwick and Heathrow airports are around twenty miles away, approximately forty minutes by car in off-peak times.

Nearby Horsley rail station (just a mile from Manorwood) connects you directly to Guildford in just 14 minutes and London Waterloo in as little as 49 minutes. And since the line starts at Guildford, just two stops away, finding a seat in the rush hour is seldom an issue. Regular local buses connect East and West Horsley to Ripley, Leatherhead, Effingham, Epsom, Little Bookham and Guildford.



	DISTANCE BY ROAD
6.5 miles	Guildford
14 miles	Kingston upon Thames
17 miles	Farnborough
30 miles	Gatwick Airport
39 miles	Basingstoke
44 miles	Reading

	DISTANCE BY TRAIN
(from nearby Horsley station, 1 mile away)	
14 mins	Guildford
32 mins	Wimbledon
39 mins	Clapham Junction
49 mins	London Waterloo

Travel times correct at time of going to print.







## Make *yourself* *comfortable*

Make your new house truly yours by infusing it with personal touches that reflect your unique personality and style. Embrace the warmth and sense of belonging as you transform each corner, crafting a space that feels just the way you want it to be.



# *Your home, your sanctuary*

Inspired to blend the traditional architecture of the surrounding Surrey villages with the luxuries of modern living, Manorwood offers a variety of styles and layouts to suit a range of preferences and lifestyles. Whichever property you choose – two, three or four bedrooms, detached or semi-detached, mid- or end-of-terrace – every detail is taken care of. All that's left to do is put your own stamp on your space and make it truly yours.



Immerse yourself in the spacious and elegant interiors that are bathed in natural light and finished to the highest quality, offering the perfect place to relax and entertain.



Find your haven in our bedrooms with fitted wardrobes and dreamy en-suite bathrooms. Enjoy the high-quality craftsmanship and contemporary design of our bathrooms for a touch of luxury.



Simply move in and start enjoying your new home that's brimming with individual character, practical design touches and useful technology.







# Making a positive impact *starts at home*

Thakeham's sustainable design philosophy runs through every aspect of Manorwood. A truly inspiring example of working with the existing natural environment.

We've placed bird and bat boxes on homes, created hedgehog holes and highways, protected the most ecologically sensitive areas, and supported a nationally recognised landscape-scale recovery project. New trees and hedgerows have also been planted around the homes – creating a 10% net gain in biodiversity.



*Creating  
10% net gain  
in biodiversity*



The Meadow Maze at Woodgate



The Martingales at Bookham





## *Creating places we can all be proud of*

Thakeham delivers developments with a focus on sustainable placemaking and enhancing communities. From the quality of our developments to our social responsibilities, we always go the extra mile.

A Thakeham development will always be an asset to its surroundings and the local community. We aim to enhance the quality of life for everyone in the community, not just the people who buy our homes.

We don't just build houses; we are placemakers. We're committed to creating new, extraordinary places, with the highest attention to detail.

We are always aiming for higher environmental standards, both on our developments and in our own working practices.

As a socially responsible developer, we make a positive contribution to the lives of local communities. Essential in bringing people together, we sponsor several local sports teams in the locality of our developments. Our recruitment strategy includes local apprenticeships throughout the entire lifecycle of a development.

At every stage, Thakeham's approach is one that ensures we leave a legacy that everyone can be proud of.

*At Thakeham, we have  
an opportunity and a  
duty to create amazing  
places; we are driven by  
a passion to deliver a  
legacy for many to enjoy  
and that we are proud of.*

**Rob Boughton,**  
CEO of Thakeham



# Our values

We are a housebuilder that looks at things differently. We know that people need homes that are fit for the future and for future generations. That's why we build houses that have energy efficiency, biodiversity and sustainable community living at their heart.

We want our homes to have green spaces around them. We let the surrounding landscape guide us when planning our developments, biodiversity matters to us – a lot.

We see it being our responsibility as a housebuilder to play our part and to give the people living in our homes a head start when it comes to addressing the climate emergency.

We build homes for all. You'll find a Thakeham home for customers that are privately purchasing and also those that are living in affordable housing. But you won't be able to see the difference, as we build the same high-quality home no matter who is going to live there.

We think about what's best for the people living in the communities we create from day one: schools, green spaces, community hubs – the list is long and so it should be.

We build homes that last. Taking inspiration from their rural surroundings across the south of England. Houses that become homes because of the people that live in them. Homes that create communities.

We do the right thing, because it's the right thing to do. Nothing is ever an after-thought.







# *The Thakeham Difference*

We talk about the Thakeham difference and bring this to life in each development we build. It's all about the attention to detail. Nothing is overlooked, everything is considered. Getting it right has always been at the heart of Thakeham. We pride ourselves on the fact that you can feel the quality of build in our homes. We choose to go beyond the standard and create a home that has things you might not always see, but you can feel.

And we make sure they are 'just right' with the appropriate level of shine designed with their future owner in mind. There is more space in the house, a larger garden, and we surround our homes with green spaces.

We know that buying a home is a big life event. We share our customers' pride when they buy a premium new home built by Thakeham.

A lot more care and thought goes into our homes than people realise. They just feel that bit nicer. That's the Thakeham difference.



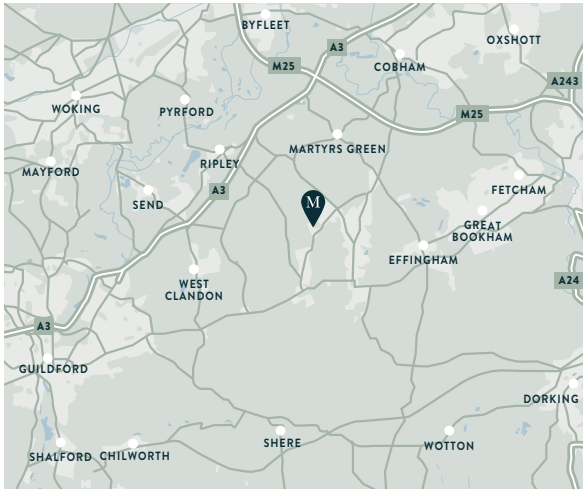
We are proud to have been awarded the prestigious HBF 5 star Builder Award.

This is awarded to home builders that achieve above 90% of customers who would recommend Thakeham to a friend.

*"We now look out of our bedroom window each morning to views of meadowland and the Surrey Hills in the distance. It's beautiful, and we've really surprised ourselves just how quickly we've settled in and how happy we are. We thought it would be a difficult transition to leave our family home for so many years, but it really hasn't been!"*

**Mr & Mrs Throp,**  
Manorwood Residents





# MANORWOOD

West Horsley, Surrey

Manorwood is the collective vision of award-winning developer Thakeham, and Abri, one of the South's leading affordable housing providers.

Our Marketing Suite is open from 10am to 5pm. (Closed on Tuesday and Wednesday)  
Manor Farm Lane, West Horsley, Leatherhead KT24 6HQ

manorwood-thakeham.com | 01483 912483



Maps are not to scale and show approximate locations only. The information in this document is indicative and is intended to act as a guide only as to the finished product. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Thakeham reserves the right to amend the specification as necessary and without notice. Information provided about the wider community at Manorwood and the overall vision, is subject to the relevant planning approvals. This does not form any part of a contract of sale.





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