





Rosemary House, Portsmouth Road, Esher, Surrey, KT10 9AA.

MAKE A FRESH START

Want a more rural life without losing London links? Esher is the answer. Rosemary House offers a more affordable way to own your home in this charming Surrey town.

The more affordable way to buy

These spacious, stylish new apartments are available to buy through shared ownership. Which means you buy a share of your home now and pay rent on the share you don't own. If you can afford it, you can buy more shares later until you own your apartment outright.



Tsher Station

Everything within easy reach

Esher Railway Station is only a 1 mile walk from Rosemary House. From there, it's just 15 miles to London Waterloo. It's also easy to reach the beautiful Surrey countryside, the South coast, and nearby towns such as Hampton and Walton-on-Thames.

A private enclave

Sat on the edge of Sandown Park, Rosemary House is a 0.4 miles walk from Esher's historic centre. A collection of just seven two-bed apartments and four one-bed apartments, it's in a secure, private setting, and each home has allocated parking.



Journey time sources: www.google.com/maps

Gigeting Squid, Esher



EVERY KIND OF ENTERTAINMENT

Character-filled Esher offers lots of choice for catching up over coffee, heading out for the night and indulging in retail therapy. Excellent travel links put many other options close at hand too.

Keep it local

Stroll to Esher's attractive high street and you can stop at Giro café for locally sourced treats or catch a film at the Everyman. Meet friends at well-known favourites such as Giggling Squid, Zizzi and Cote Brasserie. Cosy up at locals such as CuVée VIII, Sherpa Kitchen and The Albert Arms. Or hit the shops, which are a mix of high-quality independents and chain stores, including Waitrose for everyday essentials.





A world of entertainment on your doorstep

Neighbouring Sandown Park hosts racing and events throughout the year and its Daytona centre offers some of the country's best karting. You can also enjoy a round of golf at the park, kick back at its Drive-In Film Club or reach new heights at SkyWalk Adventure.

Spread your wings

Walton-on-Thames is just over a 4 mile drive from Rosemary House for riverside browsing, dining and people watching. Or soak up centuries of history on Hampton's bustling high street, 4 miles away. It's also easy to reach the bright lights of central London or its suburbs such as Wimbledon and Clapham.

Journey time sources: www.google.com/maps

GET ACTIVE AND GO GREEN

With so many parks, commons, gardens, clubs and centres and near Rosemary House, there's no shortage of opportunities to get moving and feel the wind in your face.







From commons to Grade I gardens

Opposite Rosemary House is Littleworth Common, and Esher Common is just a 2.3 miles drive away, providing 360 hectares of ponds, heath and woodland. Even closer to home is the celebrated Claremont Landscape Garden, still featuring its 18th-century layout.





High energy...or laid back?

Sandown Sports is a four-minute drive from the apartments and offers a well-stocked gym, squash, skiing and a kids' adventure camp. Prefer gentler exercise? Esher has several yoga studios, and Hersham Golf Club and South Weylands Equestrian Centre are just a 1.5 miles drive away.

Royal parks and more

Beautiful Bushy Park is only a 2.6 miles drive away and boasts sweeping grasslands, free-roaming deer, and water gardens. It's home to fascinating Hampton Court Palace, which hosts events throughout the year, and there's also an outdoor heated swimming pool next to the park.

Within around a half-hour drive of Rosemary House, you have other glorious locations too, including the Surrey Hills, Richmond Park and Kew Gardens.



Journey time sources: www.google.com/maps



EXCELLENT CONNECTIONS

Rosemary House is perfectly positioned for you to make the most of your surroundings and get in and out of London or head off abroad.







By car

Rosemary House is on the A307 which gives easy access to West London via Richmond and Wimbledon, and towards Portsmouth in the south.



By bus

The nearest bus stops are Littleworth Common Road (0.1 mile walk) and Sandown Park (0.2 mile walk), and they're served by bus routes 458, 513 and 715.



By plane

Heathrow Airport: 8 miles (30-min drive) Gatwick Airport: 24 miles (34-min drive)

Journey time sources: www.google.com/maps and trainline.com

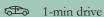


BY TRAIN

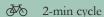


Esher Railway Station

Distance 0.4 miles from



Rosemary House



7-min walk

Journey times from there:

Walton-on-Thames
6 mins

Weybridge 9 mins

Wimbledon 13 mins

> Hampton Court 20 mins

Clapham Junction 20 mins

London Waterloo 30 mins

A PLACE TO NURTURE A NEW LIFESTYLE

The interiors at Rosemary House have been thoughtfully crafted with stylish design details and high quality finishes. From the sleek kitchen to the built-in wardrobes, every aspect has been carefully considered to provide a home you'll love to live in.

Best of all, everything's fresh and new. So you can unpack and start enjoying your spacious surroundings immediately. And then gradually make your own mark.

Kitchen

- Paula Rosa handleless Manhattan kitchen units
- Cimstone 402 Arcadia worktops with matching upstand
- Bosch stainless steel single oven
- Glass splashback
- Stainless steel inset 1.5 bowl with single drainer
- Zanussi washer dryer (integrated or, if in hall cupboard, freestanding)
- Zanussi integrated fridge freezer
- Zanussi integrated dishwasher
- Brushed chrome sockets
- LED downlights with white bezel
- Amtico Linden Oak flooring

Bathroom

- White bath with side panel to match wall tiles
- Vanity unit with semi-recessed white hand basin
- Large, mirrored cabinet with internal light, glass shelves and shaver sockets
- Exposed thermostatic shower
- Chrome towel rail
- Wall tiles Porcelanosa Madagascar Natural
- Floor tiles Porcelanosa Madagascar Blanco

Bedrooms

- Vitronic Plains 40oz by Kingsmead Carpets
- Pendant light

General

- Flush panel internal doors in white
- LED downlights with white bezel in hall
- White switches and socket
- White matt emulsion to ceiling
- Brilliant white matt emulsion to walls
- White gloss to woodwork
- Electric underfloor heating

Communal areas

Supacord carpet – Steel Grey colou











2 BED

APARTMENT 1



Ground Floor

Kitchen/Lounge/Dining	4.99m x 6.20m
Bedroom 1	3.50m x 2.80m
Bedroom 2	3.50m x 3.87m
Bathroom	2.48m x 2.05m
Total Area	79.2m ²





1 BED



Ground Floor

Kitchen/Lounge/Dining	5.63m x 4.26m
Bedroom	3.84m x 3.50m
Bathroom	2.76m x 1.97m
Total Area	53m ²





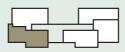
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APARTMENT 3



First Floor

Kitchen/Lounge/Dining	4.91m x 5.62m
Bedroom 1	3.55m x 3.80m
Bedroom 2	3.50m x 3.18m
Bathroom	2.02m x 2.65m
Total Area	66.47m ²





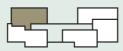
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APARTMENT 4



First Floor

Kitchen/Lounge/Dining	5.23m x 5.28m
Bedroom 1	3.51m x 3.17m
Bedroom 2	2.28m x 3.89m
Bathroom	2.23m x 1.81m
Total Area	64.3m ²





Please note: The plan layouts shown is for general guidance only and subject to change. Room dimensions are measured at each rooms 'maximum point' (where applicable).

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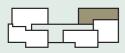
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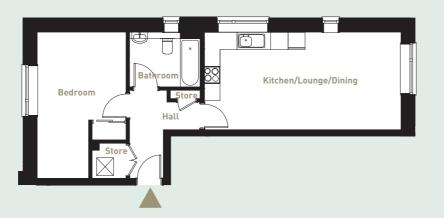
APARTMENT 5



First Floor

Kitchen/Lounge/Dining	3.50m x 6.67m
Bedroom	5.15m x 3.18m
Bathroom	1.98m x 2.40m
Total Area	51.9m ²





1 BED

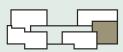
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First Floor

Kitchen/Lounge/Dining	3.94m x 6.67m
Bedroom	3.24m x 4.37m
Bathroom	1.70m x 2.36m
Total Area	52.43m ²

Room dimensions are measured at each rooms 'maximum point' (where applicable).



Store Bathroom Hall Kitchen/Lounge/Dining

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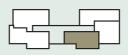
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APARTMENT 7



First Floor

Kitchen/Lounge/Dining	4.23m x 7.14m
Bedroom	3.83m x 4.16m
Bathroom	1.70m x 2.43m
Total Area	54.47m ²





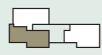
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APARTMENT 8



Second Floor

Kitchen/Lounge/Dining	4.91m x 5.80m
Bedroom 1	3.35m x 3.83m
Bedroom 2	3.50m x 3.18m
Bathroom	1.70m x 2.65m
Total Area	66.47m ²





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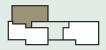
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APARTMENT 9



Second Floor

Kitchen/Lounge/Dining	5.23m x 5.28m
Bedroom 1	3.51m x 4.14m
Bedroom 2	2.28m x 3.89m
Bathroom	1.70m x 2.23m
Total Area	64.27m ²



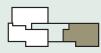


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APARTMENT 10 🕃

Second Floor

Kitchen/Lounge/Dining	7.28m x 3.70m
Bedroom 1	4.11m x 4.02m
Bedroom 2	3.52m x 3.83m
Bathroom	2.23m x 1.98m
Total Area	71.45m ²



Please note: The plan layouts shown is for general guidance only and subject to change. Room dimensions are measured at each rooms 'maximum point' (where applicable).



2 BED

APARTMENT 11

Third Floor

Kitchen/Lounge/Dining	5.63m x 4.76m
Bedroom 1	4.06m x 3.00m
Bedroom 2	4.06m x 2.83m
Bathroom	2.76m x 1.96m
Total Area	69.73m ²





Please note: The plan layouts shown is for general guidance only and subject to change.

Room dimensions are measured at each rooms 'maximum point' (where applicable).







SHARED OWNERSHIP WITH SOUTHERN HOME OWNERSHIP

Shared ownership gives you all the advantages of home ownership on terms you can afford.

Shared ownership is a government-backed initiative

You initially buy a share based on what you can afford, up to a maximum of 75%, and pay a subsidised rent on the remainder.

Buying a share in your home will feel as if you own it outright. And the great thing about shared ownership is that you can buy a larger share of your home whenever you can afford it. The more you own, the less rent you pay. For more information on purchasing a shared ownership home, please visit our Southern Home Ownership website.

AWARD WINNING DEVELOPMENTS

The environments we live in play a large part in shaping who we are. We immerse ourselves in the place we've chosen to live; the building itself and the community we share it with. So it's not surprising that these are the main features we look for when choosing a new home, and it's why Southern Home Ownership plan, develop and build high quality, desirable homes, bringing together people and places to create thriving communities.

As part of Southern Housing Group, one of the oldest and largest Housing Associations in the South East of England, we're proud to reinvest every penny we make in providing quality homes and services for our customers and local communities. Purchasing your new Southern Home Ownership home also contributes to the regeneration and development of homes and communities for others.

We're recognised as a leader in providing premium homes that shape the way people want to live. So we don't just build better buildings - we build better living.

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22

Contact our sales team

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