



**ROSEMARY  
HOUSE**  
ESHER

**SOUTHERN  
HOUSING**  
*new homes*



An exclusive collection of  
four one-bedroom and seven two-bedroom  
apartments, set in the charming  
Surrey town of Esher.

4

**ONE BED**  
*Apartments*

7

**TWO BED**  
*Apartments*

# MAKE A FRESH START

*Rosemary House in Esher, Surrey offers a collection of beautifully designed Shared Ownership apartments, set within a leafy, well-connected town known for its village charm, green spaces, and excellent links to London.*



## ROSEMARY HOUSE

### A private enclave

Sit on the edge of Sandown Park, Rosemary House is within walking distance to Esher town centre. A brand-new collection of one and two bedroom apartments. Set in secure, private grounds, each home has the convenience of allocated parking.



### Everything within easy reach

Esher Railway Station is less than a 10-minute walk from Rosemary House. From there, you can get to London Waterloo in just 30-minutes. It's also easy to reach the beautiful Surrey countryside, the South coast and nearby towns, such as Hampton and Walton-on-Thames.

### A more affordable way to buy

These spacious, stylish new apartments are available to buy with Shared Ownership. This means you buy a share of your home and pay rent on the share you don't buy. Your deposit is based on the share you're buying, which means it's lower than if you were to buy with Open Market Sale.



# 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, and Cote Brasserie. Cosy up at locals such as 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.



Everyman Cinema, Esher



Hampton Court Palace



Sandown Park, Esher

## A world of entertainment on your doorstep

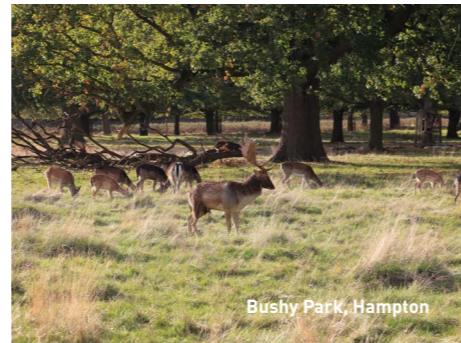
Neighbouring Sandown Park hosts racing and events throughout the year and its Daytona centre offers some of the country's best karting. You can also enjoy a round of golf at the park or reach new heights at SkyWalk Adventure.

## Spread your wings

Walton-on-Thames is just a 15-minute drive from Rosemary House, offering the perfect spot for riverside strolls, dining, and people-watching. Alternatively, you can explore Hampton's lively high street, rich in centuries of history, only 14-minutes away.

# GET ACTIVE AND GO GREEN

*Surrounded by parks, commons, gardens, clubs and leisure centres nearby, life around Rosemary House makes it easy to stay active and enjoy the fresh air.*



## ROSEMARY HOUSE

### From commons to Grade I gardens

Opposite Rosemary House is Littleworth Common, and Esher Common is just a 9-minute 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?

The Oakwood is a 4-minute drive from Rosemary House and offers a well-stocked gym, squash, skiing and a kids' adventure camp. Esher has several yoga studios, and Hersham Golf Club and South Weylands Equestrian Centre are just a 10-minute drive away.

### Royal parks and more

Beautiful Bushy Park is only a 7-minute drive away and boasts sweeping grasslands, free-roaming deer, and water gardens. It's home to the 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 30-minute drive of Rosemary House, you have other superb locations too, including the Surrey Hills, Richmond Park and Kew Gardens.



Journey time sources: [www.google.com/maps](http://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.*



## By car

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



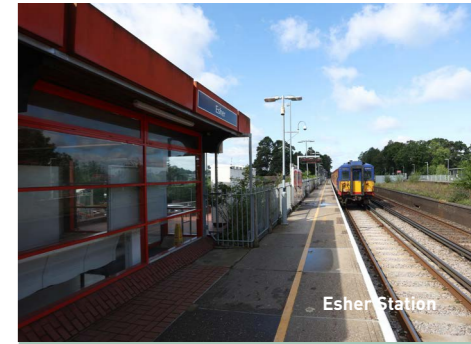
## By bus

The nearest bus stops are Littleworth Common Road (1-minute walk) and Sandown Park (6-minute walk), and they're served by bus routes 458 to Staines, 513 to Kingston, (Cromwell Road) and 715 to Guildford, Friary Bus Station.



## By plane

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



## BY TRAIN

### Esher Railway Station

Distance 0.4 miles from Rosemary House

2-min drive

3-min cycle

8-min walk

*Journey times from there:*

Walton-on-Thames  
6 mins

Weybridge  
9 mins

Wimbledon  
12 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.*



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## Kitchen

- Howdens Clerkenwell handleless kitchen in Dove grey gloss effect
- Square Edge Azzurro Vena Laminate Worktop
- Glass splashback
- 1.5 Bowl Stainless Steel Sink with mixer tap
- Brushed chrome sockets
- LED downlights with white bezel

## Integrated appliances include:

- Fridge/freezer
- Dishwasher
- Electric ceramic hob with single oven and extractor
- Washer dryer integrated in plots 3, 4, 8, 9 & 11 freestanding in plots 1, 2, 5, 6, 7 & 10

## Bathroom

- Porcelanosa Madagascar Blanco floor and wall tiles
- Roca rectangular bath, wash basin and toilet with Grohe chrome shower set mixer, and mixer taps for the bath and hand basin
- Mirrored vanity cupboard in cashmere, with shelving, shaver socket and LED light
- Chrome towel rail
- LED downlights with white bezel



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## Bedrooms

- Pendant lighting
- Mirrored built in wardrobe with sliding doors to main bedroom

## Flooring

- Amtico flooring in hallway and kitchen/living areas in Muted Oak
- Light cashmere/grey carpet in bedrooms

## General

- Allocated parking space to each home
- Electric underfloor heating with individual thermostats for each room
- Energy Performance Certificate (EPC) rating is B
- TV/Satellite, phone and data points to main bedroom and living room
- Provision for fibre optic broadband via BT
- Entrotec fob entry and video entry
- Smoke and heat detectors
- ICW new build warranty

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# SITE PLAN



COMMON



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2 BED

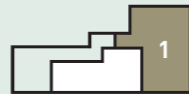
# PLOT 1

Ground Floor



<b>Kitchen/Lounge/Dining</b>	4.99m x 6.20m	16'4" x 20'4"
<b>Bedroom 1</b>	3.50m x 2.80m	11'5" x 9'2"
<b>Bedroom 2</b>	3.50m x 3.87m	11'5" x 12'8"
<b>Bathroom</b>	2.48m x 2.05m	8'1" x 6'8"
<b>Total Area</b>	79m <sup>2</sup>	851sqft

## Portsmouth Road View



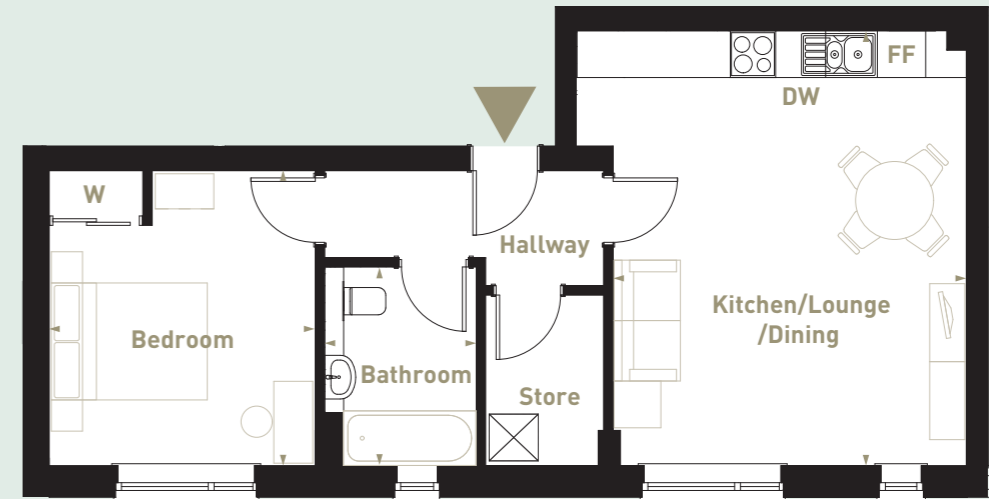
FF = Fridge Freezer  
 DW = Dishwasher  
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1 BED

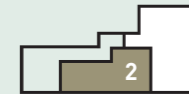
# PLOT 2

Ground Floor



<b>Kitchen/Lounge/Dining</b>	5.63m x 4.26m	18'5" x 13'11"
<b>Bedroom</b>	3.84m x 3.50m	12'7" x 11'5"
<b>Bathroom</b>	2.76m x 1.97m	9'0" x 6'5"
<b>Total Area</b>	53m <sup>2</sup>	570sqft

## Portsmouth Road View



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2 BED

# PLOT 3

First Floor



<b>Kitchen/Lounge/Dining</b>	4.91m x 5.62m	16'1" x 18'5"
<b>Bedroom 1</b>	3.55m x 3.80m	11'7" x 12'5"
<b>Bedroom 2</b>	3.50m x 3.18m	11'5" x 10'5"
<b>Bathroom</b>	2.02m x 2.65m	6'7" x 8'8"
<b>Total Area</b>	66m <sup>2</sup>	715sqft

## Racecourse View



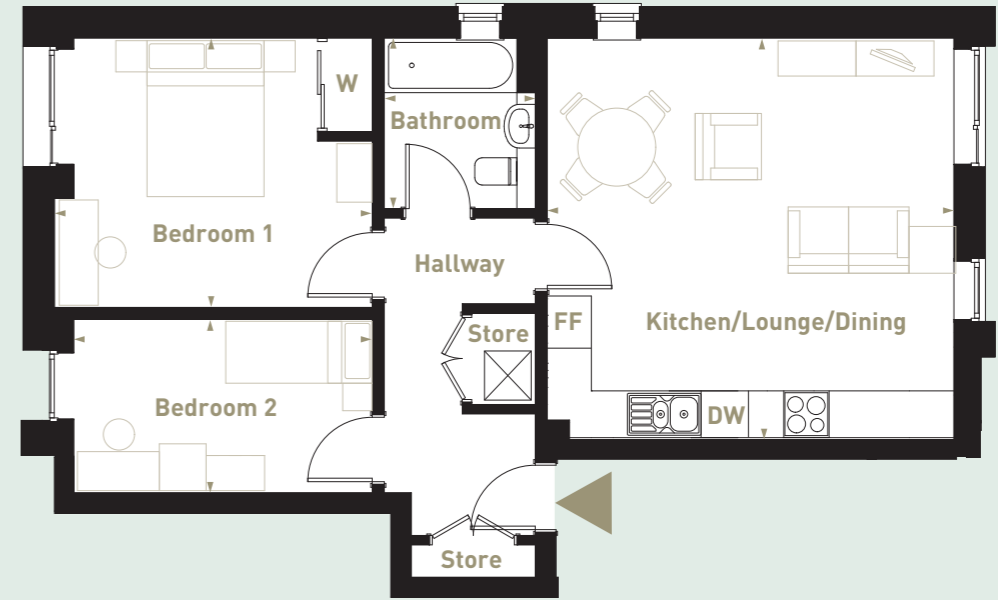
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2 BED

# PLOT 4

First Floor



<b>Kitchen/Lounge/Dining</b>	5.23m x 5.28m	17'1" x 17'3"
<b>Bedroom 1</b>	3.51m x 3.17m	11'6" x 10'4"
<b>Bedroom 2</b>	2.28m x 3.89m	7'5" x 12'9"
<b>Bathroom</b>	2.23m x 1.81m	7'3" x 5'11"
<b>Total Area</b>	64m <sup>2</sup>	692sqft

## Racecourse View



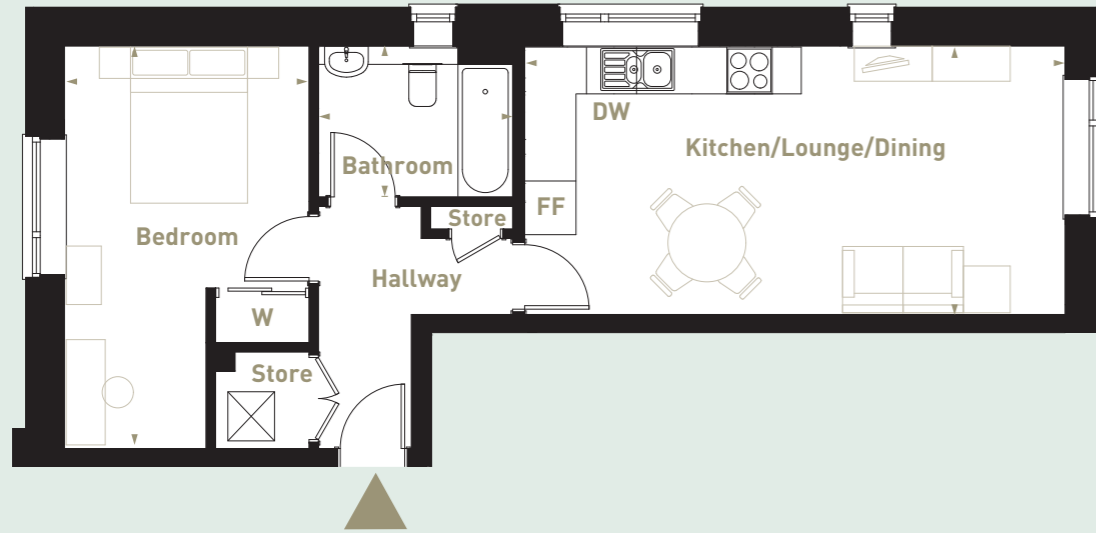
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# PLOT 5

First Floor



<b>Kitchen/Lounge/Dining</b>	3.50m x 6.67m	11'5" x 21'10"
<b>Bedroom</b>	5.15m x 3.18m	16'10" x 10'5"
<b>Bathroom</b>	1.98m x 2.40m	6'5" x 7'10"
<b>Total Area</b>	51m <sup>2</sup>	558sqft

## Portsmouth Road View



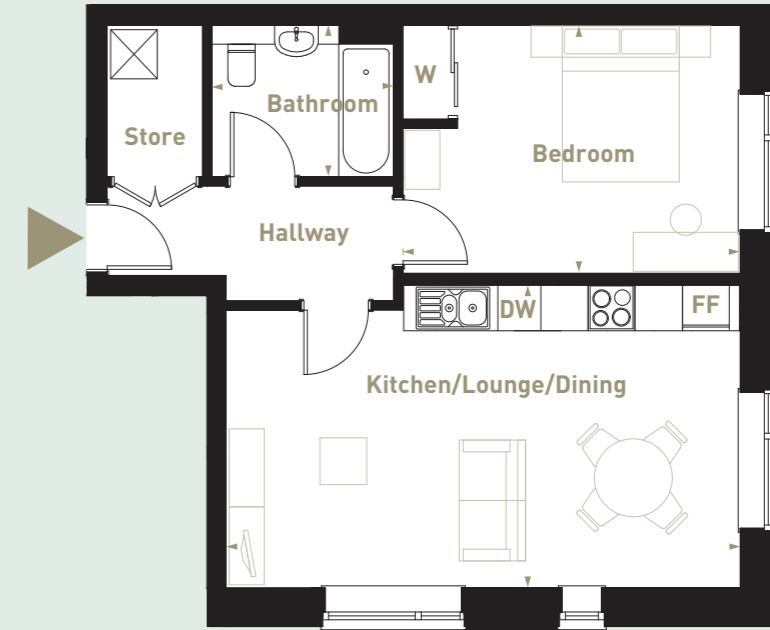
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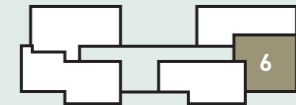
# PLOT 6

First Floor



<b>Kitchen/Lounge/Dining</b>	3.94m x 6.67m	12'11" x 21'10"
<b>Bedroom</b>	3.24m x 4.37m	10'7" x 14'4"
<b>Bathroom</b>	1.70m x 2.36m	5'6" x 7'8"
<b>Total Area</b>	52m <sup>2</sup>	564sqft

## Portsmouth Road View



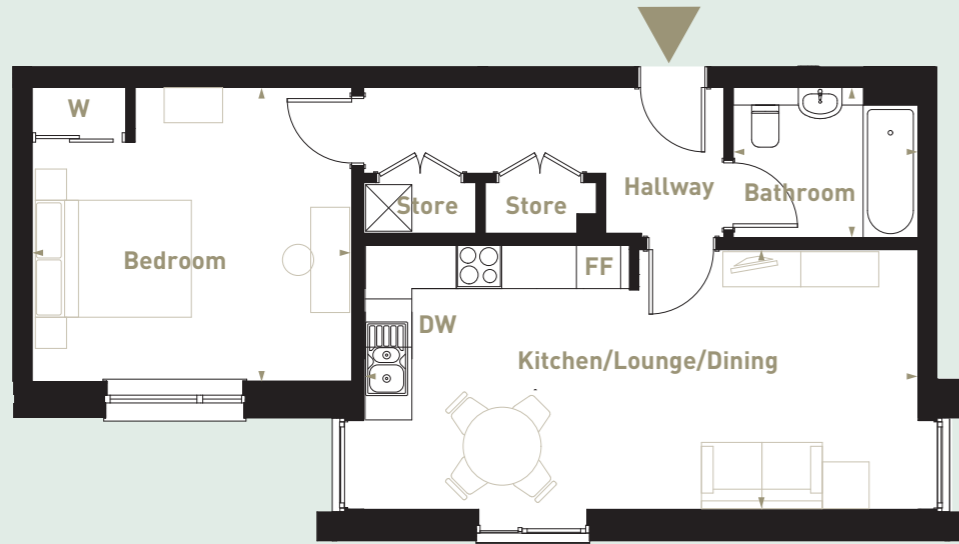
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# PLOT 7

First Floor



<b>Kitchen/Lounge/Dining</b>	4.23m x 7.14m	13'10" x 23'5"
<b>Bedroom</b>	3.83m x 4.16m	12'6" x 13'7"
<b>Bathroom</b>	1.70m x 2.43m	5'6" x 7'11"
<b>Total Area</b>	54m <sup>2</sup>	586sqft

## Portsmouth Road View



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2 BED

# PLOT 8

Second Floor



<b>Kitchen/Lounge/Dining</b>	4.91m x 5.80m	16'1" x 19'0"
<b>Bedroom 1</b>	3.35m x 3.83m	10'11" x 12'6"
<b>Bedroom 2</b>	3.50m x 3.18m	11'5" x 10'5"
<b>Bathroom</b>	1.70m x 2.65m	5'6" x 8'8"
<b>Total Area</b>	66m <sup>2</sup>	715sqft

## Racecourse View



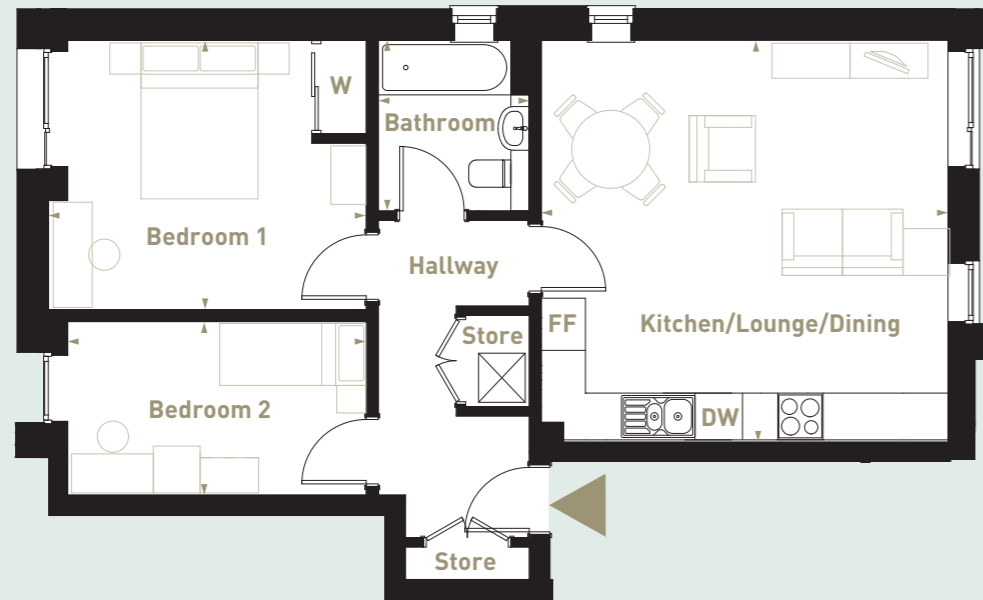
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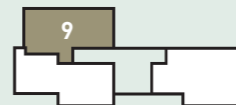
# PLOT 9

Second Floor



<b>Kitchen/Lounge/Dining</b>	5.23m x 5.28m	17'1" x 17'3"
<b>Bedroom 1</b>	3.51m x 4.14m	11'6" x 13'6"
<b>Bedroom 2</b>	2.28m x 3.89m	7'5" x 12'9"
<b>Bathroom</b>	1.70m x 2.23m	5'6" x 7'3"
<b>Total Area</b>	64m <sup>2</sup>	692sqft

## Portsmouth Road View



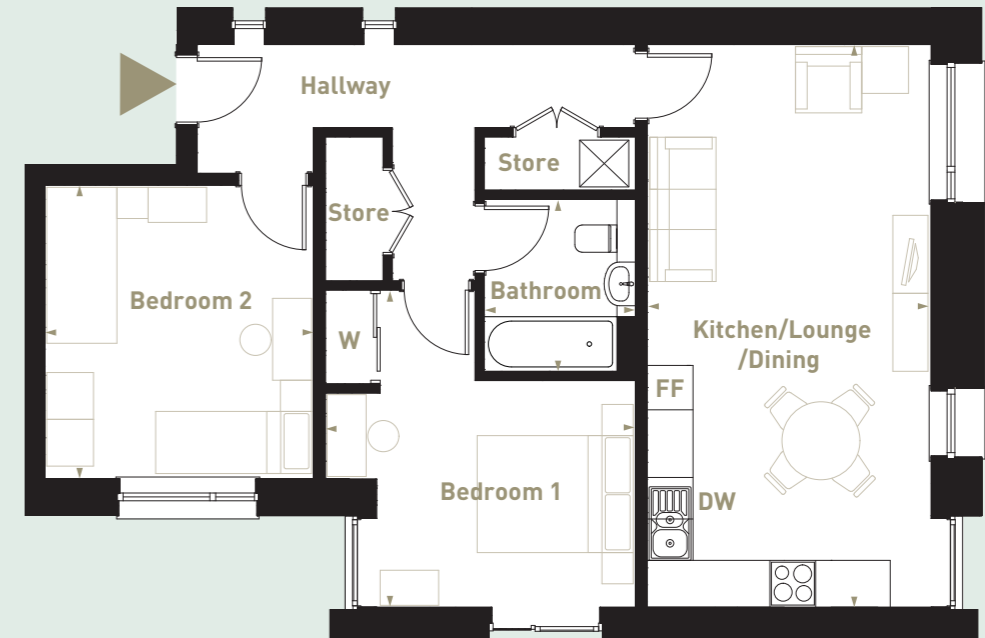
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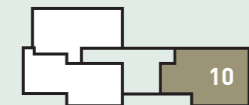
# PLOT 10

Second Floor



<b>Kitchen/Lounge/Dining</b>	7.28m x 3.70m	23'10" x 12'7"
<b>Bedroom 1</b>	4.11m x 4.02m	13'5" x 13'2"
<b>Bedroom 2</b>	3.52m x 3.83m	11'6" x 12'6"
<b>Bathroom</b>	2.23m x 1.98m	7'3" x 6'5"
<b>Total Area</b>	71m <sup>2</sup>	769sqft

## Portsmouth Road View



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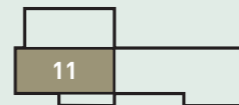
# PLOT 11

Third Floor



<b>Kitchen/Lounge/Dining</b>	5.63m x 4.76m	18'5" x 15'7"
<b>Bedroom 1</b>	4.06m x 3.00m	13'3" x 9'10"
<b>Bedroom 2</b>	4.06m x 2.83m	13'3" x 9'3"
<b>Bathroom</b>	2.76m x 1.96m	9'0" x 6'5"
<b>Total Area</b>	69m <sup>2</sup>	751sqft

### Racecourse View



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# SHARED OWNERSHIP BUYING JOURNEY

## Shared Ownership

Now that you have found your dream home you're probably asking, "Is Shared Ownership right for me?" At Southern Housing New Homes, we know that a new home is one of the biggest purchases you will ever make, and Shared Ownership helps make this a reality.

## How does it work?

You'll start by buying a share of your home that's between 25% and 75% of the full value, using a combination of a mortgage and a deposit between 5-10%. You will then pay a subsidised rent on the share you don't buy. In the future, if your circumstances change and you'd like to, you can purchase more shares in your home, right up to 100%. As your share increases, the rent you pay decreases.

Disclaimer: All floor plans in this brochure are for general guidance only. Measurements are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Southern Housing New Homes has taken all reasonable care in the preparation of the information given in this brochure. However, this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Southern Housing New Homes does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Southern Housing New Homes undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Southern Housing New Homes or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Southern Housing New Homes. Southern Housing New Homes supports the development of mixed tenure developments and is proud to provide homes for Shared Ownership at Rosemary House. We may change the tenure of some homes subject to demand. Information correct at time of print: April 2026.

## Before proceeding, you must consider the following:

- Your total household income must be £80,000 a year or less.
- These apartments are leasehold.
- A service charge is payable to contribute to the management and maintenance of the development. This is reviewed annually and may increase over time (see the price list for details).

Speak to your Sales Executive for more information and to find out if this home could be the right fit for you.

## At Southern Housing New Homes we know how important it is to find the perfect home.

Our mission is to help you do just that by providing the best quality, affordable homes, while creating communities that people love. As an organisation we're one of the largest housing providers in the UK with over 80,000 homes across London, the South East, the Isle of Wight and the Midlands, giving over 167,000 people somewhere to call their own.

Within our Southern Housing New Homes team, we provide homes to suit families of all sizes, through Shared Ownership, London Living Rent and Open Market Sale.

Read more about who we are and what we do as a housing association at: [southernhousing.org.uk](https://southernhousing.org.uk)



Give us a call:  
**020 3944 9073**

Visit our website:  
[shnewhomes.co.uk/rosemary-house](https://shnewhomes.co.uk/rosemary-house)



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