A large, stylized number '1234' is the central graphic element. The number is white with a dark teal outline. The interior of the number is filled with various floral images: a white rose with yellow stamens in the '1', a pink rose in the '2', a purple rose in the '3', and a white rose with yellow stamens in the '4'. The background is a solid dark teal color.

1, 2, 3 & 4 bedroom
homes available through
shared ownership

ROSE GARDEN

CRANLEIGH

TIME TO BLOSSOM



Rg ROSE GARDEN

CRANLEIGH

Rose Garden is Southern Home Ownership's brand-new development of delightful, modern houses and apartments in Cranleigh, Surrey.

Designed and built to our characteristic high standards, each of these homes offers the convenience of contemporary living in an idyllic and much sought-after location.

Offered for shared ownership, this attractive community offers you a choice of spacious 1 and 2-bedroom apartments, along with substantial 2, 3 and 4-bedroom houses.

Whether you're looking to get on the property ladder for the first time, or you dream of upgrading to extra living space in a charming location that's not too far from London, Rose Garden has the perfect home for you.



YOUR TIME TO BLOSSOM

Your new home at Rose Garden is set in carefully landscaped surroundings, featuring mature trees and shared green spaces that are perfect for whiling away long summer days.

Houses benefit from attractive gardens, giving you a natural canvas in which to create attractive floral displays. Apartments offer charming views of nature.

Some days you will look out of the window and feel like pinching yourself – just to make sure that such lovely surroundings aren't just a dream!



Rg

A garden away from home

When you think of Cranleigh, it conjures up images of a pretty market town amid some of England's finest scenery – the High Weald Area of Outstanding Natural Beauty. Like a vast garden on your doorstep, this is a beautiful patchwork of woodland, historic parks, picturesque villages and small farms.

Indeed, if you love walking, cycling or simply exploring in beautiful surroundings, you'll be truly spoilt for choice. Rose Garden is also a short distance from the Surrey Hills, where you'll find over 163 square miles of rolling scenery and diverse natural habitats. Head a few miles west and you'll reach the edge of the South Downs, England's newest National Park, where you can enjoy acre after acre of hills and vales that stretch across three counties.





Take root in your surroundings

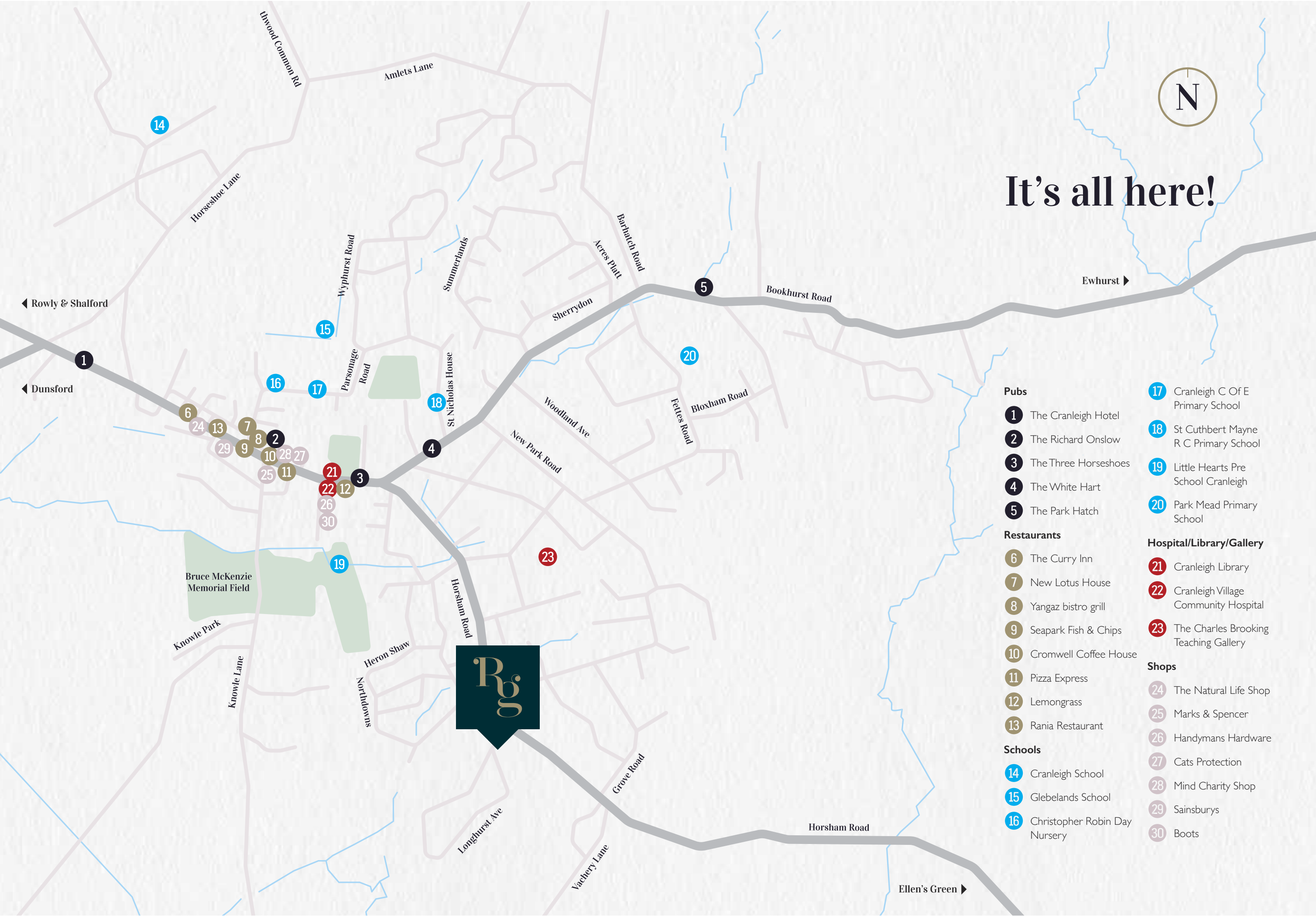
Cranleigh is a town that's full of character and has lots to offer, whether you want to shop, eat, be entertained or keep fit and healthy.

If you love food, be sure to check out the 17th-century Park Hatch pub and restaurant, which was named 'Surrey Pub of the Year' by the 2017 National Pub & Bar Awards and has been awarded a Trip Advisor Certificate of Excellence for the last three years. Other popular choices include the Stables Restaurant at the White Hart, as well as Rania – which is highly regarded for its excellent curries. You'll also find pizzerias, gastropubs and the delightful Cromwell Coffee House, which is perfect for cream teas and cakes.

Cranleigh is also home to lots of independent shops, from Janet Kent Dressmaking and Mr Simms Olde Sweet Shoppe, through to Dobbe's Flower Shop and The Crafting Place. Major High Street names include M&S Simply Food, Boots and Sainsburys.

If culture is your thing, the Cranleigh Arts Centre offers everything from dramatic performances to piano recitals and pottery workshops. Keeping in shape is easy too, with the Cranleigh Leisure Centre providing facilities that range from a pool and gym to studio classes and soft play for the little ones.







Grow tall and climb high

Many families are drawn to Cranleigh because they want to give their children the best possible start in life. Not only is the town and surrounding countryside an idyllic place to grow up, but the local schools also have excellent reputations.

Better still, most of the schools are within a mile of Rose Garden, making the school run a quick one while giving older children the independence of walking or cycling each day.

If you have younger children, St Cuthbert Mayne RC Primary was last rated 'Outstanding' by Ofsted and has recently become an Academy. Park Mead Primary and Cranleigh C of E Primary are also popular choices, and both have a 'Good' rating.

Older students thrive at Glebelands School, a Specialist Science College with excellent facilities and a high quality of teaching and learning. Then, of course, there is the famous independent Cranleigh School, which is not only fully co-educational but rated as one of the best sporting schools in the UK!



Spread your wings

There's so much to see and do in your patch of Surrey. From getting in the saddle to chilling out at a spa, there's plenty to choose from.

Your new home may be in peaceful country surroundings, but that doesn't mean you'll be short of things to do in your local area. If you love shopping, you'll be near to Horsham, Godalming and Crawley – all with bustling town centres – not to mention Guildford, which is the destination for several popular shopping centres.

As you'd expect from the many tracks and bridleways in the area, horse riding is extremely popular. You can learn to ride or brush up your skills at Hacking with a Difference or at Maple Stud Equestrian Centre, both very near Cranleigh.



Keeping fit is fun and simple too. As well as a great leisure centre, Cranleigh also has a Golf and Country Club boasting a gym and health club – not to mention panoramic views of the local countryside. Go a little further afield and you'll find facilities for everything from football and rugby to running and tennis.

Finally, when it's time for some well-deserved pampering, there's no shortage of spas where you can enjoy saunas and relaxing treatments. Champneys, Manor House Hotel and Spa and Harbour Hotel and Spa are all in or near Guildford and all have an excellent reputation.

- 1. Guildford
- 2. Godalming
- 3. Champneys, Guildford



Rg

Making tracks



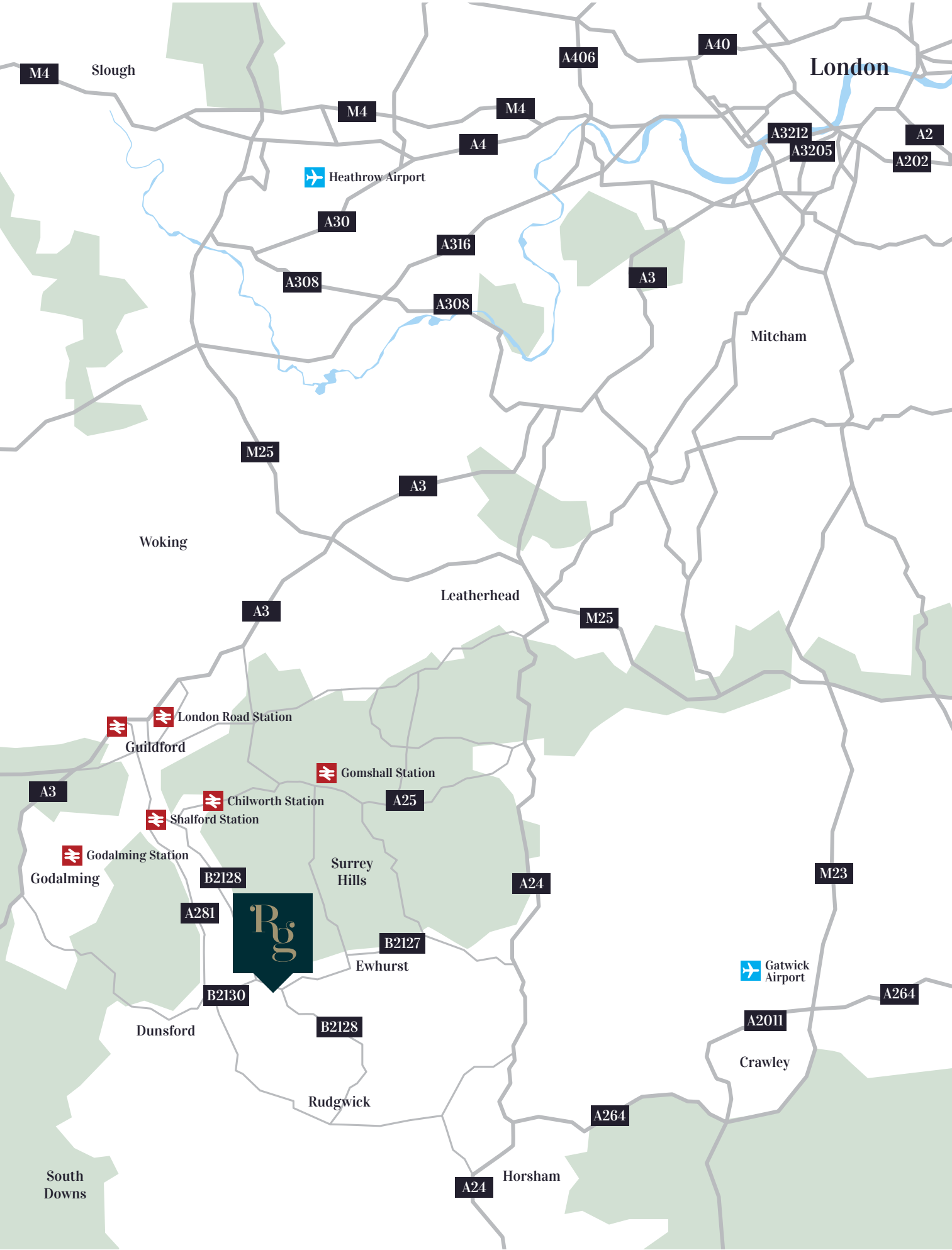
When you live at Rose Garden, you'll be well connected for travel, commuting and jet-setting.

Your new home will be midway between Horsham and Guildford. Both are a short drive away and both have lots to offer when it comes to shopping, fitness, culture and dining out.

When you want to reach London, you'll be less than 20 minutes from two rail stations – Chilworth and Shalford – where trains can whisk you to the capital in under an hour. If you prefer to drive, you can be on either the A3 or the M23 within about 30 minutes.

Last but not least, you'll be a short hop away from London Gatwick, one of the busiest airports in Europe – and one that offers an incredible range of domestic and international flights. Escaping to sunnier climes couldn't be simpler!





Map not to scale



By Rail		
Chilworth Rail Station to London Waterloo		55 mins
Shalford Rail Station to London Waterloo		44 mins
By Road		
Chilworth Rail Station		18 mins
Shalford Rail Station		19 mins
Godalming Station		24 mins
Horsham (11 miles)		24 mins
Guildford (11 miles)		26 mins
Gatwick Airport (20 miles)		40 mins
Heathrow Airport (33 miles)		50 mins
By foot		
Cranleigh Town Centre		30 mins



Specification

Kitchen

Stunning kitchens featuring Affinity Elise Range, white gloss doors and drawers, complemented natural timber; square edge worktops and upstands to create a smart and modern look. Energy efficient and sleek appliances have been selected to complement the look and design of the kitchens.

- Bosch gas hobs to houses
- Bosch electric hobs to apartments
- Bosch hot air electric brushed steel oven
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher
- Integrated Bosch washer/dryer
- Stainless steel 1 ½ bowl with contemporary Hansgrohe mixer tap
- Bosch brushed steel extractor hood
- LED lighting to wall units
- Light grey splashback behind hob
- Soft close to doors and drawers
- Integrated pull out waste bin with recycling facilities

Bathroom

Contemporary sanitary ware is used to create stunning bathrooms and Hansgrohe taps and showers are used throughout. Vanity tops and bath panels add a touch of elegance to the rooms.

- Roca Gap white bathroom suite, with concealed cistern
- Hansgrohe mixer taps to basin
- Hansgrohe concealed thermostatic bath/shower mixer
- Merlyn two panel folding glass bath screen
- Porcelanosa wall tiles
- Chrome heated towel rail
- Roca Luna mirror

Whilst every effort has been taken to ensure the accuracy of the information provided, the specification has been supplied as a guide.



En-suite (where applicable)

Our elegant and stunning en-suites, with sanitary ware by Roca and complementing taps and showers by Hansgrohe, add a hotel style touch to create a stylish private space.

- Roca sanitary ware
- Hansgrohe thermostatic shower mixer
- Merlyn express glass sliding door enclosure
- Roca Luna mirror
- Porcelanosa wall tiles
- Chrome heated towel rail

Decorative finishes

To achieve a contemporary style interior we have selected clean lines for doors, architraves and skirting, keeping everything white and flush to create a calm and tranquil environment.

- Full height mirrored door wardrobe with oak frame to bedroom one
- White painted flush internal doors with contemporary satin chrome ironmongery
- Pencil rounded skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

Floor finishes

- Authentic wood grain laminate flooring to hallway/kitchen/dining area
- Carpet to living room/bedrooms/stairs and landings



Heating and hot water

- Gas fired combination condensing boiler and domestic hot water to houses
- Electric combination condensing boiler and domestic hot water to apartments

Gardens to houses

- Landscaped front garden
- Turfed rear garden
- Paving slabs to front and rear door areas
- External tap with isolation valve

Electrical

- LED downlights throughout kitchen/cloakroom/bathroom and en-suite
- Pendant lighting to living/dining and bedrooms
- TV points to kitchen/dining/living/bedrooms
- Phone points to living/bedroom
- Pre-wired for customers own SkyQ connection via subscription
- Low energy external security lighting – PIR and solar sensor
- Hard-wired smoke, carbon monoxide and heat detectors
- Video door entry system to apartment block
- CCTV to block entrance
- Fob entry system to apartment block

Warranty

- NHBC Warranty



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, which could be your stepping stone onto the property ladder.

You initially purchase a share of a home through a mortgage and savings. You buy as much as you can afford, usually at least 25% and up to a maximum of 75%, and you pay a subsidised rent to us on the share that you don't own.

Even if you only purchase a share in your home, it will feel as if you owned it outright. And the great thing about shared ownership is that you can buy a larger share of the property 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.

We're easy to find

Our Sales Suite can be found at the entrance to Farrier Lane.

- Key:
- Showhome and Sales Office - Plot 289
 - Shared Ownership homes



Computer generated artist impression of Bow River Village, London

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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