



Onslow Place



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Worplesdon, Surrey

Welcome to Onslow Place. A brand new and friendly community development that offers a range of different types of Shared Ownership homes, consisting of 9 x one & two bedroom apartments and 9 x two & three bedroom houses.

A place to relax
A place to grow
A place to call home



Surrounded by nature, in the heart of the lush Surrey countryside is the historic village of Worplesdon, where your new home is waiting for you. Onslow Place is a stunning collection of contemporary homes, set in a beautiful, semi-rural location. These welcoming homes bring you country living and an easy commute to London. It really is the best of both worlds.



Out and about

From your new home in Onslow Place, you can...



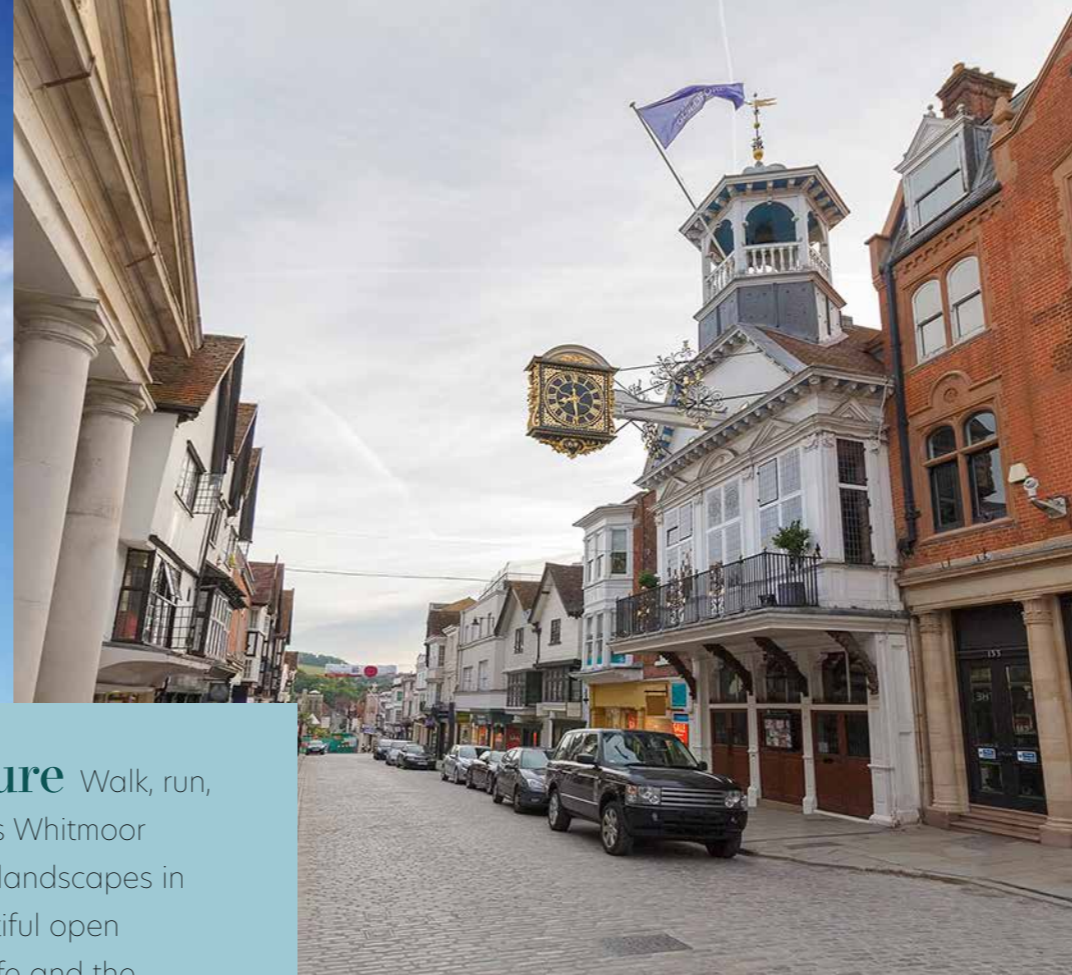
Commune with nature Walk, run, cycle or take a gentle stroll across Whitmoor Common through picture-perfect landscapes in all seasons. Surrounded by beautiful open countryside, woodland, rich wildlife and the River Wey, pack a picnic and head out into the great outdoors.

Walk the school run in

Worplesdon has both a pre-school and a primary school (Ofsted-rated good).



Eat, drink and be merry in a choice of pretty pubs in little villages, including your locals, Worplesdon Place and The Fox Inn. For trendy bars, world foods and posh nosh, head to Guildford, which also boasts serious coffee culture and cafes.



Be a sport at the local Worplesdon Cricket Club which has been a part of village life since 1890. Football fans are welcome at Worplesdon Phoenix FC or Worplesdon Rangers. Swimmers, take a dip at the 1930s Guildford Lido or the Spectrum Leisure Centre. Golfers, take a swing at one of the Surrey 3 W's: West Hill, Woking and Worplesdon, set amongst glorious heather, chestnut and pine trees. Anyone for tennis? Local LTA-affiliated tennis clubs are open to all.



Shop 'til you drop in Guildford which is home to all the top brand names and chic independents. You're spoilt for choice along the high street. You can pause to refuel at one of the welcoming cafes at The Friary, White Lion Walk and Tunsgate.



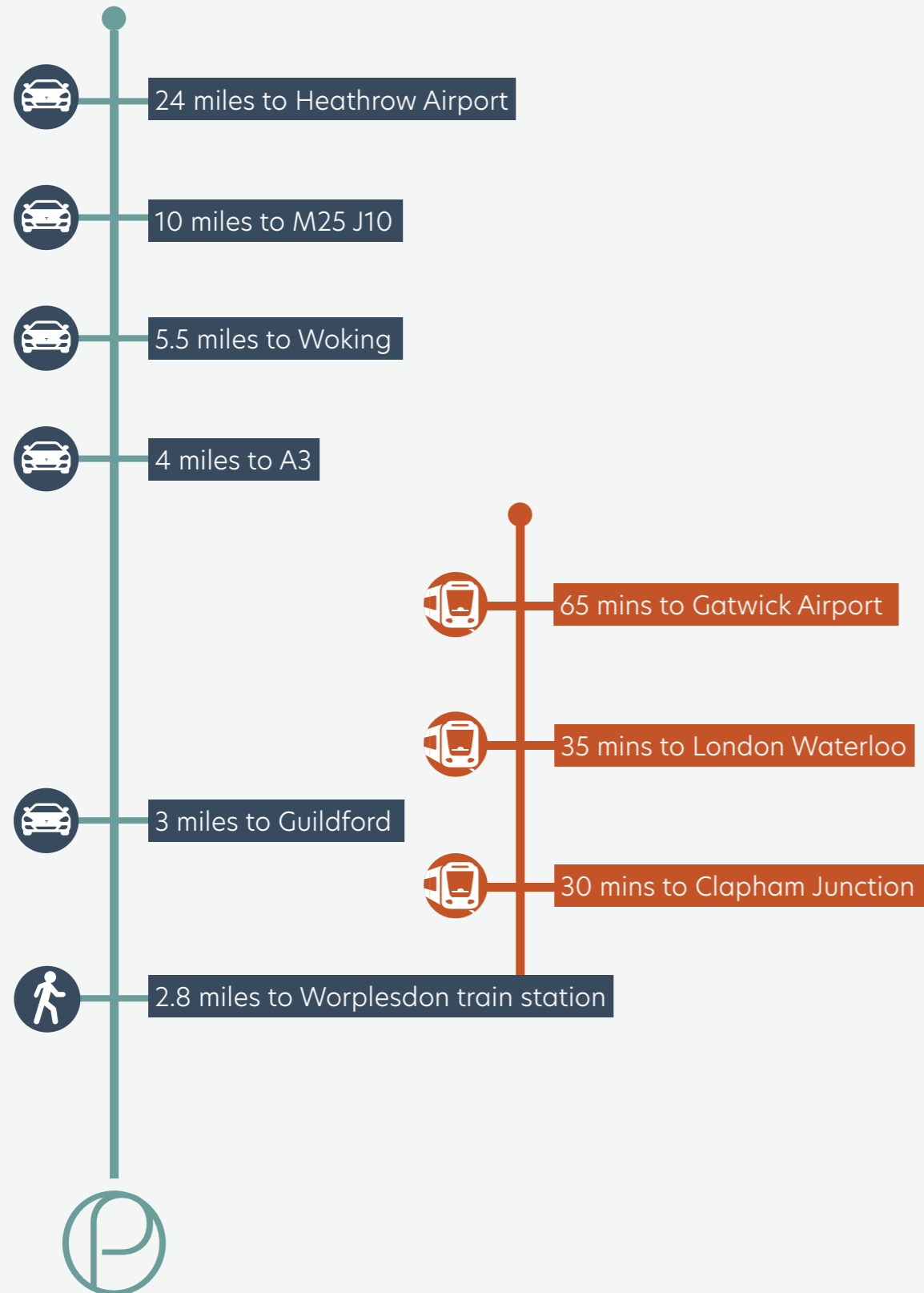
Be entertained with a choice of multi-screen cinemas in Guildford and Woking. Theatre buffs won't be bored at Guildford's Electric Theatre and Yvonne Arnaud Performing Theatre, and for the biggest names, take a seat at the world-famous G Live Arts Centre.

Play king and queen of the castle at Guildford Castle

Set in stunning landscaped grounds, this partly restored Norman castle dates back to 1066. Climb to the top for panoramic views of your kingdom.

On the move

At Onslow Place, you're a hop, skip and ride away from London, and the rest of the country.



3 miles to Guildford, the historic market town with forward-looking businesses, world-class shops, restaurants, bars, entertainment venues and attractions.

4 miles to the A3 which takes you straight into London or the south coast, and connects to the M25 and other major routes.

2.8 miles to Worplesdon train station from where it's less than 35 minutes to London Waterloo, and just 25 minutes to Clapham Junction, serving London Victoria, Gatwick and beyond.

5.5 miles to Woking, a thriving centre with top shops, eateries, and within easy reach of Brooklands Museum and the RHS flagship garden at Wisley.

24 miles to Heathrow Airport and your next overseas trip.

Naturally Beautiful

The beautiful setting at Onslow Place extends naturally into your home. Your Shared Ownership property has been created using the highest standards of building techniques and materials, with quality fixtures and meticulous attention to detail. Living areas offer space and light, with room to relax. Each home comes with its own parking space and use of communal amenities. At the end of the day - and the beginning, it is the perfect place to call home.



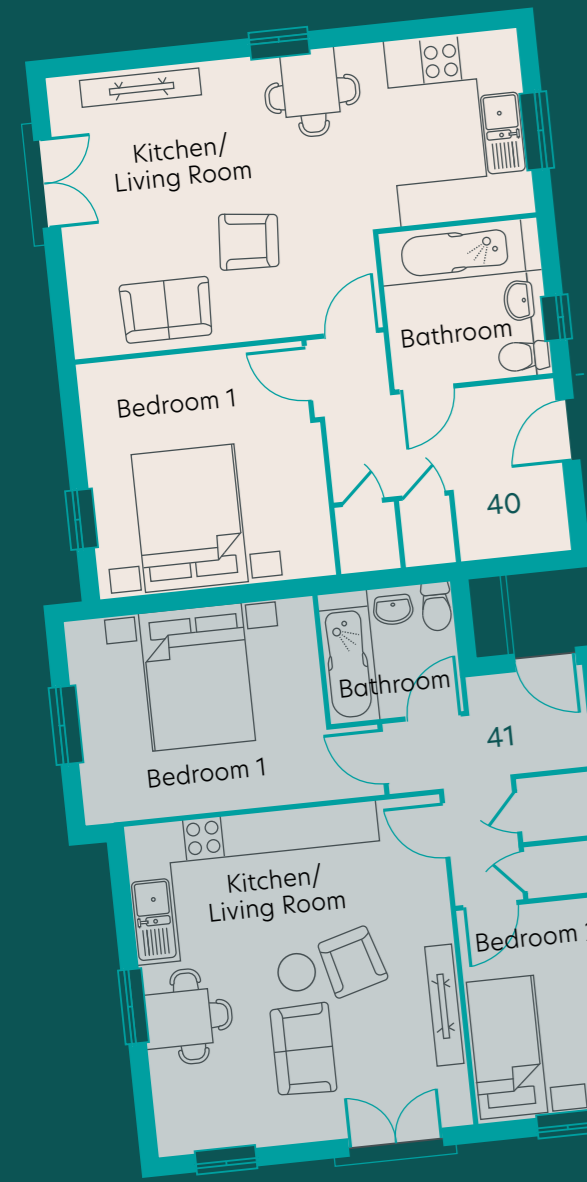
-  Shared Ownership
-  Affordable Rent
-  Private Sale
-  Care Home

at home in Surrey



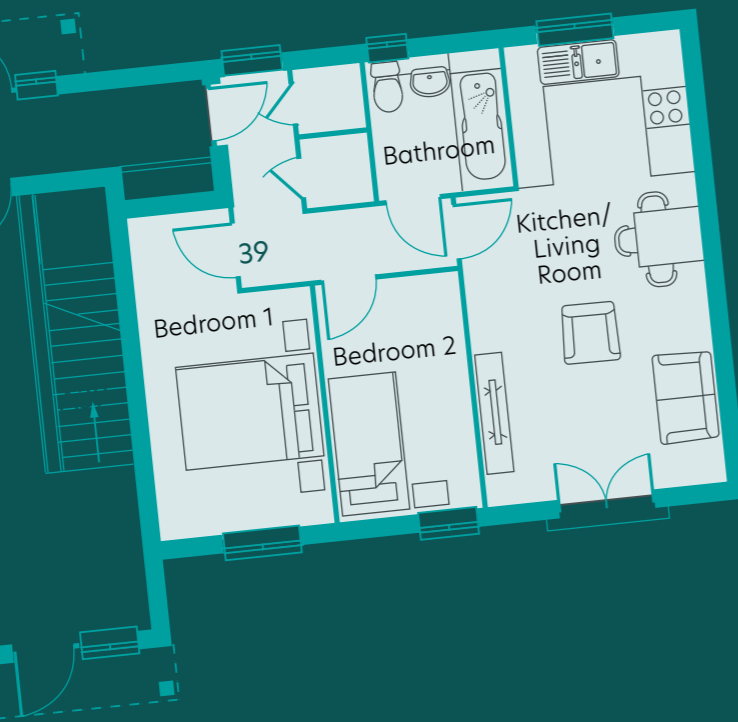
Onslow Place Apartments 39, 40, 41, 42, 43, 44, 45, 46 & 47

1 and 2 bedroom apartments with allocated parking

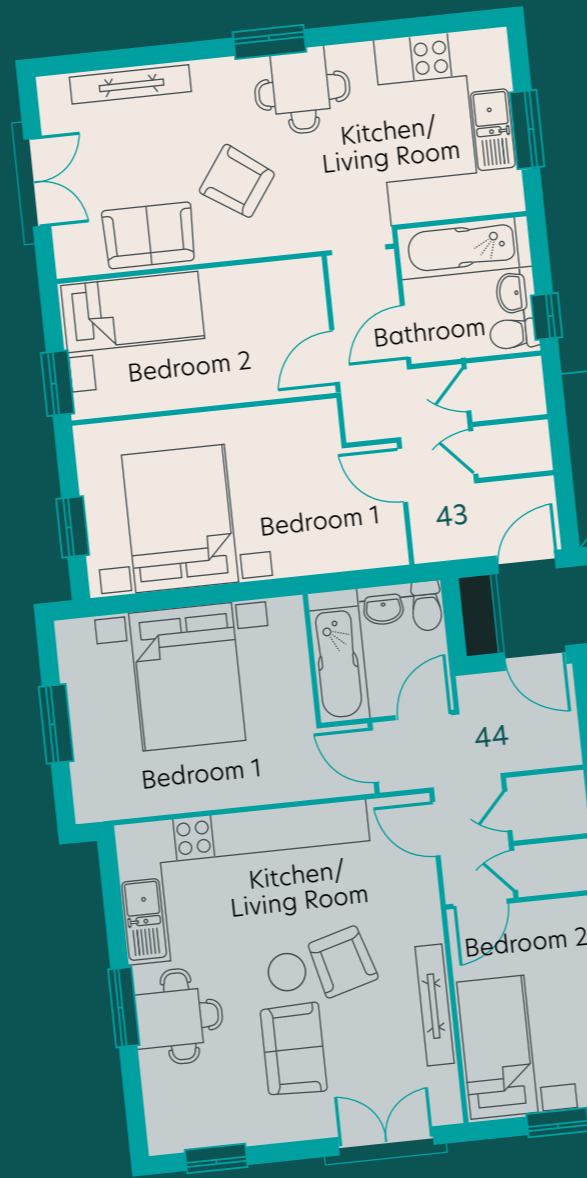


Ground Floor

Plot 40	
Kitchen/Living Room	7m x 4.2m
Bedroom	3.8m x 3.8m
Bathroom	2.4m x 2.4m
Total internal floor area	61.05m²

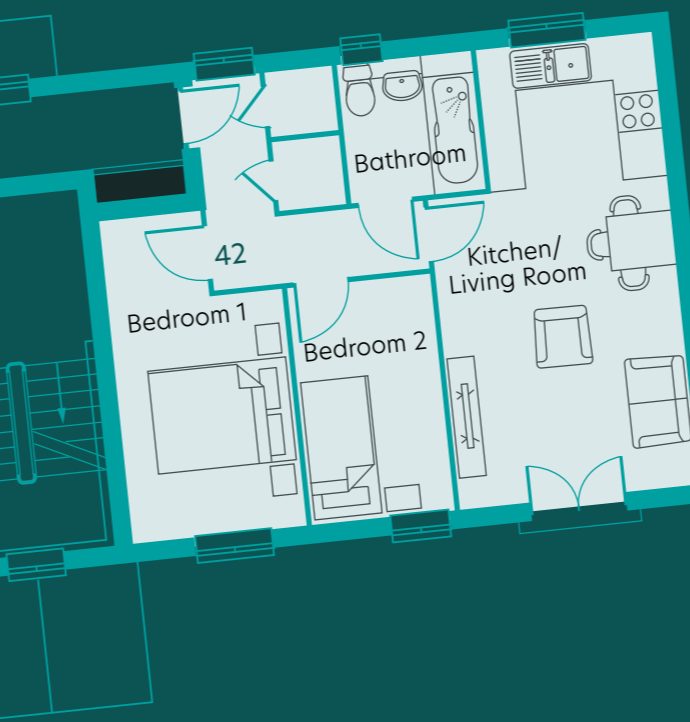


Plot 41 & 44	
Kitchen/Living Room	5.0m x 4.6m
Bedroom 1	3.6m x 3.0m
Bedroom 2	3.2m x 2.4m
Bathroom	2.0m x 2.0m
Total internal floor area	61.77m²

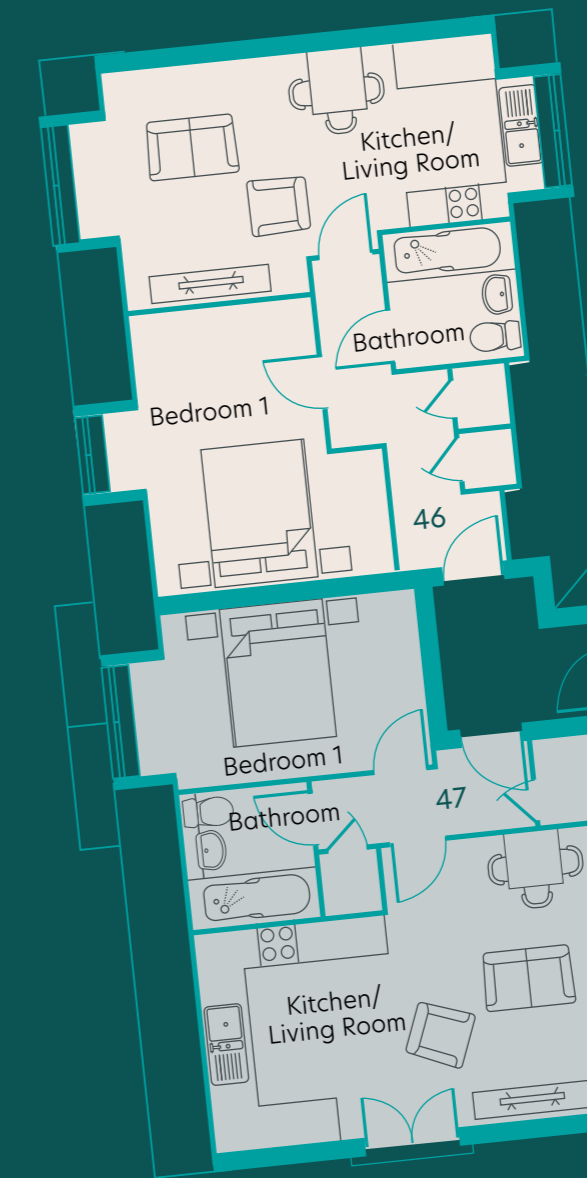


First Floor

Plot 39 & 42	
Kitchen/Living Room	6.5m x 3.6m
Bedroom 1	4.8m x 2.6m
Bedroom 2	3.6m x 2.2m
Bathroom	2.0m x 2.0m
Total internal floor area	61.05m²



Plot 43	
Kitchen/Living Room	7.0m x 3.0m
Bedroom 1	4.8m x 2.6m
Bedroom 2	4.0m x 2.0m
Bathroom	2.0m x 2.0m
Total internal floor area	61.05m²



Second Floor

Apartment 45	
Kitchen/Living Room	7.0m x 4.2m
Bedroom 1	4.4m x 3.4m
Bathroom	2.0m x 2.0m
Total internal floor area	50.86m²

Plot 47	
Kitchen/Living Room	5.8m x 4.2m
Bedroom 1	4.4m x 2.6m
Bathroom	2.0m x 2.0m
Total internal floor area	50.07m²



Apartment 46	
Kitchen/Living Room	7.0m x 3.6m
Bedroom 1	4.2m x 3.6m
Bathroom	2.0m x 2.0m
Total internal floor area	52.11m²

Whilst every attempt has been made to ensure the accuracy of the floor plans on the following pages, the dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Please check with the Sales & Marketing Team.

Onslow Place extends naturally into your home



Computer Generated Imagery



Onslow Place Design Specification

Kitchen

- Fully fitted Manhattan kitchen
- Matching co-ordinating laminate worktop with upstands
- Built in electric oven, gas hob and extractor fan
- Slashback to hob
- Stainless steel sink with mixer tap
- Integrated fridge freezer and washer dryer
- LED recessed downlights

Bathroom

- Twyford's fitted sanitary ware
- Thermostatically controlled shower over bath
- Glass shower screen to bath
- Full height tiles around bath walls
- Heated chrome towel rail
- Shaver point and light

Internal Features

- Vinyl flooring to kitchen and bathroom
- Carpets in neutral colour to hall, living area and bedrooms
- Walls painted white throughout
- Fitted wardrobe to main bedroom
- Gas fired combination boiler
- Radiators with thermostatic control
- CO2, smoke and heat detectors
- TV aerial point in living area and main bedroom
- Wiring for SkyQ (apartments only), independent satellite contract required per unit, a communal satellite dish will be provided
- BT points to the living area and main bedroom, independent contract required per unit
- uPVC windows

External Features Houses

- Allocated parking space
- Private garden with shed
- Privacy panel by rear of the garden
- PV solar panels to all houses but plot 118

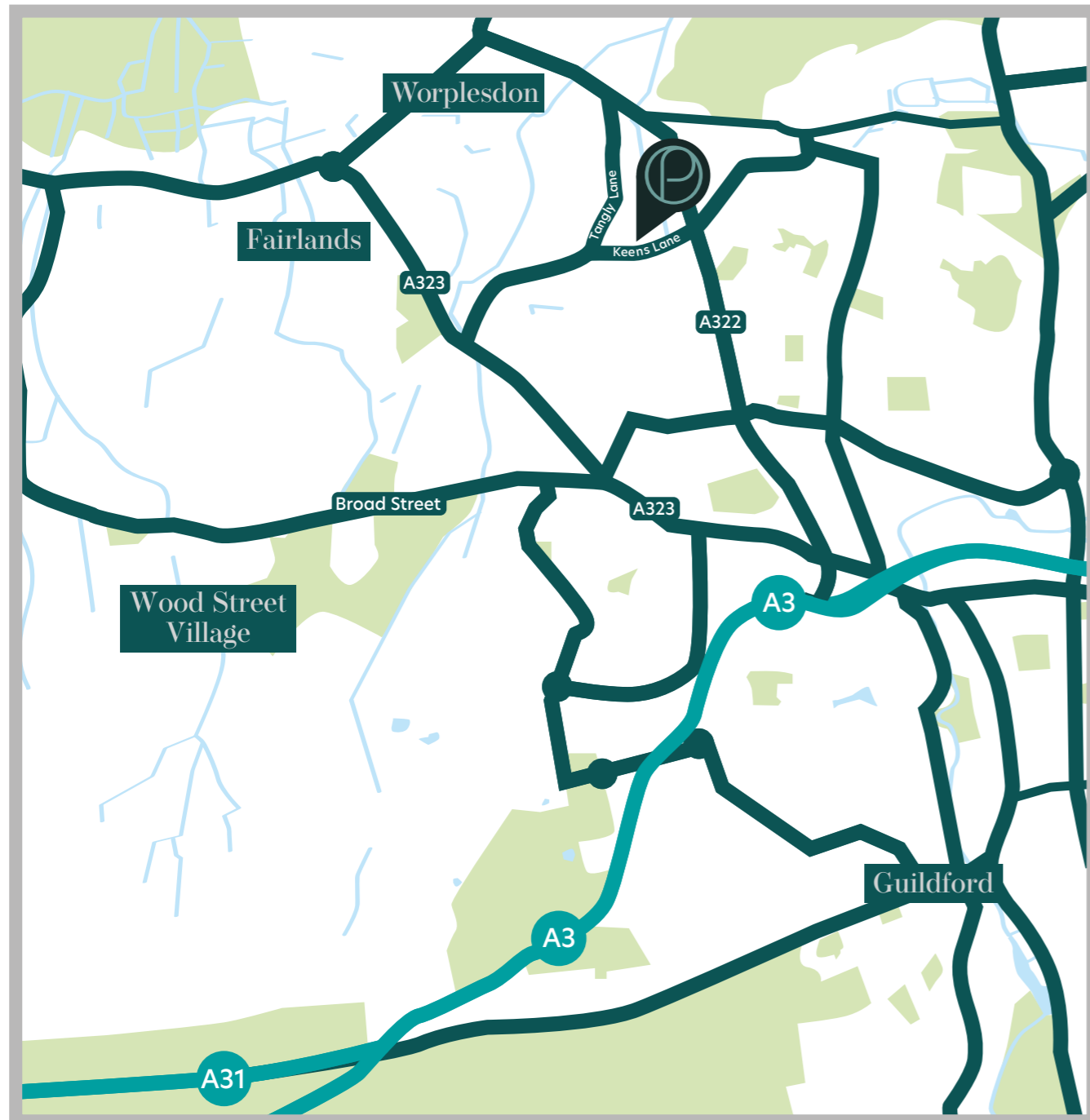
External Features Apartments

- Allocated parking space
- Video door entry system
- Lockable bike storage

General

- 12 year NHBC warranty
- Communal play area

The country life you want, close to everything you need



From Guildford:

- Head north-west on North St/A320 towards Chertsey St
- Turn right onto Chertsey St/A320 and then turn left onto York Rd/A246
- At the roundabout, take the 2nd exit onto Woodbridge Rd/A322
- Turn left onto Woodbridge Rd/A25
- At Dennis Roundabout, take the 3rd exit onto Worplesdon Rd/A322
- At the roundabout, take the 1st exit onto Keens Lane and the development will be on your right

From Woking:

- Follow the A320 south from Woking
- At the Mayford Roundabout take the 2nd exit and continue on the A320
- At the next roundabout take the 2nd exit onto Salt Box Rd
- Turn left onto Grange Rd, then at the roundabout take the 2nd exit
- At the next roundabout take the 2nd exit onto Keens Ln and the development will be on your left

Our good reputation is your peace of mind

PA Housing is an award-winning provider of affordable, quality homes, but our business is about more than property - it's about people. We put our customers at the centre of everything we do and offer first class services. Our business is built around decades of experience in the housing sector across the Midlands, London, Home Counties and South East. We hold almost 24,000 homes and employ 600 plus staff to provide best service to our customers.

Find out more

E: sales.pahousing.co.uk/onslowplace

W: sales.pahousing.co.uk

T: 01932 559 809

Working in partnership with Guildford Borough Council



What is Shared Ownership?

It is a Government run initiative that enables you to buy a share of a property and pay rent on the remaining share that you don't own. You need to purchase the maximum share that you can afford, between 25% and 75% of the full market value, generally funded through a mortgage, and pay rent on the unsold equity. The combined monthly cost of your rent and your mortgage will usually be less than buying a property outright. You are able to buy additional shares of your property at any time after your initial purchase. This process is known as staircasing.

Eligibility

Open to all applicants who live or work in the borough of Guildford and have a household income of no more than £90,000. Applicants must be unable to purchase a suitable home to meet their housing needs on the open market and cannot already own a home or will need to have sold their current home before completion.

General Disclaimer

All photography is indicative of typical home styles only. Internal finishes at Onslow Place may differ. Any details included are correct at time of going to print. These details are for guidance only and do not form part of any contract. They cannot be relied upon as accurately describing any of the specified matters prescribed. Please check with the Sales & Marketing Team.

