



THAKEHAM



CGI indicative only.

HAWTHORN APARTMENTS

MANORWOOD

West Horsley, Surrey



WELCOME TO MANORWOOD

Located in a desirable, tranquil Surrey village adjacent to woodland and open countryside, Manorwood is a collection of high-quality new homes including well-appointed one and two bedroom apartments set over two floors, with a choice of internal layouts designed for both practical day to day living and entertaining.

The development is the collective vision of award-winning developer Thakeham and Abri, one of the South's largest housing providers. 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).

COUNTRYSIDE CHARM JUST
49 MINUTES FROM THE CAPITAL

SUSTAINABLE HOMES TO SUIT ALL LIFESTYLES

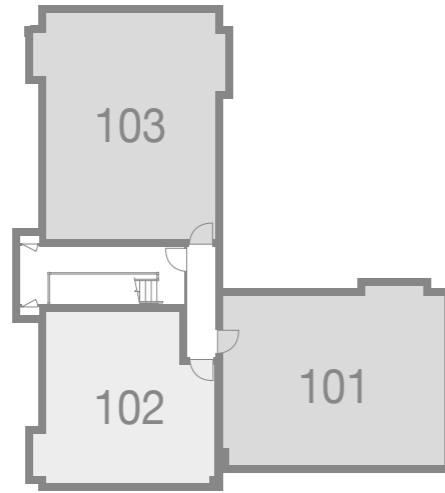


The concept of lateral living - living on one floor - appeals to a wide variety of buyers who appreciate the open plan feel, larger rooms, easier access and ultimately, an optimisation of the space.

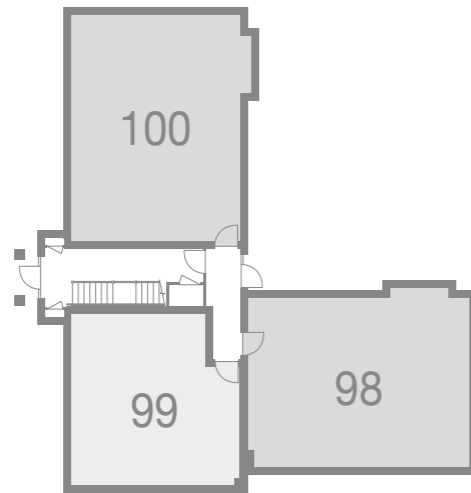
Just as with the 2, 3 and 4 bedroom houses at Manorwood, The Hawthorn Apartments proudly carry the Thakeham brand which means they've been created with an eye for detail and built to the highest levels of craftsmanship.

And as part of Thakeham's commitment to creating more sustainable and energy efficient homes, the apartments feature superior insulation, low energy lighting, A-rated appliances and a communal electric car charging point. The result is a home that's more comfortable to live in, and lower energy bills.

APARTMENT LOCATOR



First Floor

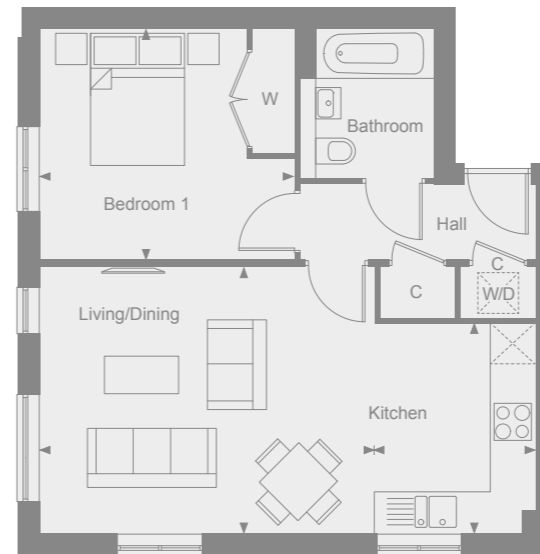


Ground Floor



NUMBER 98 2 BEDROOM APARTMENT

Kitchen/Living/Dining	5.27m x 4.91m	17'3" x 16'1"
Bedroom 1	5.18m x 2.75m	17'0" x 9'0"
Bedroom 2	2.96m x 3.73m	9'9" x 12'3"
Total area	71.10 m2	765 sq ft

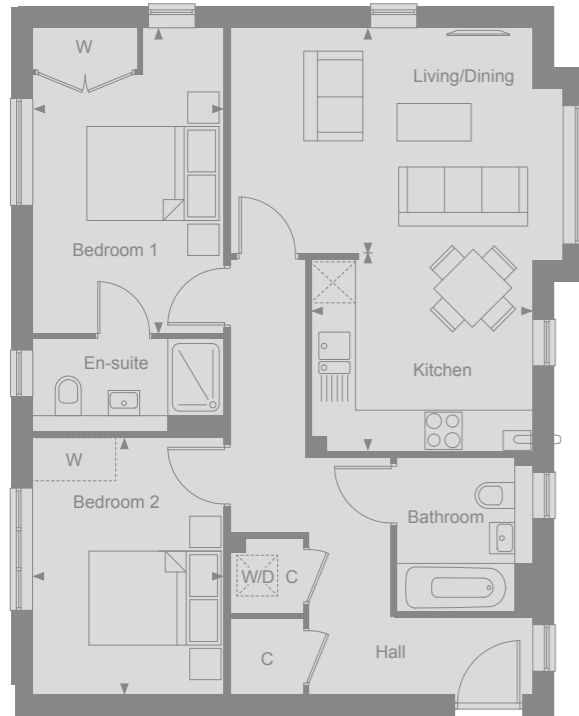


NUMBER 99 1 BEDROOM APARTMENT

Kitchen	2.35m x 3.07m	7'9" x 10'1"
Living/Dining	4.92m x 3.91m	16'2" x 12'10"
Bedroom	3.73m x 3.38m	12'3" x 11'1"
Total area	50.30 m2	541 sq ft

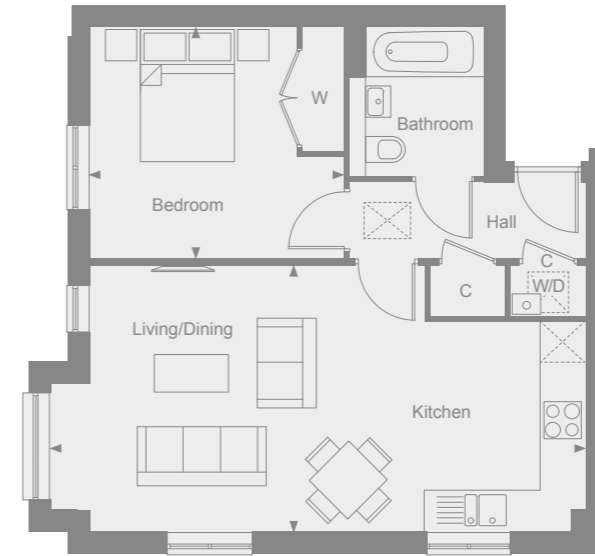


- Key:
- C - Cupboard
 - W - Wardrobe
 - W/D - Space for washer/dryer
 - W - Space for wardrobe



NUMBER 100
2 BEDROOM APARTMENT

Kitchen	3.24m x 2.89m	10'8" x 9'6"
Living/Dining	4.87m x 3.30m	16'0" x 10'10"
Bedroom 1	2.78m x 4.47m	9'2" x 14'8"
Bedroom 2	2.78m x 3.74m	9'2" x 12'3"
Total area	70.00 m2	753 sq ft



NUMBER 102
1 BEDROOM APARTMENT

Kitchen	2.35m x 3.07m	7'9" x 10'1"
Living/Dining	4.92m x 3.91m	16'2" x 12'10"
Bedroom	3.73m x 3.38m	12'3" x 11'1"
Total area	51.70 m2	556 sq ft



NUMBER 101
2 BEDROOM APARTMENT

Kitchen/Living/Dining	5.27m x 4.91m	17'3" x 16'1"
Bedroom 1	5.18m x 2.75m	17'0" x 9'0"
Bedroom 2	2.96m x 3.73m	9'9" x 12'3"
Total area	71.10 m2	765 sq ft



NUMBER 103
2 BEDROOM APARTMENT

Kitchen	3.24m x 2.89m	10'8" x 9'6"
Living/Dining	4.87m x 3.30m	16'0" x 10'10"
Bedroom 1	2.78m x 4.47m	9'2" x 14'8"
Bedroom 2	2.78m x 3.74m	9'2" x 12'3"
Total area	71.20 m2	766 sq ft

Key:
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Photography of Thakeham Showhome to represent indicative apartments specification.

SPECIFICATION

BEAUTIFULLY DESIGNED KITCHENS

- Contemporary kitchen designs
- Soft close doors and drawers
- Laminate worktop and upstand
- One and half bowl stainless steel sink, with monosink mixer tap by Vado
- Electrolux stainless steel single oven
- Induction hob with integrated extractor hood
- Energy efficient integrated Electrolux dishwasher
- Energy efficient integrated Electrolux 70/30 split fridge/freezer
- Provision for washer/dryer in hall cupboard

STYLISH BATHROOMS

- Contemporary white sanitaryware, with chrome accessories by Vado
- Floor standing concealed cistern WC
- White steel enamel bath with over bath shower screen
- Shower in en-suite
- Wall mounted bath/shower mixer tap by Vado
- White summer use towel warmers with TRVs
- Saloni tiles to selected areas
- Polished edge mirror over basin

INTERIOR FINISHES

- Amtico vinyl flooring to hall, living/kitchen/dining and bathrooms, with Cormar carpet in all remaining areas
- White painted flush doors, with contemporary ironmongery
- Coordinated single paint finish on wall and satinwood paint finish on all internal joinery

ECOLOGY

- Hedgehog houses in communal landscaped areas

SECURITY & PEACE OF MIND

- Mains fed smoke/heat detector, with battery backup
- Mains fed carbon monoxide detector, positioned adjacent to gas boiler
- 10 year NHBC Buildmark Warranty, including 2 year defect and emergency out of hours cover

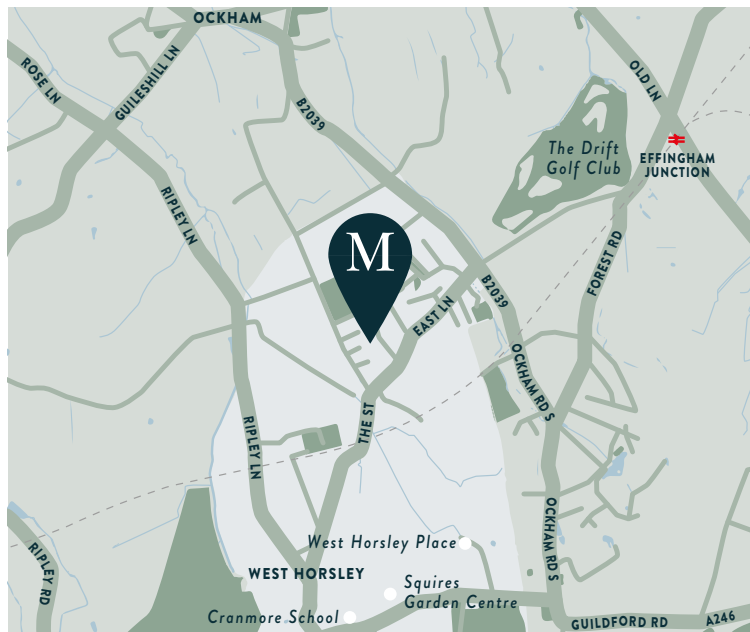
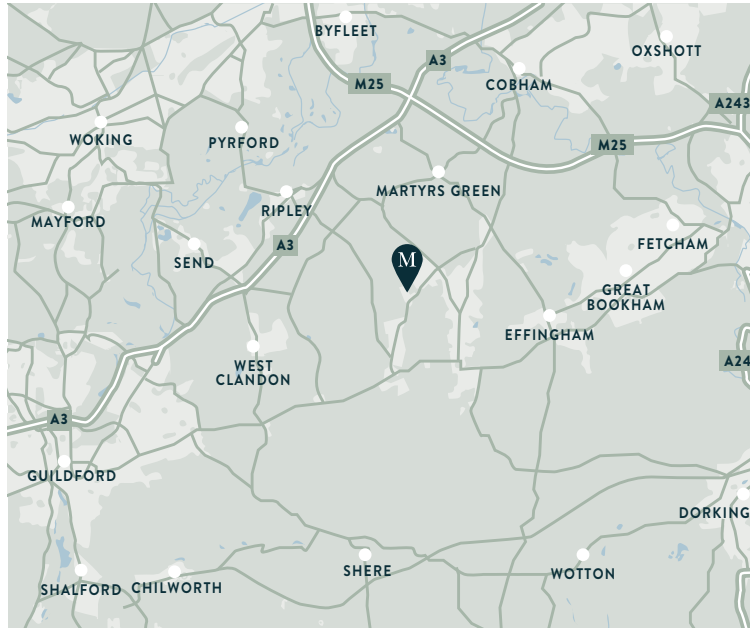
HEATING, ELECTRICAL & LIGHTING

- Energy efficient combination boiler
- Gas fired radiator heating throughout
- WiFi programmable heating controls
- LED downlights to hall, kitchen/dining, bathroom, en-suite, with pendant lighting in remaining areas
- White sockets and switch plates in all areas (stainless steel in kitchen) with integrated USB charging in kitchen and bedrooms
- Multi-gang grid switch for kitchen appliances
- White shaver sockets in all bathrooms
- Wired for terrestrial TV to communal loft void and communal riser cupboard
- Wired for Sky Q to living room and all other rooms via communal Sky Q technology
- TV/satellite point in living room and secondary TV points in all bedrooms
- Communal electric car charging point

Floorplans shown are for approximate measurements only. All measurements may vary within a tolerance of 5% and are not intended to be used for carpet or appliance sizes or items of furniture. Furniture layouts are indicative only. Accordingly, due to Thakeham's policy of continuous improvement, the finished product may vary from the information provided. All customers are advised to contact Thakeham to ascertain the availability of any particular property. October 2022.



THAKEHAM



Marketing Suite open daily 10am - 5pm

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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.