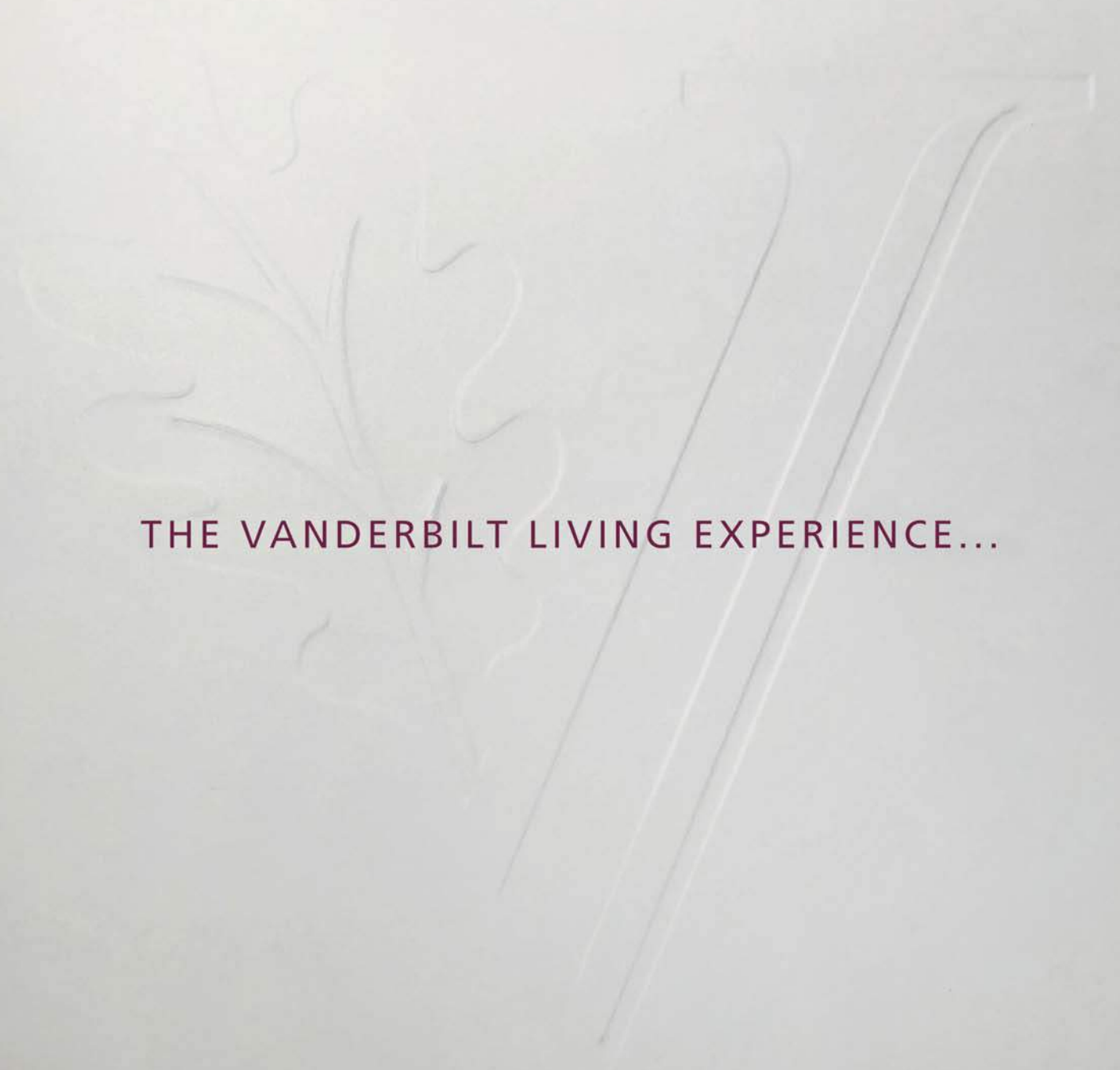




VANDERBILT  
*homes*



A faint, light-colored background illustration. On the left, there is a stylized plant with several long, thin, curved leaves or petals. To the right of the plant is a classical column, shown from a low angle, with its fluted shaft and a decorative capital. The entire illustration is rendered in a very light, almost white, tone against a slightly textured, off-white background.

THE VANDERBILT LIVING EXPERIENCE...



# abbey place

WEST HORSLEY

An attractive selection of new family homes, perfectly placed for easy access on the edge of West Horsley village. Along with East Horsley, the area enjoys a well deserved reputation for providing a high quality lifestyle that offers the 'best of both worlds'. Whilst located on the edge of the Surrey Hills Area of Outstanding Natural Beauty, Abbey Place is within easy reach of a number of Surrey's vibrant towns and for commuter convenience, the capital can be reached by rail in less than 50 minutes from Horsley Station.

[vanderbilthomes.co.uk](http://vanderbilthomes.co.uk)





ABBHEY PLACE,  
WEST HORSLEY.  
THE PLACE TO FIND  
YOUR NEW HOME.



Abbey Place, set back from Epsom Road in the village of West Horsley, enjoys a cul-de-sac location with dense tree-line to its northwest and northeast boundary. Stylish kerb appeal comes from a balance of cream render, detailed tile overhangs, dormer windows and warm red brickwork - perfectly framed by comprehensive landscaping and flag paved private pathways & terraces.

Abbey Place presents an exclusive collection of just 10, three and four-bedroom, semi-detached family homes. Each energy efficient, contemporary new home is arranged over three levels - carefully designed to provide versatility and suitability for growing families, or those looking to downsize a little without sacrificing space and quality.

Each home has a terrace and private garden, along with a driveway and garage, or covered parking within a car barn. Beautifully designed and carefully crafted, these new homes have been finished to Vanderbilt's exacting standards, inside and out.



Above: Computer generated artist's impression and indicative only. This streetscene presents numbers one to five.


  
 abbey place
   
 WEST HORSLEY



Abbey Place is a perfect example of Vanderbilt's commitment to exceptional design. Each of the four house designs has its own unique features, but all reveal the same careful attention to detail.

The stylish, practical kitchen/dining areas, fitted with Shaker-style units and quartz worktops, are destined to become the hub of each home; perfect places to read the morning papers over a coffee, prepare meals for family and friends, or supervise the children's homework.

Except for one three-bedroom house, which provides a fabulous open-plan layout, living rooms are separate: elegant spaces with French doors opening onto a private terrace and garden beyond.

Whether you choose a three or four-bedroom home, your generously proportioned master bedroom will have its own en suite shower room, in fact, number five and six each have a second en suite in addition to a family bathroom, perfect for busy families.



Above: Computer generated artist's impression and indicative only. This streetscene presents numbers six to eight.


  
 OVER & ABOVE



Site plan is not to scale. Vanderbilt Homes reserve the right to change specification during the course of construction.



### HEATING, ELECTRICAL & LIGHTING

- Underfloor heating to the ground floors
- Energy efficient gas-fired heating with mains pressure hot water system and central programmer
- Wall mounted radiators
- LED down lights in the kitchen, bathroom, en suites and cloakroom
- Pendant lighting in all other rooms
- External, weatherproof power socket
- Facility for future wireless alarm system
- Carbon monoxide detector
- Mains fed smoke detector alarm with battery back up fitted to hall and landing
- Mains fed heat detector alarm

### FINISHING DETAILS

- Painted five-panel internal doors with chrome finish door furniture
- Closed-tread, white-painted, staircase with hard-wood hand rail
- Painted, three stepped architrave and skirting boards

### PARKING, STORAGE & SECURITY

- Attached single garages or covered car barn parking where applicable
- Additional private driveway parking or allocated spaces where applicable
- Doorway access to rear garden
- Double power sockets and strip lighting to those homes with garages

### EXTERNAL

- Landscaped frontage to all homes
- Lawned rear garden with close board fencing
- Wall mounted external water tap

### KITCHEN

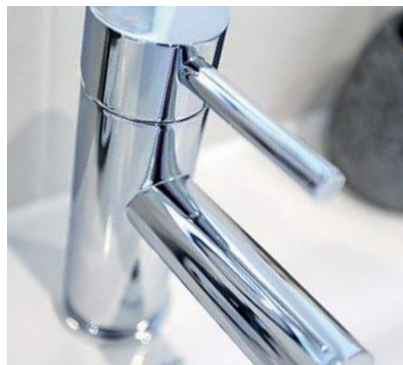
- Shaker style kitchens incorporating Quartz worktops and splash backs
- Electric, double, stainless steel oven
- 4-burner gas hob and extractor cooker hood
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer
- Stainless steel 1½ bowl sink with chrome mixer tap

### BATHROOM, EN SUITES AND CLOAKROOM

- Modern styled bathrooms and en suites with chrome fixings and white sanitary ware
- Semi pedestal basins with chrome mixer taps
- Close coupled WC with soft-close seats
- Chrome shower head with slide rail
- Clear glass sliding door shower screen and glass bath shower screen
- Heated chrome towel rails (size dependent on layout)
- Ceramic wall tiles in selected areas, edges trimmed in flat chrome
- Shaver socket
- Karndean flooring

### MEDIA & CONNECTIVITY

- Living rooms pre-wired for Sky Q
- TV points in all bedrooms
- Telephone points in living room, hallway and master bedroom
- Power socket USB charger point in the kitchen, living room and master bedroom
- Fibre BT connection to the property (homeowner to arrange connection with the fibre provider)



Images are taken from other Vanderbilt Homes developments. They represent the quality of the homes at Abbey Place. However, fixtures, materials and layout will vary.



abbey place  
WEST HORSLEY

ABBEY PLACE, OFF EPSOM ROAD, WEST HORSLEY, SURREY KT24 6AU



VANDERBILT  
*homes*

Telephone: 07494 179728 Email: [abbeyplace@vanderbilthomes.co.uk](mailto:abbeyplace@vanderbilthomes.co.uk)

Web: [vanderbilthomes.co.uk](http://vanderbilthomes.co.uk)

VANDERBILT HOMES, APOLLO HOUSE, MERCURY PARK, WYCOMBE LANE, WOOBURN GREEN, BUCKS, HP10 0HH

Map not to scale. All particulars within this pamphlet and the accompanying inserts, including illustrations, computer generated images and external spaces are for guidance only and are correct at time of print. Vanderbilt Homes is under no obligations. Items may change in accordance with planning permissions during the various construction phases. Specification changes along with alterations may have become necessary since publication. This information does not constitute a contract in full or part of a warranty. Intending purchasers or lessees must satisfy themselves by inspection, measurement or otherwise as to the correctness of each of the statements concerning dimensions contained within these particulars. Travel times and distances are approximate only. Sources: [www.google.com/maps](http://www.google.com/maps) and [www.thetrainline.com](http://www.thetrainline.com). May 2021

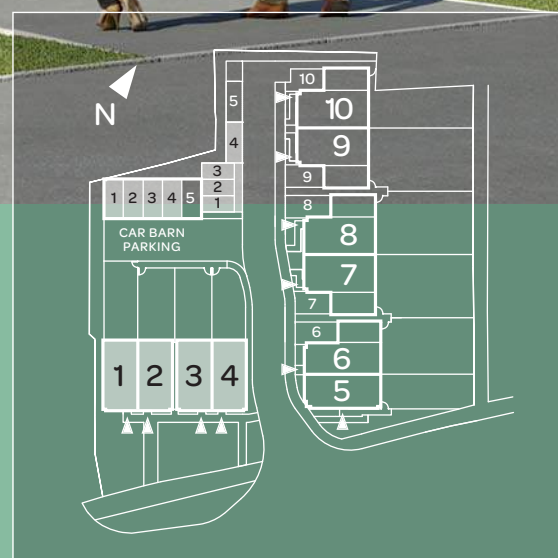
Designed and produced by [mdm.uk.com](http://mdm.uk.com)



## No.1 to 4

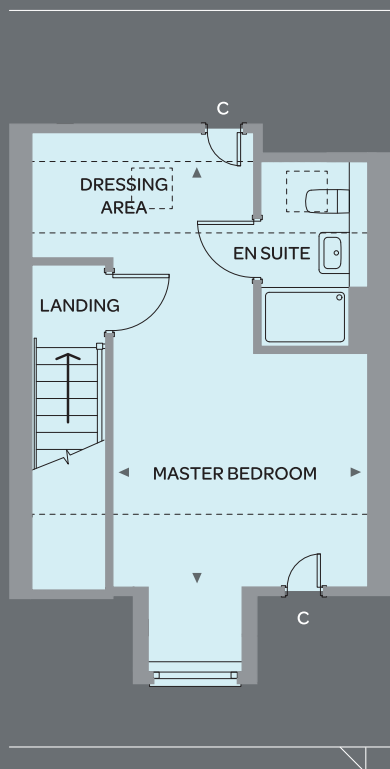
Three bedroom, semi-detached home arranged over three levels with a combined kitchen/dining area and spacious living room, which opens onto a private terrace & garden. The master bedroom on the top floor has an en suite shower room and dressing area. The home includes allocated car barn & surface parking.

Approx. Internal Area: 107.9 Sq m / 1,161 Sq ft



[vanderbilthomes.co.uk](http://vanderbilthomes.co.uk)



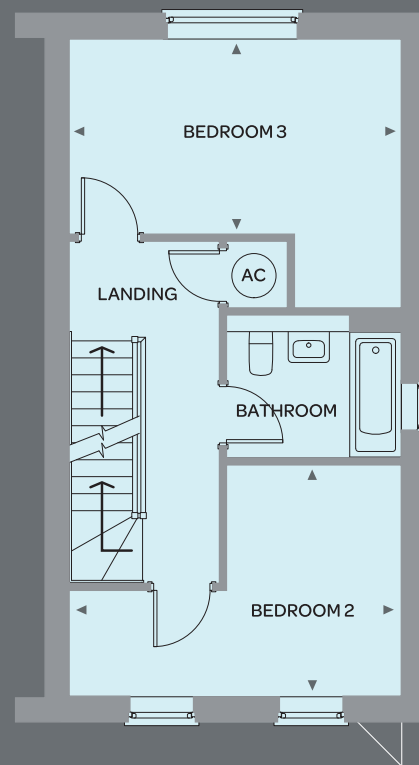


Plans represent  
No.2 & 4.  
No.1 & 3 have  
mirrored layouts.

## SECOND FLOOR



## GROUND FLOOR



## FIRST FLOOR

|                       |               |                |
|-----------------------|---------------|----------------|
| Kitchen / Dining Area | 5.17m x 2.46m | 17'0" x 8'1"   |
| Living Room           | 4.50m x 3.63m | 14'9" x 11'11" |

|                |               |                |
|----------------|---------------|----------------|
| Master Bedroom | 5.76m x 3.43m | 18'11" x 11'3" |
| Bedroom 2      | 4.50m x 2.64m | 14'9" x 8'8"   |
| Bedroom 3      | 4.50m x 3.13m | 14'9" x 10'3"  |

ABBEY PLACE, OFF EPSOM ROAD, WEST HORSLEY, SURREY KT24 6AU

Telephone: 07494 179728 Email: [abbeyplace@vanderbilthomes.co.uk](mailto:abbeyplace@vanderbilthomes.co.uk)

Web: [vanderbilthomes.co.uk](http://vanderbilthomes.co.uk)

Front: Computer generated artist's impression and indicative only. Plans are not to scale. Dimensions are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Vanderbilt Homes reserve the right to change specification during the course of construction.





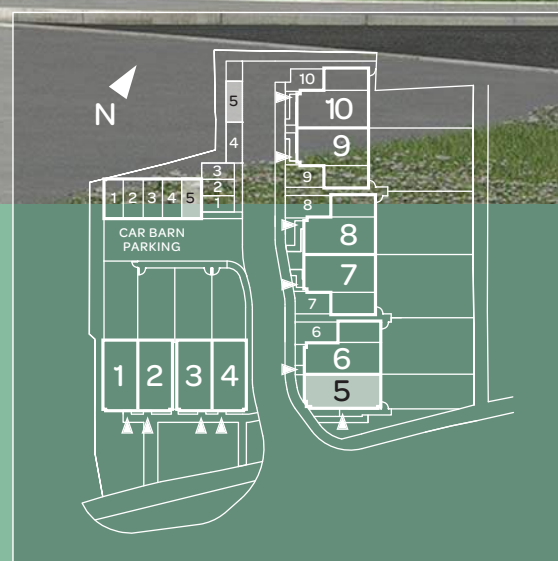
abbey place  
WEST HORSLEY



## No.5

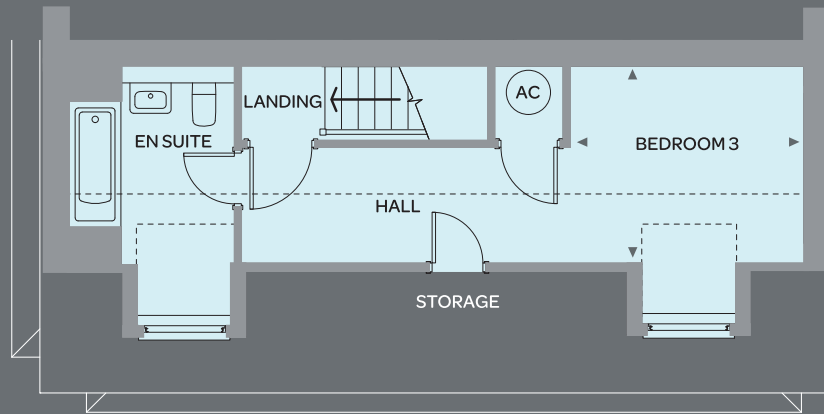
Three bedroom, semi-detached home arranged over three levels with a combined kitchen/dining area and spacious living room, which opens onto a private terrace & garden. The master bedroom & bedroom three each has an en suite shower or bathroom. The home includes allocated car barn & surface parking.

Approx. Internal Area: 105.8 Sq m / 1,138 Sq ft

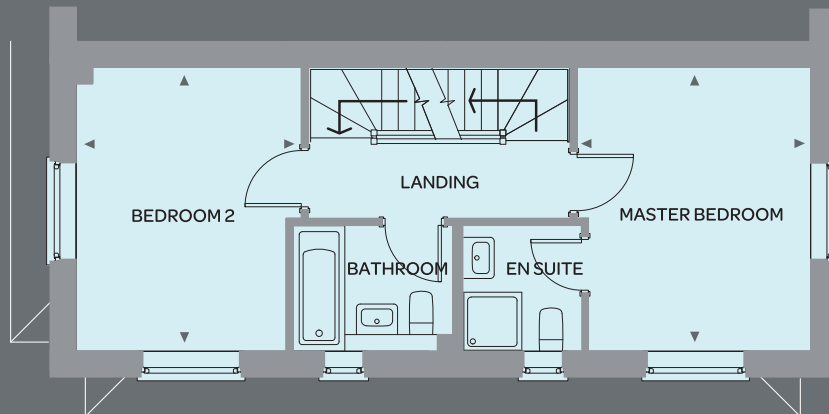


[vanderbilthomes.co.uk](http://vanderbilthomes.co.uk)

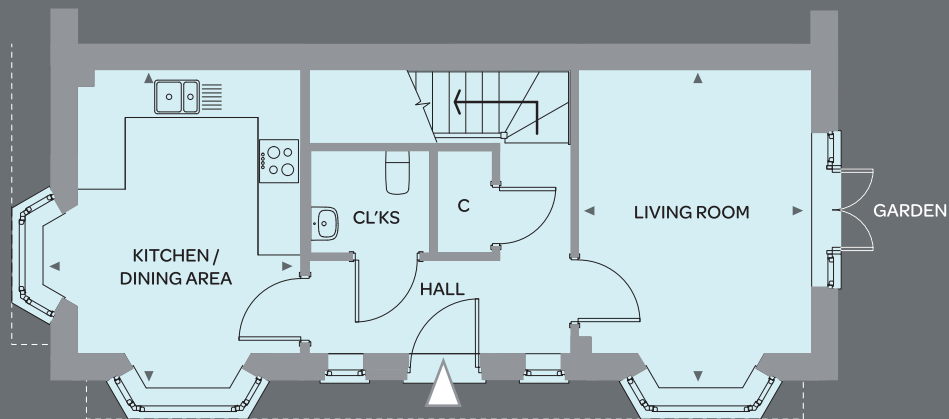




SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

|                       |               |               |                |               |               |
|-----------------------|---------------|---------------|----------------|---------------|---------------|
| Kitchen / Dining Area | 4.36m x 3.49m | 14'4" x 11'5" | Master Bedroom | 3.85m x 3.16m | 12'8" x 10'5" |
| Living Room           | 4.36m x 3.14m | 14'4" x 10'4" | Bedroom 2      | 3.85m x 3.05m | 12'8" x 10'0" |
|                       |               |               | Bedroom 3      | 3.40m x 2.66m | 11'2" x 8'9"  |

ABBEY PLACE, OFF EPSOM ROAD, WEST HORSLEY, SURREY KT24 6AU

Telephone: 07494 179728 Email: [abbeyplace@vanderbilthomes.co.uk](mailto:abbeyplace@vanderbilthomes.co.uk)

Web: [vanderbilthomes.co.uk](http://vanderbilthomes.co.uk)

Front: Computer generated artist's impression and indicative only. Plans are not to scale. Dimensions are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Vanderbilt Homes reserve the right to change specification during the course of construction.

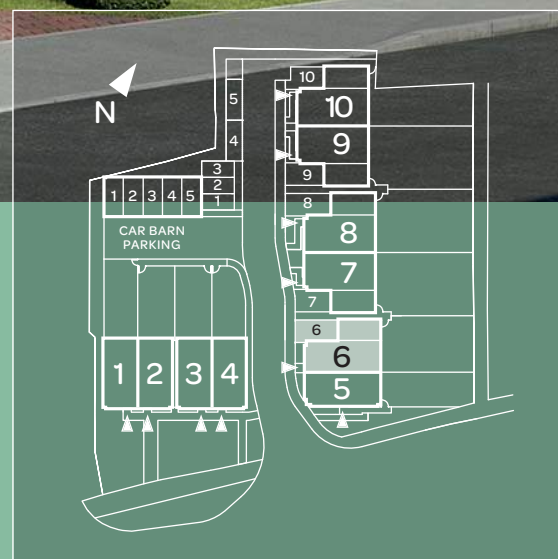




## No.6

Three bedroom, semi-detached home arranged over three levels with an open-plan kitchen, living / dining room, which opens onto a private terrace & garden. The master bedroom & bedroom three each has an en suite shower or bathroom. The home has an attached garage with private driveway.

Approx. Internal Area: 103.9 Sq m / 1,118 Sq ft



[vanderbilthomes.co.uk](http://vanderbilthomes.co.uk)





ABBEY PLACE, OFF EPSOM ROAD, WEST HORSLEY, SURREY KT24 6AU

Telephone: 07494 179728 Email: [abbeyplace@vanderbilthomes.co.uk](mailto:abbeyplace@vanderbilthomes.co.uk)

Web: [vanderbilthomes.co.uk](http://vanderbilthomes.co.uk)

Front: Computer generated artist's impression and indicative only. Plans are not to scale. Dimensions are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Vanderbilt Homes reserve the right to change specification during the course of construction.

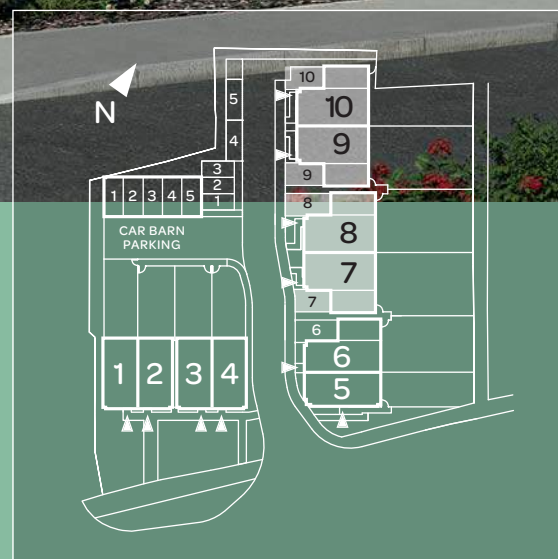




## No.7 to 10

Four bedroom, semi-detached home arranged over three levels with a combined kitchen/dining area and spacious living room, which opens onto a private terrace & garden. The master bedroom on the top floor has an en suite shower room, bedroom two is above the attached garage with private driveway.

Approx. Internal Area: 136.4 Sq m / 1,469 Sq ft



[vanderbilthomes.co.uk](http://vanderbilthomes.co.uk)





|                       |               |               |
|-----------------------|---------------|---------------|
| Kitchen / Dining Area | 5.28m x 2.85m | 17'4" x 9'4"  |
| Living Room           | 4.95m x 4.17m | 16'3" x 13'8" |
| Master Bedroom        | 3.88m x 3.83m | 12'9" x 12'7" |

|           |               |                |
|-----------|---------------|----------------|
| Bedroom 2 | 4.62m x 2.94m | 15'2" x 9'8"   |
| Bedroom 3 | 4.95m x 3.31m | 16'3" x 10'10" |
| Bedroom 4 | 3.27m x 2.85m | 10'9" x 9'4"   |

ABBEE PLACE, OFF EPSOM ROAD, WEST HORSLEY, SURREY KT24 6AU

Telephone: 07494 179728 Email: [abbeyplace@vanderbilthomes.co.uk](mailto:abbeyplace@vanderbilthomes.co.uk)

Web: [vanderbilthomes.co.uk](http://vanderbilthomes.co.uk)

Front: Computer generated artist's impression and indicative only. Plans are not to scale. Dimensions are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Vanderbilt Homes reserve the right to change specification during the course of construction.





# BEYOND ABBEY PLACE

Making all the right  
connections

[vanderbilthomes.co.uk](http://vanderbilthomes.co.uk)



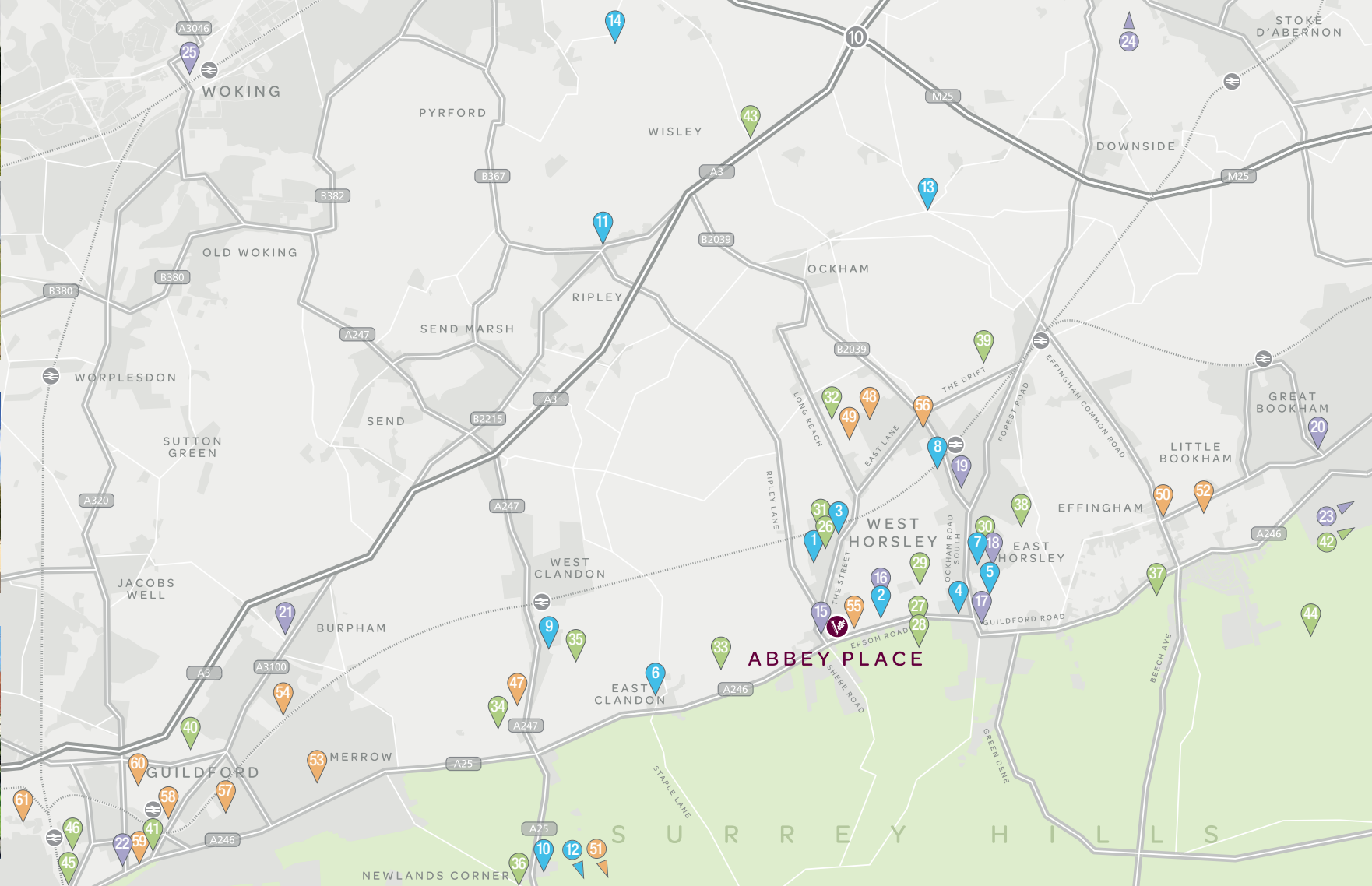


# THE HORSLEYS & THE SURREY HILLS. THE BACKDROP TO YOUR COUNTRYSIDE LIFESTYLE.

With spectacular countryside, traditional pubs, excellent state and independent schools and easy access to London, it isn't surprising that the Surrey Hills area has been voted the top place to live in the South East.

Together, 'The Horsleys' provide everything you'll need on a daily basis. West Horsley's village store is just around the corner on The Street, a hub for local artisan produce, including specialist cheese and wines, whilst the 'picture postcard' pub, The King William IV, is a little further down. East Horsley has an array of local shops, restaurants and services at two separate parades, including a butcher's and a bakery. To serve your interests, from art, dance and drama to sports, you'll discover a host of well-supported clubs and activities - as well as a wonderful sense of community.

Living on the edge of the Surrey Hills Area of Outstanding Natural Beauty, there are plenty of opportunities to explore the rolling hills and beauty spots, such as Newlands Corner, as well as the 300-acre Sheepleas Nature Reserve, less than a mile away. For designer brands and high street names, relaxed and fine dining and superb sports facilities, Guildford, Surrey's vibrant county town, is just a short drive away.



| SOCIALISING & DINING |                                        |           | LEISURE & INTEREST |                                       |           | EDUCATION                  |                                   |           |
|----------------------|----------------------------------------|-----------|--------------------|---------------------------------------|-----------|----------------------------|-----------------------------------|-----------|
|                      |                                        |           |                    |                                       |           |                            |                                   |           |
| 1                    | King William IV, West Horsley          | 8 mins -  | 26                 | West Horsley Village Hall             | 10 mins - | Nurseries & State Primary: |                                   |           |
| 2                    | Squire's Garden Centre, West Horsley   | 8 mins -  | 27                 | St Mary's Church C of E, West Horsley | 12 mins - | 47                         | Clandon C of E Primary Sch.       | - 4 mins  |
| 3                    | Barley Mow, West Horsley               | 16 mins - | 28                 | Sheepleas Nature Reserve, Horsley     | 14 mins - | 48                         | The Raleigh Primary Sch.          | - 5 mins  |
| 4                    | Duke of Wellington, East Horsley       | 21 mins - | 29                 | Grange Park Opera, West Horsley Place | 20 mins - | 49                         | Footprints Montessori Day Nursery | - 6 mins  |
| 5                    | Horsley Towers, De Vere Horsley Est.   | - 3 mins  | 30                 | Nomad Theatre, East Horsley           | - 4 mins  | 50                         | St Lawrence Primary Sch.          | - 6 mins  |
| 6                    | The Queen's Head, East Clandon         | - 3 mins  | 31                 | Horsley & Send Cricket Club           | - 5 mins  | 51                         | Shere C of E Primary Sch.         | - 9 mins  |
| 7                    | Annare, East Horsley                   | - 4 mins  | 32                 | Horsley Football Club                 | - 5 mins  | State Secondary Schools:   |                                   |           |
| 8                    | La Meridiana Restaurant, East Horsley  | - 4 mins  | 33                 | National Trust Hatchlands Park        | - 5 mins  | 52                         | Howard of Effingham Sch.          | - 7 mins  |
| 9                    | Onslow Arms, West Clandon              | - 5 mins  | 34                 | National Trust Clandon Park           | - 5 mins  | 53                         | St Peter's Catholic Sch.          | - 7 mins  |
| 10                   | Carlo's Trattoria, Nr Newlands Corner  | - 5 mins  | 35                 | Clandon Regis Golf Club               | - 5 mins  | 54                         | George Abbot Sch.                 | - 10 mins |
| 11                   | The Clock House, Ripley                | - 8 mins  | 36                 | Newlands Corner, Surrey Hills         | - 5 mins  | Independent Schools:       |                                   |           |
| 12                   | Kinghams Restaurant, Shere             | - 9 mins  | 37                 | Effingham Golf Club                   | - 5 mins  | 55                         | Cranmore Sch.                     | 3 mins -  |
| 13                   | The Black Swan, Ockham                 | - 9 mins  | 38                 | Horsley Sports Club                   | - 6 mins  | 56                         | Glenesk Pre-prep & Nursery        | - 6 mins  |
| 14                   | The Anchor, Pyrford Lock               | - 12 mins | 39                 | The Drift Golf Club, East Horsley     | - 7 mins  | 57                         | Tormead Sch.                      | - 9 mins  |
| SHOPPING & RETAIL    |                                        |           | 40                 | Guildford Spectrum                    | - 9 mins  | 58                         | Guildford High Sch.               | - 10 mins |
| 15                   | Crossroads Stores, West Horsley        | 2 mins -  | 41                 | G-Live, Guildford                     | - 10 mins | 59                         | Royal Grammar Sch. Guildford      | - 10 mins |
| 16                   | Squire's Garden Centre, West Horsley   | 8 mins -  | 42                 | Nuffield Health, Leatherhead          | - 12 mins | Higher Education:          |                                   |           |
| 17                   | Little Waitrose at Shell, East Horsley | 21 mins - | 43                 | RHS Garden, Wisley                    | - 12 mins | 60                         | Guildford College                 | - 10 mins |
| 18                   | Bishopsmead Parade, East Horsley       | - 3 mins  | 44                 | National Trust Polesden Lacey         | - 12 mins | 61                         | University of Surrey              | - 12 mins |
| 19                   | Station Parade Shopping, East Horsley  | - 5 mins  | 45                 | Yvonne Arnaud Theatre, Guildford      | - 14 mins |                            |                                   |           |
| 20                   | Great Bookham High Street              | - 7 mins  | 46                 | Odeon Cinema, Guildford               | - 18 mins |                            |                                   |           |
| 21                   | Sainsburys, Burpham                    | - 9 mins  |                    |                                       |           |                            |                                   |           |
| 22                   | Guildford town centre                  | - 10 mins |                    |                                       |           |                            |                                   |           |
| 23                   | Leatherhead town centre                | - 12 mins |                    |                                       |           |                            |                                   |           |
| 24                   | Cobham High Street                     | - 12 mins |                    |                                       |           |                            |                                   |           |
| 25                   | Woking town centre                     | - 18 mins |                    |                                       |           |                            |                                   |           |

Times based on departing Abbey Place at 1pm. Source: [www.google.com/maps](http://www.google.com/maps). Local schools listed are subject to your inspection to check catchment and entry criteria. Map is not to scale.

# MAKE YOUR CONNECTIONS WITH EASE



**Horsley Station**  
2.5 miles / 7 mins



**Wimbledon Station**  
30 mins



**Clapham Junction**  
37 mins



**London Waterloo**  
47 mins



**London Victoria**  
54 mins (1 change)



**A3 / M25 Junc. 10**  
5.5 miles / 10 mins



**Guildford town centre**  
5 miles / 10 mins



**Woking town centre**  
9 miles / 18 mins



**Heathrow (Term. 3)**  
24 miles / 30 mins



**Gatwick**  
22 miles / 35 mins

## Other Destinations

|                       |            |         |
|-----------------------|------------|---------|
| Cobham                | 6 miles    | 12 mins |
| Leatherhead           | 7 miles    | 12 mins |
| Dorking               | 8.5 miles  | 18 mins |
| Kingston upon Thames  | 16.5 miles | 28 mins |
| Horsham               | 24 miles   | 40 mins |
| Knightsbridge, London | 27 miles   | 50 mins |
| Portsmouth            | 50.5 miles | 55 mins |
| Worthing              | 40.5 miles | 60 mins |



If you're commuting to work, shopping, going out for the evening, visiting a local attraction, or travelling abroad, West Horsley is perfectly placed. The village has good access to the major road networks via the nearby A3 London-Portsmouth road and the M25 London Orbital Motorway. Horsley station, in neighbouring East Horsley, is on the London-Guildford line and a number of bus routes serving Guildford, Leatherhead and Epsom pass along the A246. For air travel, London's Heathrow and Gatwick airports are both less than 25 miles away.



**VANDERBILT**  
*homes*

ABBEY PLACE, OFF EPSOM ROAD,  
WEST HORSLEY, SURREY KT24 6AU

Telephone: 07494 179728

Email: [abbeyplace@vanderbilthomes.co.uk](mailto:abbeyplace@vanderbilthomes.co.uk)

Web: [vanderbilthomes.co.uk](http://vanderbilthomes.co.uk)



Distances and times based on departing Abbey Place at 1pm. Source: [www.google.com/maps](http://www.google.com/maps). [www.thetrainline.com](http://www.thetrainline.com). Distances are rounded to the nearest half mile.



VANDERBILT  
*homes*



THE VANDERBILT  
LIVING EXPERIENCE

[vanderbilthomes.co.uk](http://vanderbilthomes.co.uk)





PREMIUM DESIGN,  
SPECIFICATION  
AND FINISH.

## WHY CHOOSE VANDERBILT HOMES?

We work tirelessly to guarantee that our properties are built and finished to the very highest specification to ensure we turn your dream home into a reality. A new home conceived and built by Vanderbilt Homes will delight and be a welcoming environment you'll continue to appreciate for years to come.

## VANDERBILT HOMES PLACES THE CUSTOMER AT THE HEART OF THE BUSINESS.

Our company is founded on the belief that the only way to build exceptional homes is by paying the closest attention to detail, from design and build to the quality of our customer service, throughout the sales and moving in process. Testament to this, in the unlikely event of any problems, Vanderbilt Homes provides a 24-hour helpline to resolve issues as quickly as possible.

## NEW HOMES CREATED CONSIDERATELY.

As you would expect from a responsible developer, Vanderbilt Homes cares deeply about the impact construction can have on the environment. We take account of the levels of carbon dioxide emitted, not only during the building process, but also during the lifespan of each property. We're building cleaner, greener homes for the future.



Vanderbilt Homes was founded in 2004.

We are extremely proud of the homes and the places we create in sought-after locations around the home counties.

Our new homes - whether contemporary, town centre apartments or large, luxurious family homes in popular villages - suit every lifestyle.



Vanderbilt Homes supports:





VANDERBILT  
*homes*

Telephone: 07494 179728 Email: [abbeyplace@vanderbilthomes.co.uk](mailto:abbeyplace@vanderbilthomes.co.uk)

Web: [vanderbilthomes.co.uk](http://vanderbilthomes.co.uk)

VANDERBILT HOMES, APOLLO HOUSE, MERCURY PARK, WYCOMBE LANE, WOOBURN GREEN, BUCKS, HP10 0HH

