

MoOR's
NOOK
HORSELL

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Explore

MOOR'S NOOK

Situated on Horsell Moor, right by the Basingstoke Canal, Moor's Nook houses 34 one and two bedroom apartments which surround a leafy courtyard. The horseshoe shaped building has been designed by award winning architects Coffey, who have drawn inspiration from the 19th century arts and crafts architectural style.

You will also find a cosy lounge, where residents can enjoy life and socialise with their neighbours whether that's sharing a meal together or enjoying a glass of wine on the terrace.

The landscaped gardens are at the heart of the development, with seating areas to sit out and enjoy on a nice day.



Beautifully

COMPOSED HOMES

Living at Moors Nook gives you more than just an apartment. It offers a way of life that embraces time outdoors and living within a community.

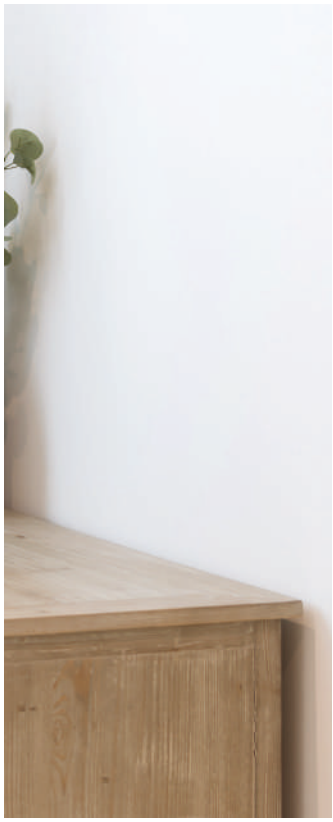
From enjoying the courtyard to summer evenings on the terrace, Moor's Nook has spaces for socialising, relaxing and discovering creative pursuits.

Located on the first floor, the lounge has comfortable armchairs, while the adjoining terrace offers views over the central courtyard. Flowerbeds and inlets border the courtyard.

For a bite to eat and a chat with neighbours, head to the residents lounge. You will also find a selection of local produce and artisanal goods in the lobby area.

Whenever friends and family wish to stay overnight, book them into the ground-floor guest suite. Located at reception, the on site Host deals with bookings and will be happy to help with any queries you may have.









ALL WITHIN *easy reach*

Located between Horsell Common and just a walk away from the historic town of Woking allows you take a peaceful long walk in the open heathlands and woodlands of the common. Alternatively, you can visit the bustling high street of Woking which offers a variety of restaurants and shops. Moor's Nook is within walking distance to Victoria Square shopping Centre and High Street.

The vibrant town of Guildford with it's cobbled streets and historic heritage is a 25 minute drive away, where you will find an abundance of shops and entertainment.

With Woking train station nearby you have direct links in and out of London.

If driving is your main mode of transport, then you can hop onto the M25 in 10 minutes, 15 minutes to the M3 and A3 in 20 minutes.





A photograph of a modern, multi-story residential building with a central courtyard. The building features a mix of brick and light-colored metal siding, with large windows and balconies. The courtyard is paved with light-colored stone tiles and includes a green lawn area with several young trees. In the foreground, there are various plants, including tall grasses and a large pot of pink flowers. A wooden bench is visible on the right side of the courtyard. The sky is clear and blue.

A PLACE TO CALL HOME

GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



THIRD FLOOR



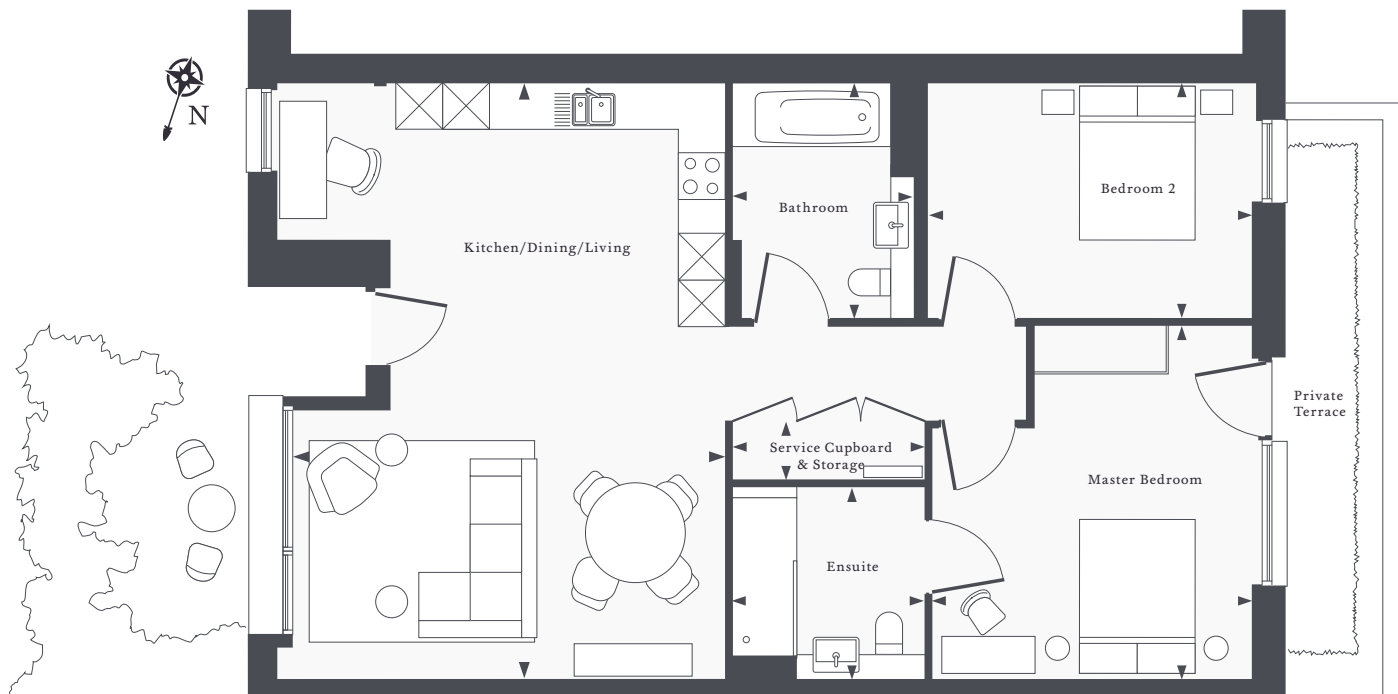






APARTMENT 1

Two Bedrooms | Ground Floor



APARTMENT AREA
990 sq. ft - 92 SQM

MASTER BEDROOM
14ft 11in x 13ft 5in

ENSUITE
8ft x 8ft

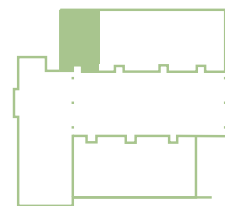
BEDROOM 2
9ft 10in x 13ft 9in

BATHROOM
9ft 10in x 7ft 7in

KITCHEN/DINING
/LIVING
24ft 10in x 18ft 9in

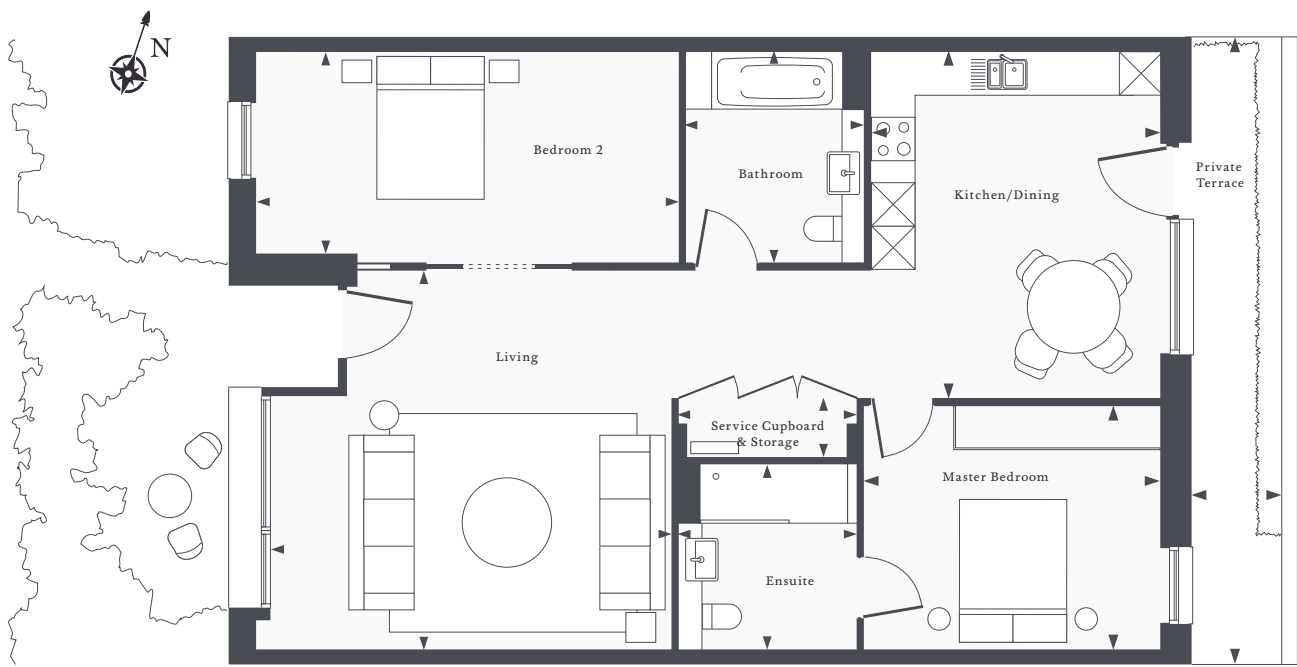
SERVICE CUPBOARD
& STORAGE
2ft 6in x 8ft

PRIVATE TERRACE
4ft 1in x 23ft 10in



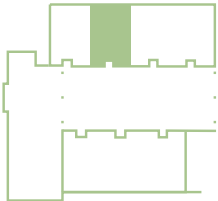
APARTMENT 2

Two Bedrooms | Ground Floor



APARTMENT AREA
1,076 sq. ft - 100 SQM

MASTER BEDROOM 11ft x 13ft 4in	KITCHEN/DINING 15ft 8in x 13ft
ENSUITE 8ft x 8ft 4in	LIVING 18ft 1in x 17ft 2in
BEDROOM 2 9ft 6in x 19ft 1in	SERVICE CUPBOARD & STORAGE 2ft 7in x 7ft 2in
BATHROOM 9ft 6in x 8ft	PRIVATE TERRACE 4ft 1in x 27ft 2in



APARTMENT 6 & 7

Two Bedrooms | Ground Floor



APARTMENT AREA
1,066 sq. ft - 99 SQM

MASTER BEDROOM
13ft 7in x 14ft 1in

ENSUITE
8ft 10in x 6ft 11in

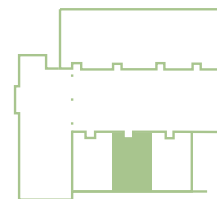
BEDROOM 2
13ft x 12ft 11in

BATHROOM
10ft 10in x 7in

**KITCHEN/DINING
/LIVING**
26ft 11in x 19ft 3in

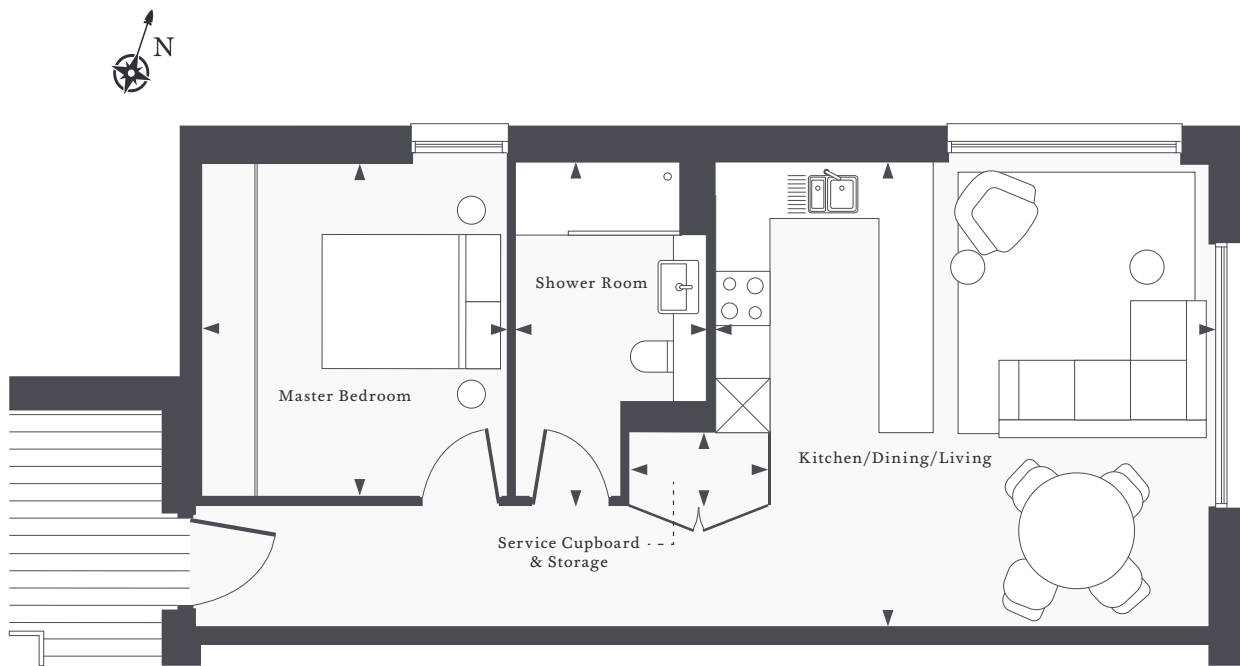
**SERVICE CUPBOARD
& STORAGE**
2ft 8in x 8ft

PRIVATE TERRACE
8ft 6in x 27ft 6in



APARTMENT 8 & 9

One Bedroom | First Floor



APARTMENT AREA
614 sq. ft - 57 SQM

MASTER BEDROOM
12ft x 11ft

SHOWER ROOM
9ft 5in x 6ft 11in

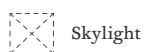
KITCHEN/DINING
/LIVING
16ft 8in x 17ft 10in

SERVICE CUPBOARD
& STORAGE
2ft 8in x 5ft 1in



APARTMENT 10, 11 & 12

Two Bedrooms | First Floor



APARTMENT AREA
1,001 sq. ft - 93 SQM

MASTER BEDROOM
11ft 2in x 14ft x 7in

ENSUITE
8ft 1in x 8ft 1in

BEDROOM 2
11ft 10in x 13ft 6in

BATHROOM
9ft 10in x 7ft 10in

**KITCHEN/DINING
/LIVING**
14ft 10in x 13ft 3in

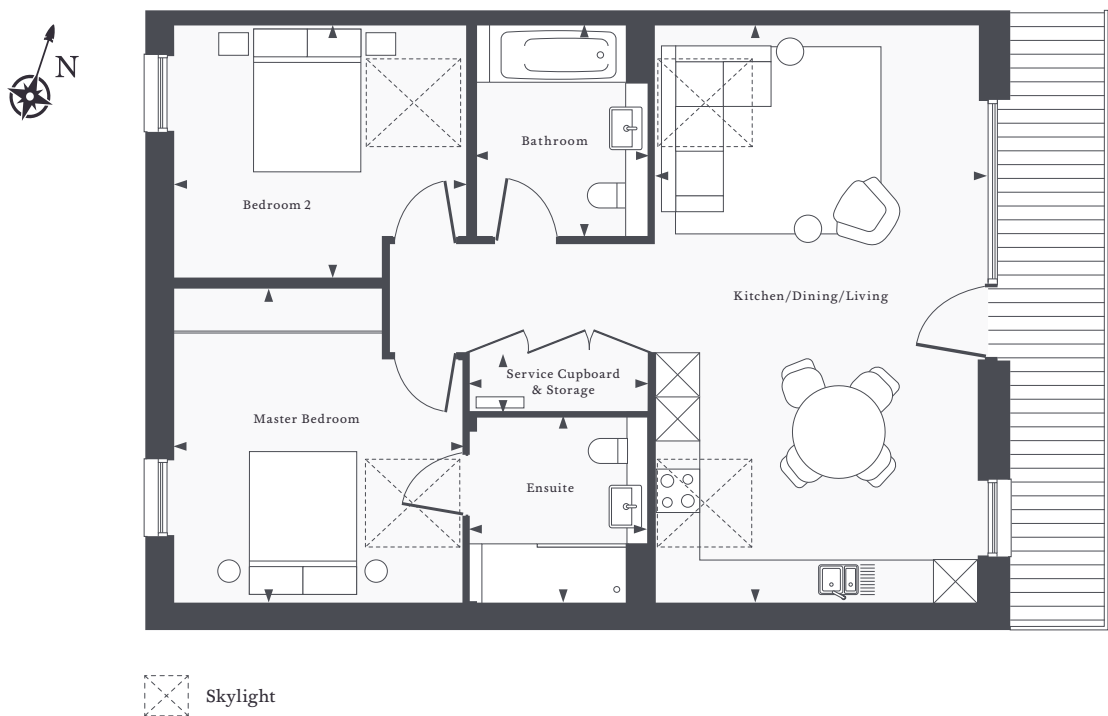
LIVING ROOM
15ft 7in x 14ft 4in

**SERVICE CUPBOARD
& STORAGE**
3ft 1in x 8ft 4in



APARTMENT 14

Two Bedrooms | First Floor



APARTMENT AREA
958 sq. ft - 89 SQM

MASTER BEDROOM
14ft 2in x 13ft

ENSUITE
8ft 4in x 8ft

BEDROOM 2
11ft 5in x 13ft 2in

BATHROOM
9ft 6in x 7ft 9in

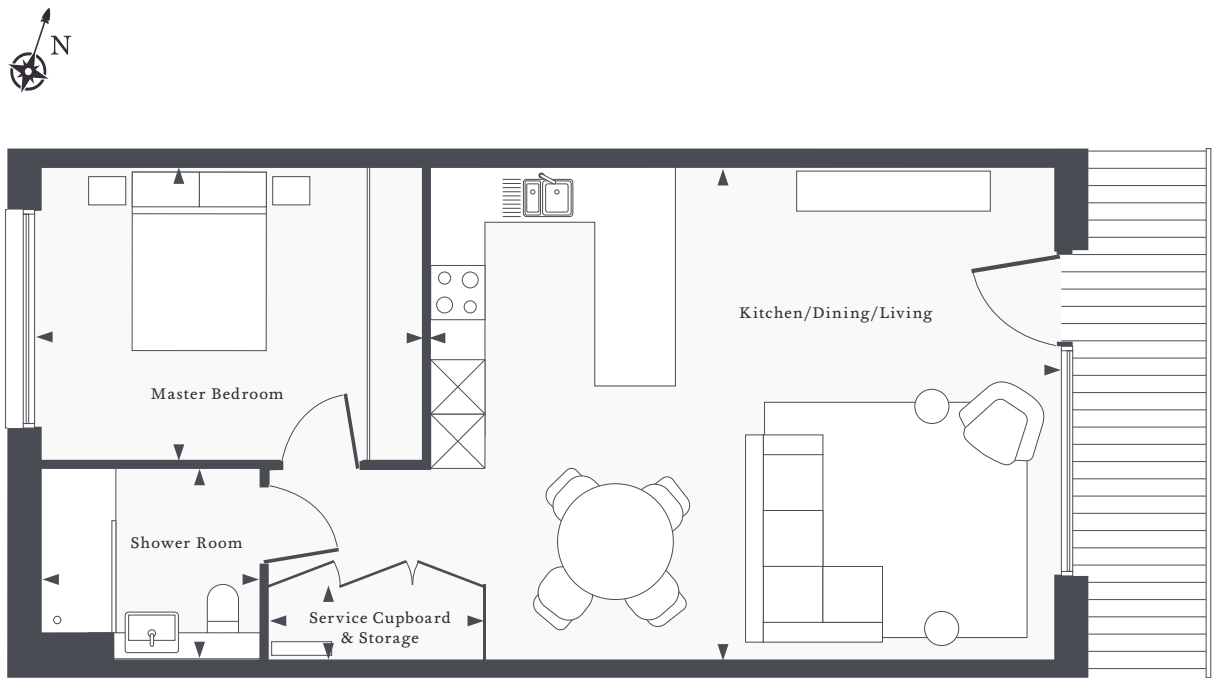
KITCHEN/DINING /LIVING
26ft 1in x 14ft 8in

SERVICE CUPBOARD & STORAGE
2ft 8in x 8ft 4in



APARTMENT 16 & 17

One Bedroom | First Floor



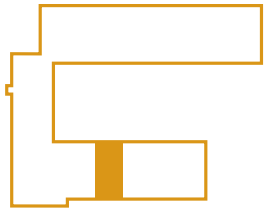
APARTMENT AREA
657 sq. ft - 61 SQM

MASTER BEDROOM
10ft 7in x 13ft 9in

SHOWER ROOM
6ft 11in x 7ft 10in

KITCHEN/DINING
/LIVING
17ft 9in x 22ft 6in

SERVICE CUPBOARD
& STORAGE
2ft 6in x 7ft 8in



APARTMENT 18

Two Bedrooms | First Floor



APARTMENT AREA
872 sq. ft - 81 SQM

MASTER BEDROOM
12ft 3in x 11ft 8in

ENSUITE
7ft 10in x 7ft 5in

BEDROOM 2
14ft 5in x 9ft 10in

BATHROOM
7ft 10in x 6ft 11in

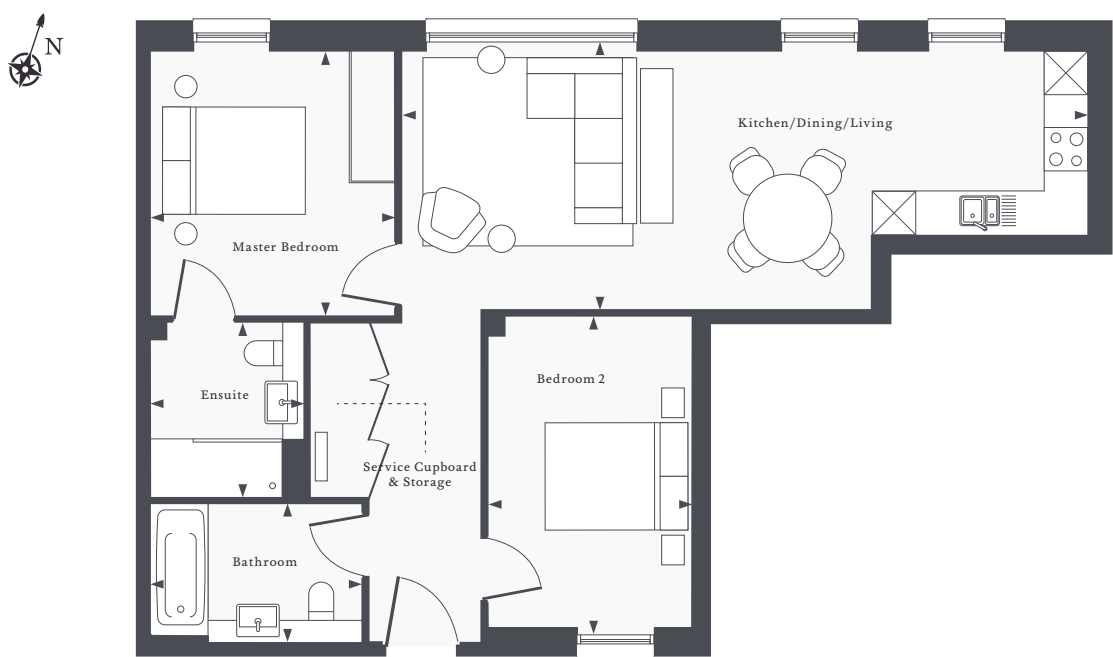
**KITCHEN/DINING
/LIVING**
22ft 6in x 13ft

**SERVICE CUPBOARD
& STORAGE**
2ft 6in x 11ft 4in



APARTMENT 19

Two Bedrooms | First Floor



APARTMENT AREA
829 sq. ft - 77 SQM

MASTER BEDROOM
11ft 11in x 11ft

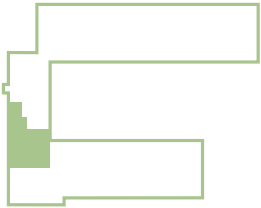
ENSUITE
7ft 11in x 6ft 11in

BEDROOM 2
14ft x 9ft 2in

BATHROOM
6ft 3in x 9ft 6in

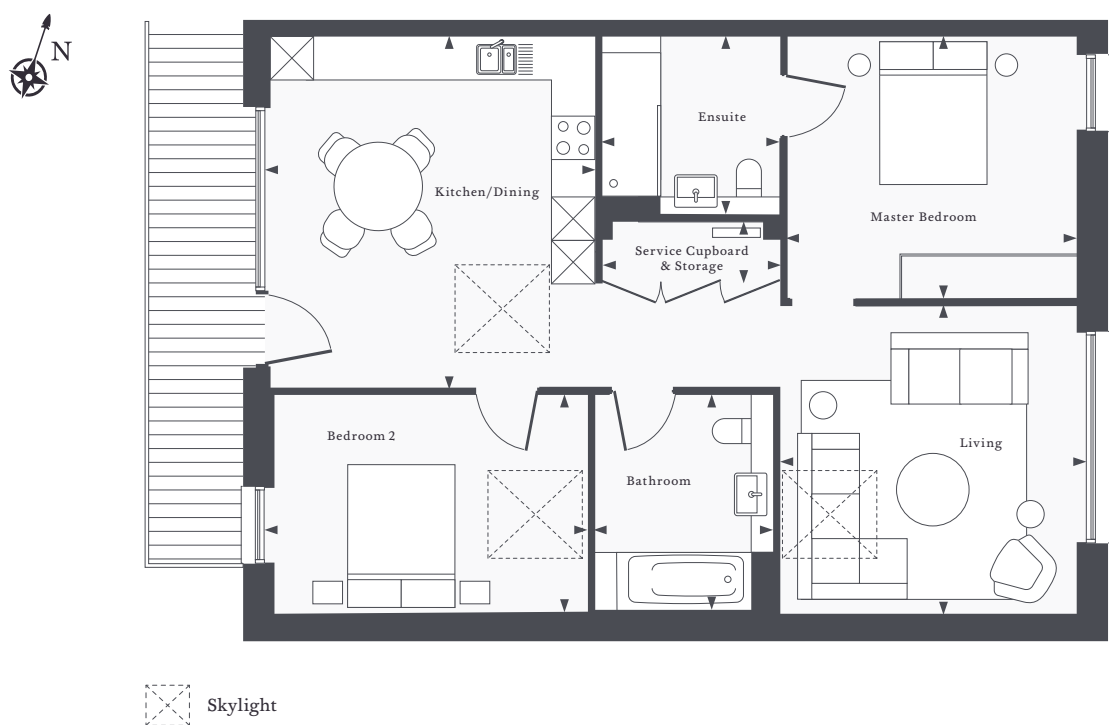
**KITCHEN/DINING
/LIVING**
11ft 8in x 31ft

**SERVICE CUPBOARD
& STORAGE**
2ft 8in x 7ft 10in



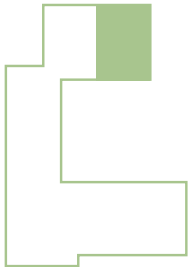
APARTMENT 22

Two Bedrooms | Second Floor



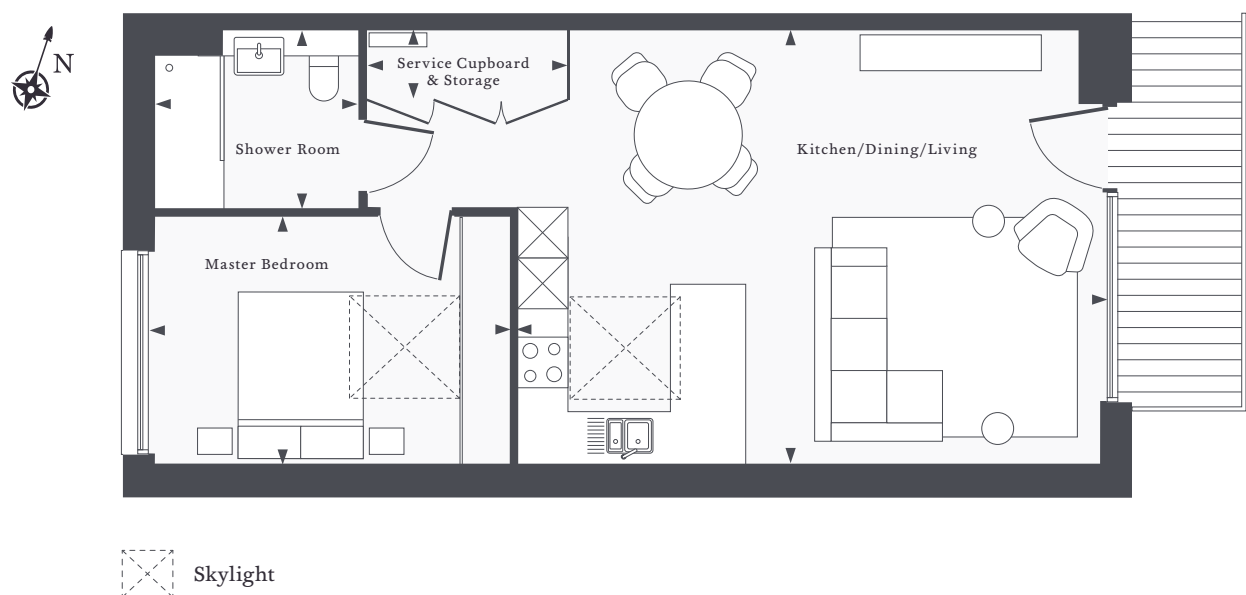
APARTMENT AREA
958 sq. ft - 89 SQM

MASTER BEDROOM 11ft 10in x 13ft	KITCHEN/DINING 15ft 7in x 14ft 8ft
ENSUITE 8ft x 8ft	LIVING 13ft 10in x 13ft 7in
BEDROOM 2 10ft 1in x 14ft 2in	SERVICE CUPBOARD & STORAGE 2ft 9in x 8ft 4in
BATHROOM 10ft x 8ft	



APARTMENT 23, 24 & 25

One Bedroom | Second Floor



APARTMENT AREA
624 sq. ft - 58 SQM

MASTER BEDROOM
10ft 7in x 13ft 9in

SHOWER ROOM
6ft 11in x 7ft 10in

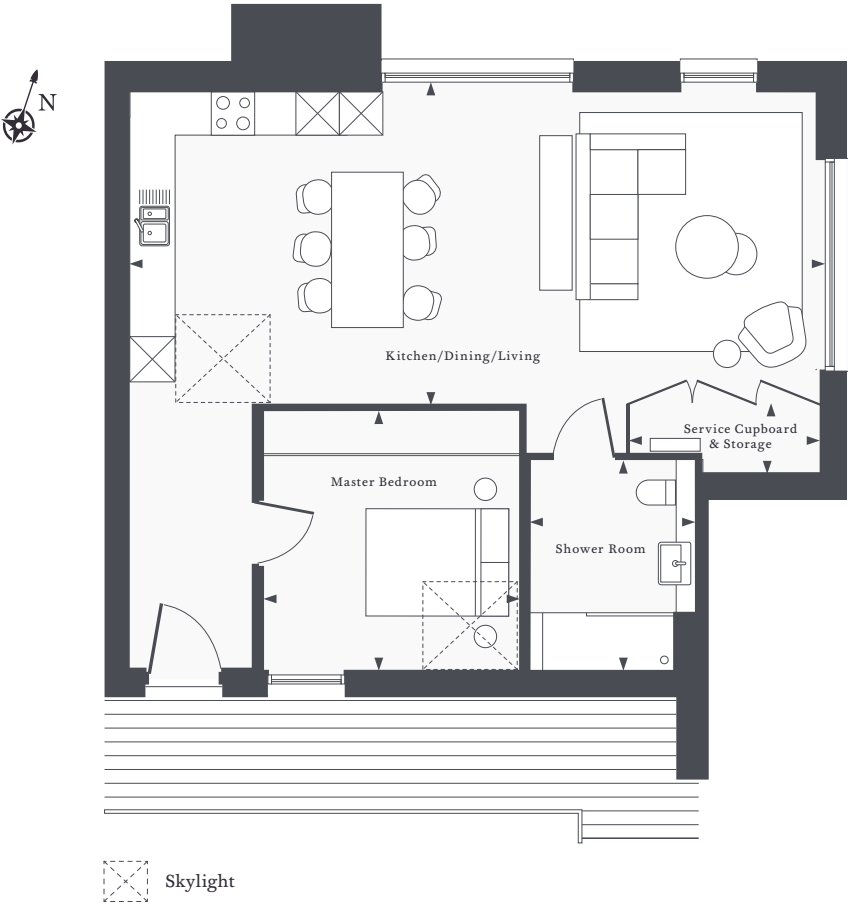
KITCHEN/DINING
/LIVING
17ft 9in x 22ft 6in

SERVICE CUPBOARD
& STORAGE
2ft 6in x 7ft 8in



APARTMENT 28

One Bedroom | Third Floor



APARTMENT AREA
775 sq. ft - 72 SQM

MASTER BEDROOM
11ft 4in x 11ft 7in

SHOWER ROOM
7ft 10in x 9ft 6in

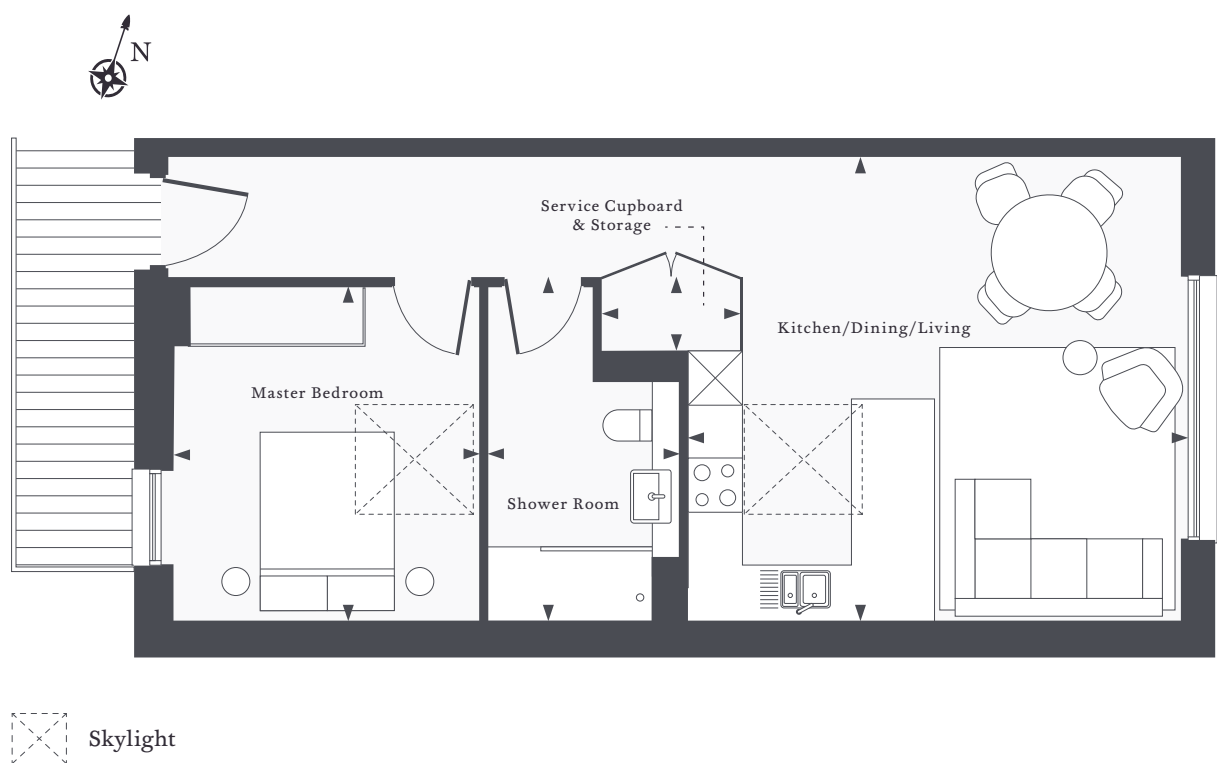
KITCHEN/DINING
/LIVING
31ft x 14ft 1in

SERVICE CUPBOARD
& STORAGE
3ft 7in x 8ft 9in



APARTMENT 30

One Bedroom | Third Floor



APARTMENT AREA
624 sq. ft - 58 SQM

MASTER BEDROOM
12ft x 11ft

SHOWER ROOM
9ft 5in x 6ft 11in

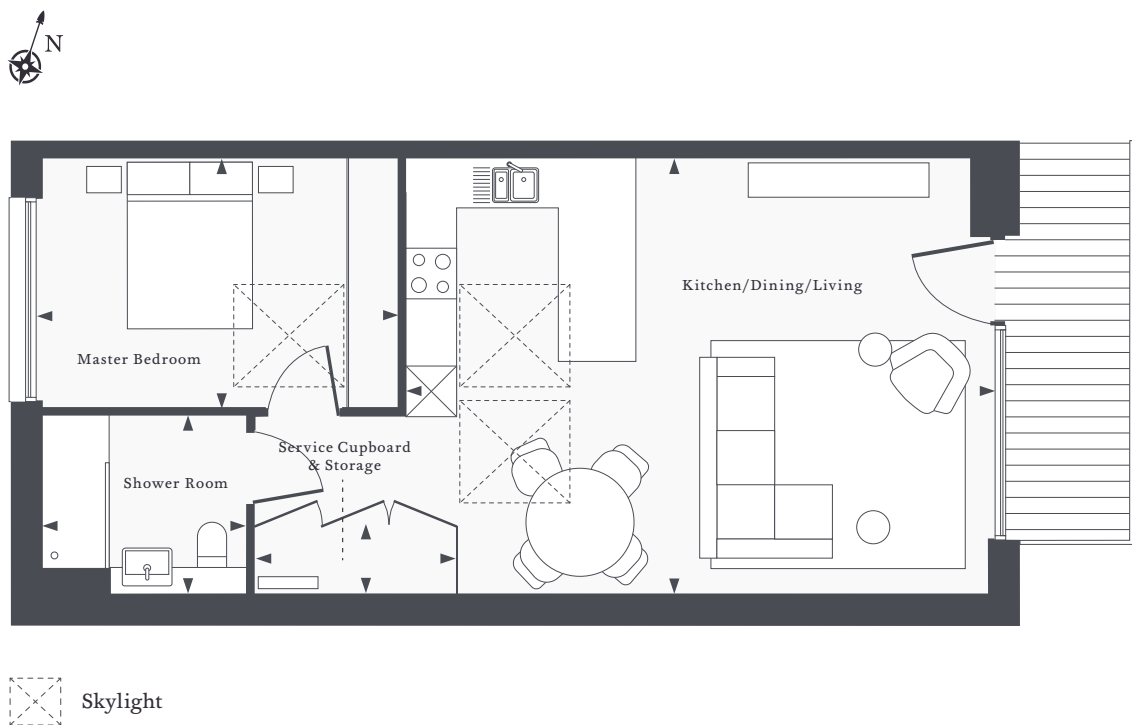
KITCHEN/DINING
/LIVING
16ft 8in x 17ft 10in

SERVICE CUPBOARD
& STORAGE
2ft 8in x 5ft 1in



APARTMENT 31 & 32

One Bedroom | Third Floor



APARTMENT AREA
624 sq. ft - 58 SQM

MASTER BEDROOM
10ft 7in x 13ft 9in

SHOWER ROOM
6ft 11in x 7ft 10in

**KITCHEN/DINING
/LIVING**
17ft 9in x 22ft 6in

**SERVICE CUPBOARD
& STORAGE**
2ft 6in x 7ft 8in





FINISHES TO IMPRESS



KITCHENS

- Open plan Kitchen / dining room
- Paula Rosa, Manhattan range, fully fitted kitchens
- Laminate 30mm worktops
- Tiled upstand/splashback
- Blanco mixer tap and Carron 1 1/2 stainless steel sink
- Electrolux ceramic hob.
- Zanussi recirculating extractor hood
- Zanussi Integrated Fridge / Freezer
- Zanussi brushed chrome oven – single fan
- Zanussi brushed chrome microwave
- Dishwasher Fischer Paykel top loading
- AEG Washing / Dryer located in utility cupboard
- Integrated bins – recycling and waste
- Floor and wall hung cabinets
- White plastic electrical sockets incl USB charging point (In Kitchen only)

BATHROOMS / EN-SUITE

- Full height DOMUS 'feature' ceramic tiling to 3 sides of bath
- Viega WC stainless steel dual flush
- Crosswater sanitaryware (i.e. vanity unit, washbasin sink, flushplate, toilet basin, etc.)
- Crosswater chrome brassware (i.e. mixer tap, shower head, shower kit, shower thermostatic valve, etc.)
- Burgbad mirrored cabinet – with shaving point and internal light
- Recessed downlights

BATH

- Non slip shower tray to ensembles
- Thermostatic shower control
- Electric chrome heated hand and towel rails
- Toilet roll holder
- Sprinklers throughout

INTERIOR FINISHES

- Amitico flooring in living areas.
- Built in wardrobes to all Master bedrooms
- Chrome ironmongery
- Carpet throughout bedrooms

ELECTRICALS

- LED downlights throughout (Excluding apartments with vaulted ceilings which have pendants)
- TV (Freeview, Terrestrial, Sky/Sky Q, Freesat, FM/DAB points) to all bedrooms and living room
- CAT 6 patch panel network throughout apartments
- Telephone points in living rooms and bedrooms

HEATING

- Programmable room thermostats
- Underfloor heating throughout
- Mechanical Ventilation Heat Recovery System (MVHR) installed
- Central communal boiler with individual HIUs within apartments

SECURITY

- Vi IP Door entry system unit
- Life Host 9am - 2pm - Mon, Tues & Fri
9am - 3pm - Weds, Thurs
- Tunstall call centre out of hours.
- Smoke detectors / fire alarms ring in every apartment
- Burglary intruder alarm (via Tunstall system)
- Multi point locking doors and spy hole
- Fob entrance to development and communal areas
- Each resident is provided with safety pendant
- Switch 2 smart metering
- Velfac external windows & doors

CAR PARKING

On site parking (for residents only).

PEACE OF MIND

- 999 year lease
- All apartments benefit from a 10 year building warranty
- NPA - 2 year from purchase

OWNERS' AMENITIES

- Owners' Lounge
- Guest Suite
- Cycle rack
- KONE lift
- Landscaped courtyard
- Guest Wifi



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Moor's Nook is available
exclusively to people over 60.



Important Notice: These details are intended to give a general indication of the proposed development and floor layouts and are believed to be correct at the time of printing. Pegasus Limited and its subsidiary and associated companies with the Pegasus Group reserve the right to make any changes thought necessary to the development, individual specifications or floor layouts at any time. The content of this brochure does not constitute an offer or form any contract or an inducement of any such contract. All dimensions scaled from architect's drawings. Final dimensions may vary slightly.

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