



Absolute Homes

Homewood Grove, Chertsey



# Homewood Grove, Chertsey

**1 bedroom apartments start from £399,950\***

**Homewood Grove** is a brand-new retirement, lifestyle community exclusively for the over 60s, where you can enjoy a spacious new home built especially for you. Set among beautifully landscaped gardens near desirable Chertsey in Surrey, you're perfectly placed to benefit from all that the local area has to offer.

This fantastic, brand-new first floor apartment has just come on the market! It comes with 709 sqft of open plan living space, a spacious master bedroom containing built in wardrobes and a bathroom fitted with a walk in shower, vanity cupboard below the sink, heated towel rail and mirror created with use of sanitary-ware and ceramic tiling.

As well as a kitchen with fully integrated appliances and space for a dining table and chairs, leading into the living area which continues on to a private balcony overlooking the village courtyard.

Further specifics of the apartment include quality Amtico flooring throughout the living areas, and neutral carpets to bedrooms, energy efficient underfloor heating, as well as permit parking. For optimal security for our residents each apartment features a video and audio door entry system along with 24 hour emergency support response for your peace of mind.

Please note other charges apply – Monthly and Deferred Community Fees are payable in addition to the purchase price. There is a notional peppercorn ground rent. Please ask the Sales Advisors for details.

The kitchen features fully integrated appliances with additional space for a dining table and chairs. This leads into the living area which continues on to a private balcony overlooking the village.

The spacious master bedroom features built in wardrobes and is adjoined by a modern ensuite. The second bedroom is a generously sized double with views of the village grounds.

The property has an ensuite shower room with walk in shower, along with a bathroom including vanity cupboard below the sink, heated towel rail and mirror. Both rooms are created with use of sanitary-ware and ceramic tiling. The utility cupboard with built in storage also includes a washer dryer.

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*The images featured in this listing are indicative of available apartments and the Rangeford Villages lifestyle you could have. Note they are not necessarily representative of this specific property or village. All properties are sold as unfurnished other than integrated kitchen and relevant appliances.*











## A LIFESTYLE TO ENJOY

As with all Rangeford Villages, Homewood Grove has a thriving community, with a host of wellbeing amenities and a range of activities and social events to enjoy.

Right on your doorstep is an abundance of landscaped gardens to walk and explore, activity areas such as a croquet lawn to hone your skills, and even a herb garden to add the finishing touches to your home cooking.

At the heart of it all is The Pavilion – a hub for social activity. This is the perfect place for meeting with friends, old and new, over a morning coffee, delightful lunch or evening film. Alternatively, you can hire the private dining room for a special occasion with your family, or book onto a trip out courtesy of the village transport.

Housed within The Pavilion is our Revive wellbeing spa with swimming pool, sauna and steam room, a fully equipped gym, exercise studio, hair salon and activities room. This state-of-the-art facility is open to all residents to enjoy at their leisure, alongside a limited number of local members who meet Revive's over-40s age criteria.







## VILLAGE FACILITIES AND SERVICES

To help you live life to the full, a comprehensive range of village services can be enjoyed as standard or at an additional cost.

- Oak and Honey Restaurant, Bar & Lounge
- Private Dining Room / Snooker Room
- Outdoor Terrace & Village Green
- Croquet Lawn
- Gardens & Gardening Club
- Swimming Pool, Sauna & Steam Room
- Gym & Exercise Studio
- Hair & Beauty Salon
- Treatment Room
- Residents Lounge & Cinema Room
- Activity / Craft Room
- Historic Ice House
- Dedicated Village Services Team 24/7
- 24-hour Emergency Support
- Domiciliary Care
- Housekeeping Services
- Village Shop
- Pet Friendly
- Guest Suite for Friends & Family
- Village Transport & Car Parking
- Electric Car Sharing Club
- Electric Vehicle Charging Points
- Mobility Scooter Storage & Charging
- Bike Storage
- Rangeford Villages offers Domiciliary care on a continued or ad-hoc basis

## LOCATION

Chertsey is a historic market and coaching town which became an important centre for clock making. The town centre is just a short 1.5 mile journey and remains largely unchanged with its numerous listed buildings. Situated conveniently just off the M25, the town sits on the Thames with the 18th century Chertsey Bridge crossing the river, where you'll find a selection of shops, restaurants, leisure facilities and parks.

Homewood Grove provides the perfect base

to explore Surrey and its Area of Outstanding Natural Beauty. From nature parks and stately homes to charming villages, country pubs and plenty more all within a short distance – there's so much waiting for you to discover.

# Homewood Park

Stroll out of Homewood Grove into neighbouring Homewood Park, which offers 23 hectares of nature trails, pathways suitable for wheelchairs, cycle routes, horse trails and woodlands surrounding the Grade II listed Botley Manor Mansion.

## FOXHILLS COUNTRY CLUB

Conveniently located nearby is the award-winning Foxhills, spanning 400 hectares of country estate. With three golf courses, a spa, five swimming pools and three eateries, there's something for everyone.

## SHOPPING & DAY TRIPS

The bustling towns of Addlestone, Weybridge, Staines-Upon-Thames and Woking are nearby with an array of retail options. And of course, central London and all that it has to offer is easily reached within an hour on the train from Chertsey station.



## SPACIOUS HOMES, EXPERTLY DESIGNED

Homewood Grove has been built on the concept that quality should come as standard, especially within your own home. Underneath the Amtico flooring and woollen carpets is a centralised, economical underfloor heating system with variable zone control. The stylish kitchen features include: soft intelligent door and drawer closures; quartz engineered stone worktops for durability; integrated lighting; stone splash backs and integrated appliances.

Each home at Homewood Grove benefits from the following features:

- Your own front door and private address
- High-spec lifts to each apartment
- Beautiful and intelligent interior design with wide hallways and entrances
- Cottage style internal doors
- Energy efficient doubled glazed windows with low solar gain glazing
- Balcony or patio area designed in each of the apartments
- Pendant lighting and low-energy downlighters
- Energy-efficient underfloor heating
- Power, telephone and television points
- External refuse stores
- High-quality construction meeting all current building and insulation regulations
- NHBC 10 year warranty





# Specification

## LIVING ROOM

- Large windows
- Spacious living space
- Amtico quality flooring
- Data points for TV or telephone

## KITCHEN

- Easy to use and easy to clean
- Integrated appliances:
- Oven with slide and hide door
- Microwave combination oven
- Ceramic hob
- Cooker hood
- Dishwasher
- Fridge freezer
- Durable quartz engineered stone worktop and upstand
- Soft intelligent door and drawer closers
- LED lighting to underneath wall units

## UTILITY CUPBOARD

- Washer dryer

## BEDROOMS

- Data points for TV or telephone
- Fitted wardrobes to Master bedroom

## BATHROOM AND SHOWER ROOMS

One bedroom apartments - Jack and Jill shower room

- Two and three bedroom apartments -bathroom and ensuite shower room
- Level access walk-in showers
- Neutral tone tiling
- Ceramic tiled floor
- Heated towel rail
- Shaver point

## DECORATION

- Walls and ceiling painted Dulux white matt
- Skirtings and door surrounds painted Dulux white satinwood
- Cottage style white internal doors
- Apartment entrance doors in oak veneer with natural stained finish

## ELECTRICAL

- Brushed stainless steel electrical sockets with white inserts
- Data points for telephone or television in lounge and bedrooms
- Sky Q enabled with connection and subscription to be arranged by resident
- CAT6 data cabling to TV points

## SAFE AND SECURE

- Emergency Notification System 10" touchscreen tablet
- Telecare and personal alarm communication with 24 hour emergency support response and emergency services co-ordination
- Video and audio door entry for apartments
- Smoke and fire alarm to each apartment, connected to 24 hour response team
- Apartment door number and door bell
- Automated apartment building communal entrance doors
- Automatic smoke ventilation for communal hallways
- External CCTV system

## HEATING AND UTILITIES

Thermostatically controlled by room underfloor heating

- Hot water via electric emersion
- Metered individual apartment usage of electricity, water and heating
- Mechanical extract ventilation



# Village Plan



## KEY

- ① Main Entrance
- ② EV Charging Points
- ③ Car Parking
- ④ Formal Gardens
- ⑤ Buggy Store
- ⑥ Bark Park / Woodland Walk
- ⑦ Woodwork Shed
- ⑧ Bin Store
- ⑨ Car Wash / Valet Area
- ⑩ Bicycle Store
- ⑪ Village Green
- ⑫ Games Pitch
- ⑬ Kitchen Garden
- ⑭ Allotments
- ⑮ Outdoor BBQ Area
- ⑯ Sensory Gardens
- ⑰ Croquet Lawn
- ⑱ Boules Pitch
- ⑲ Putting Green
- ⑳ Footpath to Homewood Park
- ㉑ Historic Ice House
- ㉒ Refuse







# About Rangeford Villages

## WHAT WE DO

Rangeford Villages develops and operates new retirement villages for people aged over 60. We create exciting, innovative and contemporary communities for residents to live life to the full, with a wide range of leisure activities, services, support and care. We promote wellbeing whilst helping residents maintain an active and independent lifestyle.

## OUR VISION

To create aspirational retirement communities in beautiful surroundings, enabling our residents to live their lives independently and with purpose and fulfilment.

Our apartments at Homewood Grove are much more than high quality fixtures and fittings. They are a place of your own where you can live life knowing personal care and support is available if needed.

Wellbeing is at our core, and this extends beyond the host of resident amenities. If you need a little extra support to make the most of life at Homewood Grove, our village-based CQC registered Rangeford Care team, plus village services and housekeeping support teams are available to help. Whether that's with laundry and ironing, arranging appointments and transport, or if you need support with personal care, we can tailor a plan just for you and your individual needs. It's all part of our belief that life with Rangeford Villages should be exactly how you want it and need it to be.

## TAKING THE STRESS OUT OF LIVING

Sit back and enjoy life at Homewood Grove knowing the day-to-day and long-term management, staffing and maintenance of the village is all taken care of, ensuring the village looks as attractive in the future as it does today.

The fees for protecting the facilities at Homewood Grove are completely transparent, so there won't be any unforeseen surprises. Helping you to enjoy life to the full, we've split the community fee payments between regular monthly amounts and deferred some to when your Rangeford home is re-sold, letting you have more money in your pocket to spend on what you choose, here and now.

At Rangeford Villages, we believe our monthly and deferred community fee options is a cost-effective and efficient way to cover the village's expenditure, which may work out lower than the upkeep of your existing home. The ongoing investment in preserving the high standards at Homewood Grove gives homes the potential to increase in value in line with the housing market.

As well as choosing your new home, you also have the choice of how to pay the community fee, providing options to suit your financial situation and personal preference.

## SERVICES AND TENURE

The Tenure is Leasehold - 999 years from 1st January 2024.

Monthly Community fee based on single person occupancy paying 100% is £680 per month. (one bedroom apartments.)

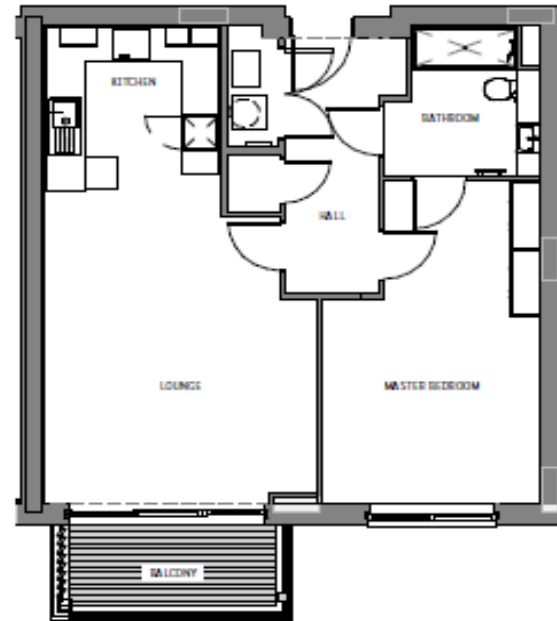
\*There is an additional fee of £250 p.a for the allocated parking space.

\*\*Other charges apply in addition to the purchase price: a Monthly Community Fee, which includes ground rent, and a Deferred or Upfront Community Fee. Please ask the sales advisors for details.



# ADDLESTONE ONE BEDROOM APARTMENT

Floorplan

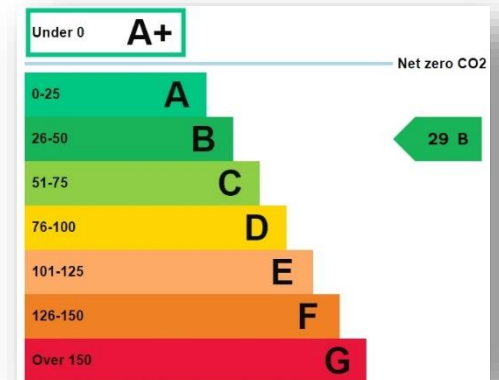


Apartments will include fitted kitchens and fitted wardrobes to the master bedroom. The homes are sold unfurnished.

	Metres	Feet
Kitchen	3.32m x 2.83m	10'9" x 9'3"
Lounge	4.99m x 4.38m	16'4" x 14'4"
Master Bedroom*	5.61m x 3.50m	18'4" x 11'5"
<b>Total Area</b>	<b>66 sq m</b>	<b>707 sq ft</b>

\* Including wardrobes

Any sizes and dimensions provided are for indicative guidance purposes only and are not intended to be used for items of furniture. Bathroom, kitchen and wardrobe layouts are indicative only and are subject to change. Apartment areas are provided as gross internal areas and may vary.



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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

