



— HORSESHOE —
CRESCENT

Guildford

An exclusive boutique development of only three beautifully
designed homes, offering exceptional living in Guildford

LOCAL SCHOOLS

- St Thomas of Canterbury Catholic School *0.2 miles*
- St Peter's Catholic School *0.4 miles*
- George Abbott School *0.9 miles*
- Tormead *1 mile*
- Royal Grammar Preparatory School *1.1 miles*
- Guildford High School *1.4 miles*
- Pewley Down Infant School *1.5 miles*
- Royal Grammar School *1.6 miles*
- Guildford County School *2.3 miles*



OAKHURST HOUSE



CLANDON HOUSE



HATCHLANDS HOUSE



HORSESHOE CRESCENT

Horseshoe Crescent is an exclusive collection of three bespoke family homes by award winning developer Aspen Homes, one of Guildford's most respected local developers. Thoughtfully designed and meticulously finished, each home showcases Aspen Homes' signature blend of contemporary elegance, traditional craftsmanship, and practical living.

Set within a peaceful and well-connected corner of Guildford, these brand-new properties offer generous layouts, high-quality specifications, and an attention to detail that elevates everyday living. Light-filled interiors, tailored architectural features, and beautifully landscaped exteriors come together to create homes that are as welcoming as they are refined. All three homes offer versatility, privacy and an excellent balance of formal and informal space.

Perfectly placed for families, the development is superbly located for many of Guildford's highly regarded state and private schools, is only half a mile from Guildford Golf Course, and has convenient access to local amenities within Boxgrove's parade of shops and Merrow village, scenic walking on Merrow Downs, and Guildford's thriving town centre. Transport links are excellent, with fast routes into London and major road connections close by.

Crafted with care by a trusted local developer, these homes at Horseshoe Crescent offer the rare combination of high specification, thoughtful design and a location that truly supports family living.



River Wey

THE BEST OF SURREY LIVING IN THE HEART OF GUILDFORD

Set at the gateway to the Surrey Hills Area of Outstanding Natural Beauty, Guildford is one of the South East's most sought-after towns - celebrated for its unique blend of heritage, greenery and modern sophistication. With its historic cobbled High Street, striking period architecture and vibrant cultural scene, Guildford offers an exceptional quality of life while retaining the warmth and charm of a traditional market town.

The town centre is home to an impressive array of boutique shops, independent cafés, acclaimed restaurants and premium retail, alongside theatres, galleries and leisure facilities that enrich everyday living. Scenic riverside walks, open parkland and nearby woodlands offer endless opportunities to enjoy the outdoors, whether for weekend strolls, running, cycling or family adventures.

Guildford is also known for its outstanding educational offering, with a wide choice of renowned state and private schools, as well as the University of Surrey and the Guildford School of Acting - adding a lively academic and cultural dimension to the town.

For commuters, Guildford provides excellent connectivity, with frequent fast services to London and easy access to the A3 and broader motorway network. Despite its strong links to the capital, the town maintains a relaxed, village-like feel, with a strong sense of community and a pace of life that appeals to families and professionals alike.

Rich in character, beautifully green and exceptionally well connected, Guildford stands as one of Surrey's most desirable places to live - offering the perfect balance of town, country and contemporary living.



Guildford Castle



Pewley Down



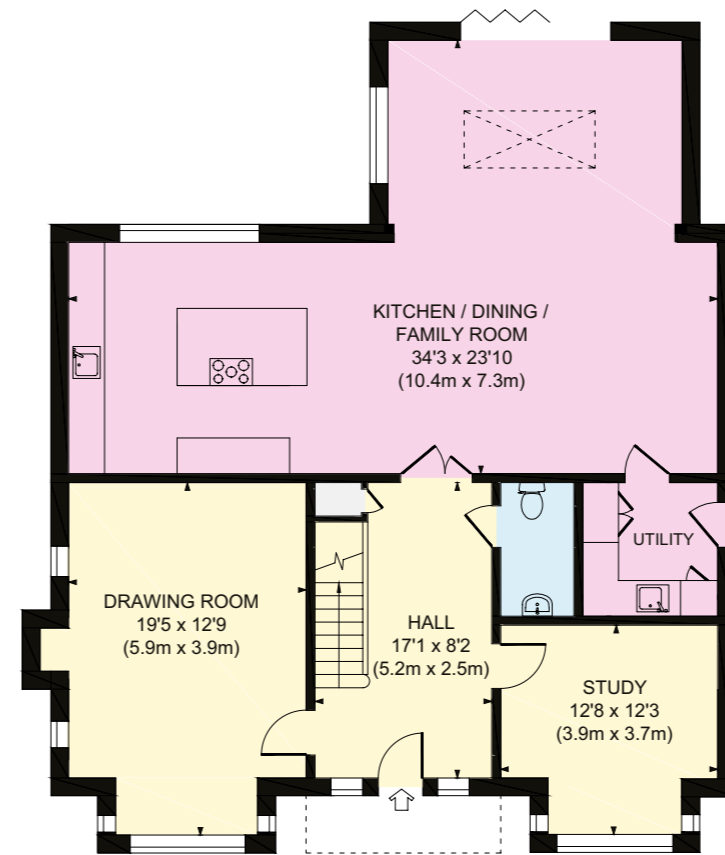
Guildford High Street



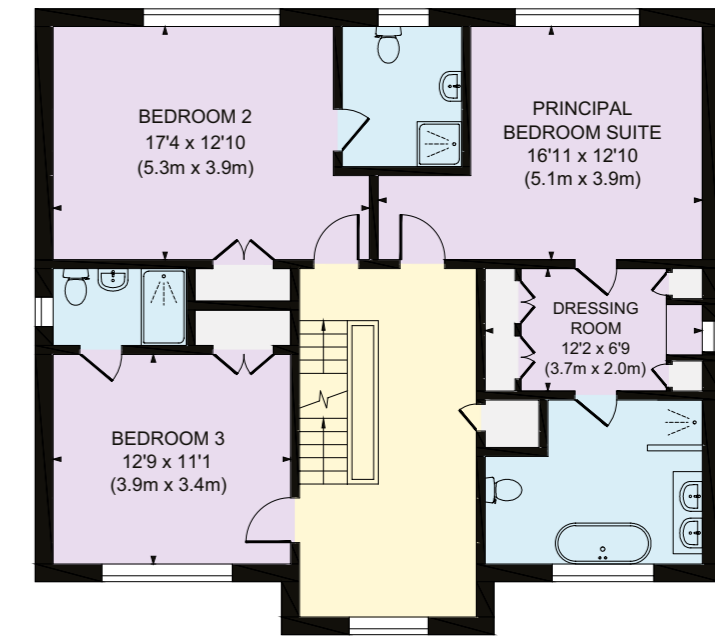
OAKHURST HOUSE

Approximate Gross Internal Area:
2874 sq ft / 267.09 sq m

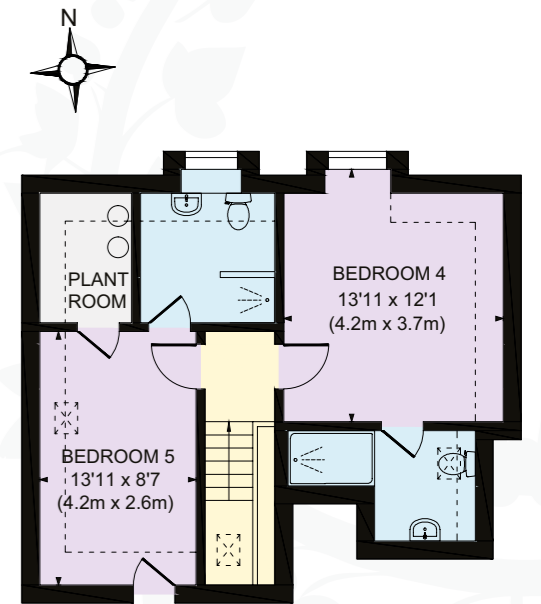
For illustrative purposes only - Not to scale



Ground Floor



First Floor



Second Floor

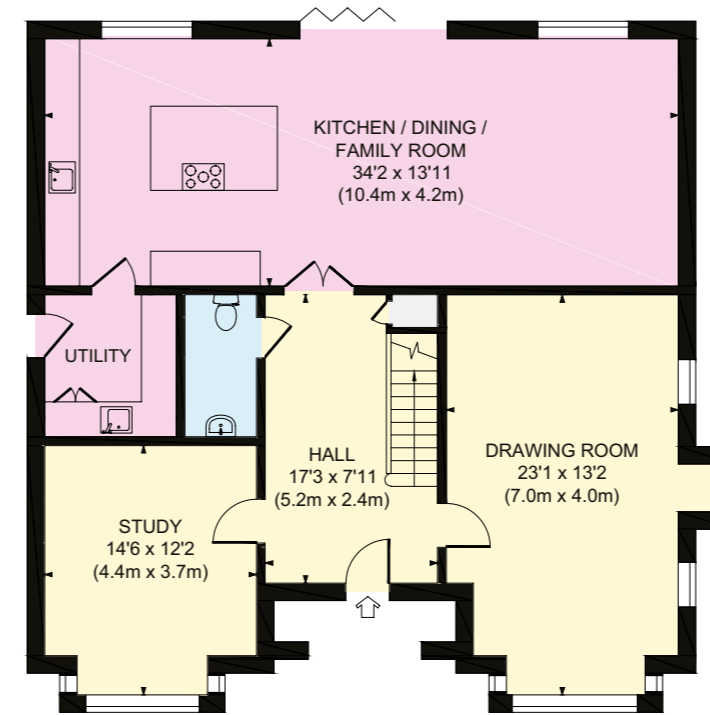




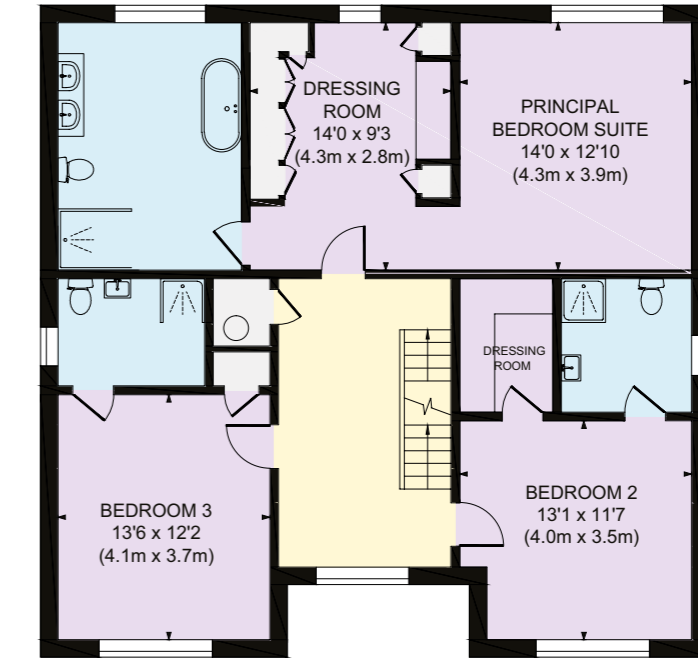
CLANDON HOUSE

Approximate Gross Internal Area:
3103 sq ft / 288.29 sq m

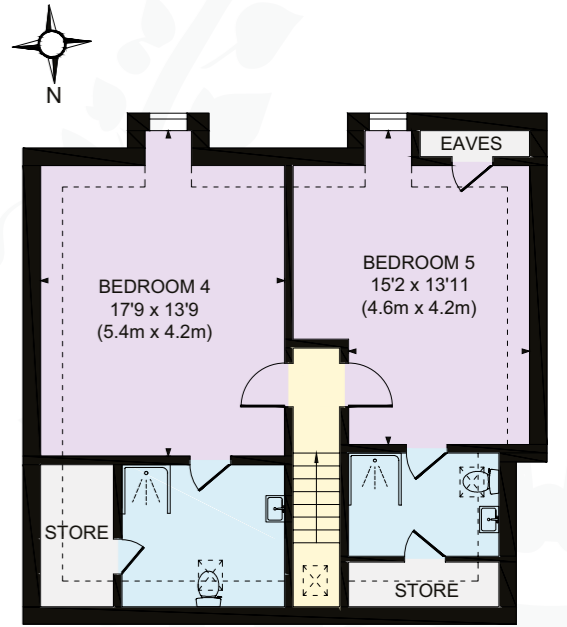
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Ground Floor



First Floor



Second Floor

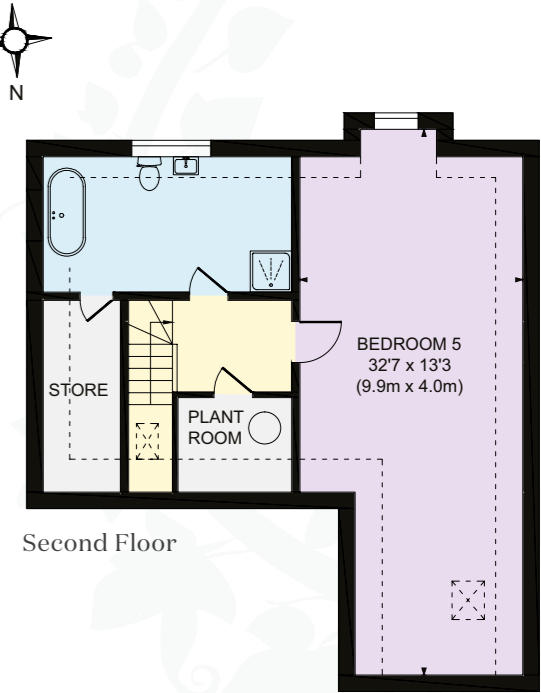
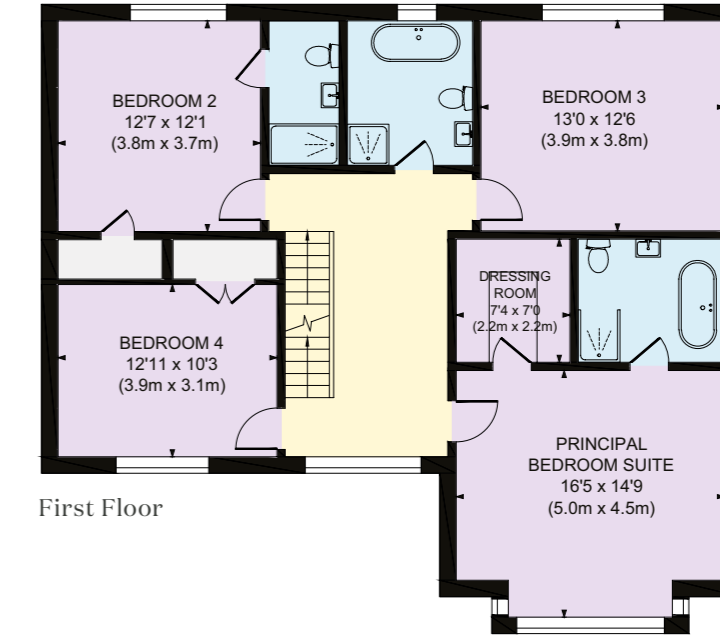
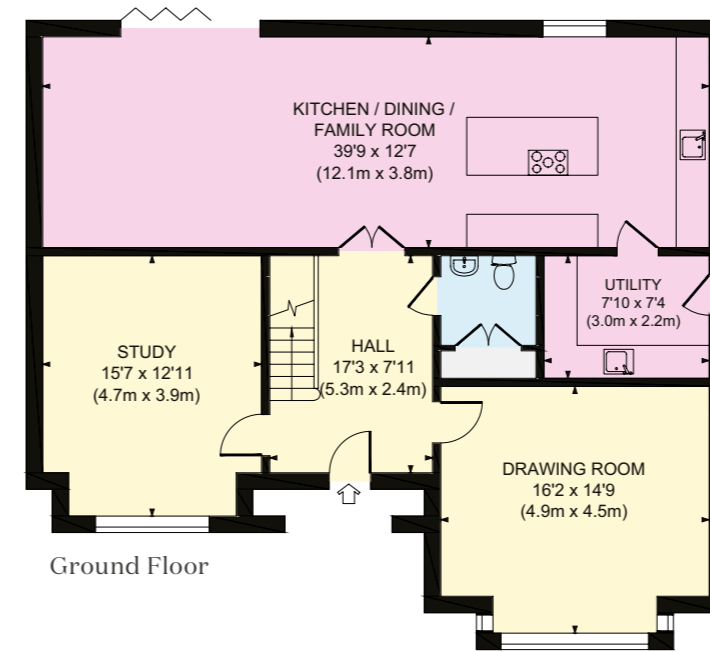




HATCHLANDS HOUSE

Approximate Gross Internal Area:
3063 sq ft / 284.60 sq m

For illustrative purposes only - Not to scale









SPECIFICATION

EXTERNAL

- Driveway finished in a beautiful charcoal Piora Herringbone block paviour
- Portuguese laurel hedging to both sides of the driveway
- A mix of close board fencing and Portuguese laurel hedging to internal boundaries
- External Lighting to patio areas and access drive
- Patio areas and pathways in Sorrento Stone Porcelain
- Fully landscaped gardens with turfed lawn and feature flower beds.
- External water tap and electric points
- EV Charging point serving private driveway for each home
- Wildlife area with fruit orchard
- Bird & Bat Boxes integrated within the development
- Brick arch entrance with feature details to front porch
- A timber shed fitted with power and EV bike charger
- Visitor parking space with separate EV charging point

GENERAL

- Brampton Chase Herringbone flooring to Hallway, Kitchen/ Family/Dining area, Utility Room and WC
- Bespoke designed Oak feature staircase with carpet runner
- Polished chrome ironmongery
- White Windsor Deanta panelled door with glazed doors to the kitchen
- Moulded skirting and architraves
- Lano Cashmere Luxe carpet to all living areas
- Bespoke wardrobes from Life to the dressing rooms of the principal bedroom
- Wardrobes fitted in remaining bedrooms formed by two panelled interior doors with fitted shelving and hanging rail
- Construction stage inspections carried out by Build Zone offering a 10-year new home warranty upon completion

LIGHTING, HEATING & ELECTRICS

- Valiant Air Source Heat Pump to Oakhurst House & Mitsubishi Air Source Heat Pump to Clandon House & Hatchlands House with associated water cylinders
- High efficiency thermostatically controlled heating system via underfloor heating to the ground floor with radiators to first and second floor
- Mains pressure water to all taps
- PV solar panels
- Generous supply of power points
- TV and telephone points to all principal rooms and bedrooms
- Chrome light and power points throughout.
- Recessed down-lights throughout with LED lights
- Wiring for intruder alarm
- 5-amp lighting circuit to drawing room
- Wiring for Cat 5 & 6 to all rooms
- Full fibre broadband to each home

KITCHEN & UTILITY ROOM

- Bespoke floor to ceiling tower, wall and base units from Crouch Design with Miele and Siemens fitted appliances including two single ovens, washing machine, tumble dryer, integrated dishwasher, microwave, integrated fridge, integrated freezer, Caple Wine Cooler, Bora induction hob, Quooker Boiling tap in the kitchen and Quooker Fusion tap in the utility room
- Task lighting over work surfaces
- Stone worktops and splashbacks
- Pantry cupboard with spice rack and internal lighting
- Hand Painted furniture throughout

BATHROOMS & EN-SUITES

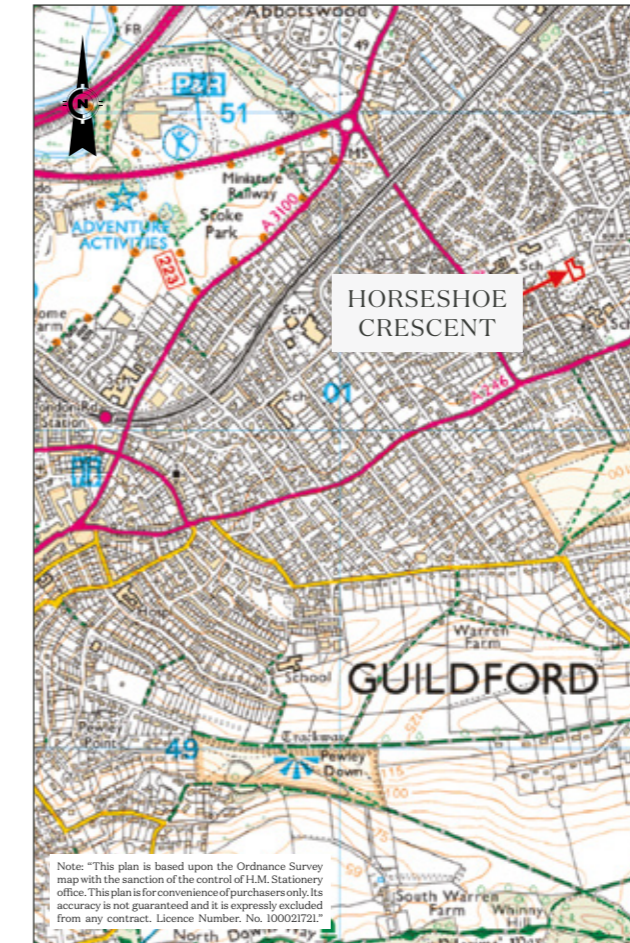
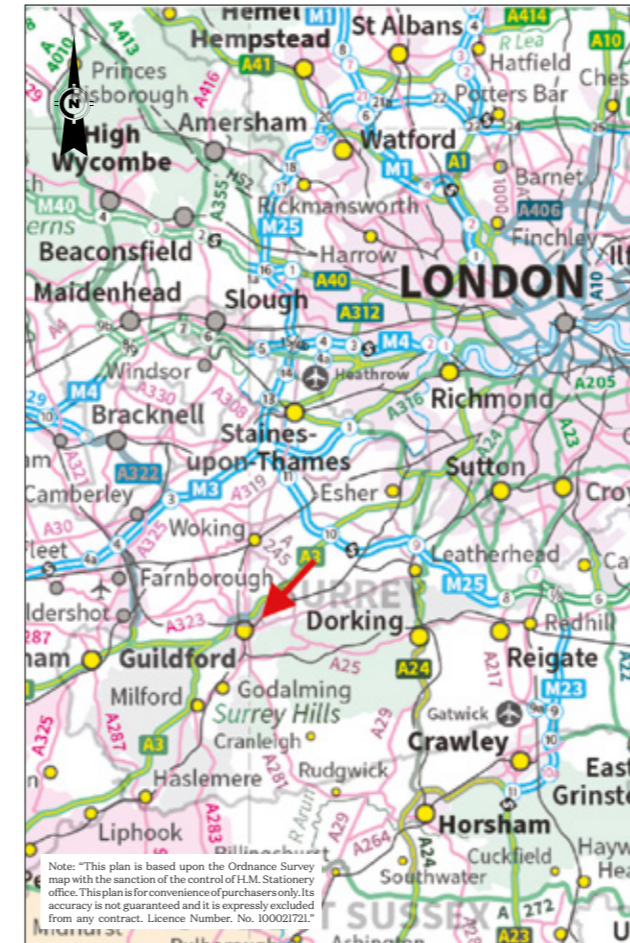
- Beautiful range of Porcelanosa tiles to all bathrooms and en-suites with feature walls
- White sanitary ware from the Villeroy & Boch range with Geberit flush plates
- Dansani & Armera Vanity units with stone worktops and ample storage to all bathrooms, en-suites and WC's
- Hansgrohe thermostatic showers to all en-suites and bathrooms
- Large Walk-in shower enclosures to all en-suites and bathrooms
- Dansani lit mirrors to all master suites and en-suites on the ground and first floor
- Heated chrome ladder towel rails to bathrooms, en-suites and WC's
- Shaver point to bathrooms and en-suites
- Comfort lights under vanity unit in all master bedrooms and WC's
- D-Shaped Carron back to wall bath with floor mounted bath mixer to master en-suites and bathrooms

DECORATIVE FINISHES

- Satin woodwork with emulsion painted walls and smooth white ceilings throughout
- French polished staircase with carpet runner
- Decorative coving to all rooms on the ground floor

SECURITY & SAFETY

- Mains fed smoke detectors with battery back up
- Secure by design UPVC, triple glazed, leaded light windows
- Secure by design aluminium bi-fold doors
- Secure by design front doors
- Ventilation system to Kitchen, Utility, WC, En-suites and Bathroom



DISTANCES

Boxgrove parade of shops 645m, Merrow Downs 0.5 mile, Guildford Golf Course 0.5 mile, Merrow parade of shops 0.7 mile, Guildford's Upper High Street 1.4 miles, London Road Station, Guildford 1.4 miles (from 47 minutes to London Waterloo), Guildford mainline station 2.1 miles (from 32 minutes to London Waterloo), A3 (northbound) 1.9 miles, A3 (southbound) 2.4 miles, M25 (Junction 10) 8.2 miles, Heathrow Airport 21.4 miles, Gatwick Airport 30.1 miles, Central London 31.4 miles

(All distances and times are approximate)

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