

OAK HEATH

SEND HILL | SEND



ANTLER HOMES



Discover an enviable lifestyle that living at Oak Heath can bring.

A woman with long dark hair, wearing a straw hat, sunglasses, a denim jacket, and jeans, is walking on a path through a lush green forest. She is carrying a large, round, wicker basket. The background is filled with tall trees and vibrant green foliage, suggesting a peaceful, natural setting.

A NEW WAY OF LIVING

Welcome to Oak Heath, an exclusive collection of just five 2, 3 and 4 bedroom homes nestled in a stunning landscape. From here you'll enjoy the best of country living, yet be minutes from London by fast train from nearby Woking.

Discover a rare quality of life from your impressive Antler home in beautiful Surrey. Close to nature and just a short walk from thriving Send, with its primary school, eateries and quaint pubs, Oak Heath offers an enviable lifestyle. The village also has a convenience store and Post Office, medical centre and a recreation ground, with a choice of supermarkets within a ten minute drive. Make the most of your free time with a stroll by the enchanting River Wey and Wey Navigation, or explore the 163 square miles of the Surrey Hills Area of Outstanding Natural Beauty, which is within easy reach.

LIVE LIFE TO THE MAX, WITH EVERYTHING YOU WANT CLOSE TO HOME

MOMENTS MADE FOR YOU

Close to vibrant towns and villages offering first class shopping, dining and leisure options, Oak Heath is perfectly placed to ensure you enjoy life to the full. Woking is a ten minute drive and has lots of amenities for you to explore including Woking Leisure Centre and Pool in the Park, Sutton Green Golf Club, Nova Cinema, Peacocks Shopping Centre, New Victoria Theatre and eateries such as Gordon Ramsey Street Burger. The historic county town of Guildford is 5.5 miles away and offers additional choices. Surrey has a wide range of sports clubs, including several golf courses.

01.



You'll be a frequent visitor to Ripley village, a six minute drive away, with its farmers' market, shops and busy programme of events.

02.



03.



Surrey has a dazzling array of eateries, with everything from Michelin-starred restaurants to waterside pubs and charming coffee shops. Browse a local food market or sit back and let a chef prepare dinner.

04.



Green open spaces and protected countryside, rivers and canals, ancient woodland and pretty parks; when you want to exercise or relax, there are endless places to spend your precious free time.

Soak up SURREY



YOUR BETTER WAY OF LIFE AWAITS AT OAK HEATH
IN THE GLORIOUS SURREY COUNTRYSIDE.

- 01. *Enjoy a treat for the senses at Ripley's award-winning farmers' market.*
- 02. *Experience the beauty of nature on a canal side walk along the Wey Navigation.*
- 03. *Sample the freshest of food at bustling markets across Surrey.*
- 04. *Breathtaking views, historic landscapes and wildlife havens to explore.*

TOP RATED EDUCATION

Send Church of England Primary School and Nursery is within half a mile from Oak Heath and was rated Good with Outstanding early years provision. Burpham Foundation and Boxgrove Primary Schools are also within easy local reach. Secondary schools include St John the Baptist and Hoe Valley School, which caters for 11 to 18 year olds and was rated Outstanding. The many independent schools in the county include co-educational Hoe Bridge School, Ripley Court and Glensk (varying between 2 to 13 years). Halstead Prep in Woking and Tormead in Guildford offer private education for girls, with up to sixth form provision at Tormead. Linked independents in Effingham, Cranmore Prep School (2 to 13 years) is open to boys and girls with St. Teresa's boarding and day school for girls (3 to 18 years).

For further education there are several college options with choices across Woking, Godalming and Guildford which all offer specialist colleges.

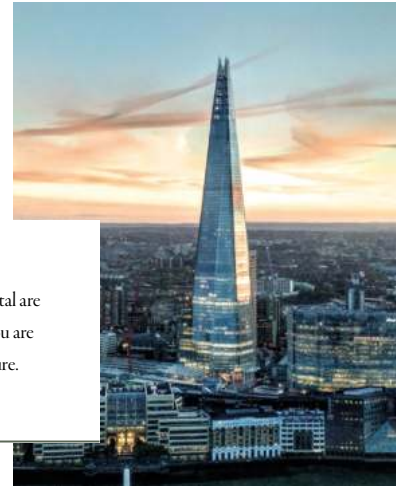
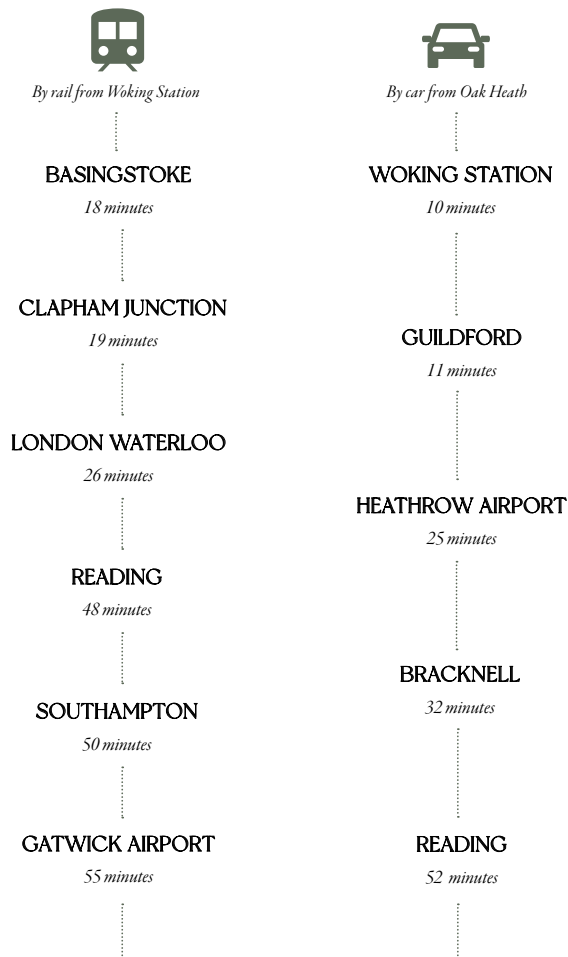
Surrey has an excellent range of state and independent schools, as well as colleges. The Royal Grammar School and The University of Surrey, are both in Guildford.



Royal Holloway School.



FIRST CLASS CONNECTIONS



The bright lights of the capital are easily accessible, whether you are travelling for work or pleasure.



Travelling from Oak Heath couldn't be easier by road or rail. The A3 is just over a mile away, giving fast access to the M25, making it easy to get into London and connect to the wider motorway network. Reading and Bracknell can be reached in under an hour, while Southampton, Brighton and the south coast are accessible by road when you want a day by the sea. Both Woking and Guildford benefit from good transportation links and can be reached within 10 to 15 minutes of Oak Heath.

Commuting is easy. Drive to Working station, 11 minutes away, and you can catch a South Western Railway train to London Waterloo, arriving in as little as 26 minutes.

Services to London are also available via Worplesdon train station just a 11 minute drive away. When you want to spend leisure time in London you'll be spoiled for choice. World class shopping, with everything from designer labels to high street favourites, is on hand. Why not see a show, cheer your team or watch your favourite music act and then get a train home? The world's food and drink is available in this most cosmopolitan of destinations where you can indulge at a top class restaurant or eat street food. When you want to travel further afield, Heathrow and Gatwick airports are easy to access from Oak Heath, offering you links to worldwide destinations.

**Timings are approximate. Source: Nationalrail.co.uk and Google Maps: October 2022*

Explore OAK HEATH

Enjoy elegant village living from a quiet cul-de-sac in leafy Send Hill, ideally located close to all the amenities you need. Each of the characterful houses in this collection are beautiful inside out, so whichever design you choose, you'll be proud to call Oak Heath home. Generous gardens mean you'll also love spending time entertaining or relaxing in the fresh air. Mature trees and extensive landscaping surrounding your new home, complete the picture and emphasise the best of country living.



CGI of Oak Heath development. Image indicative only.





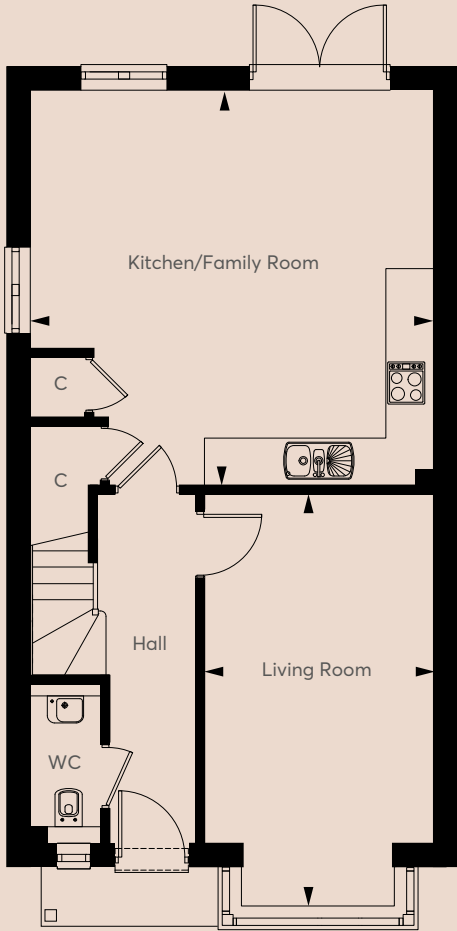
CGI of Plots 1 and 2. Image indicative only.

THE LAUREL

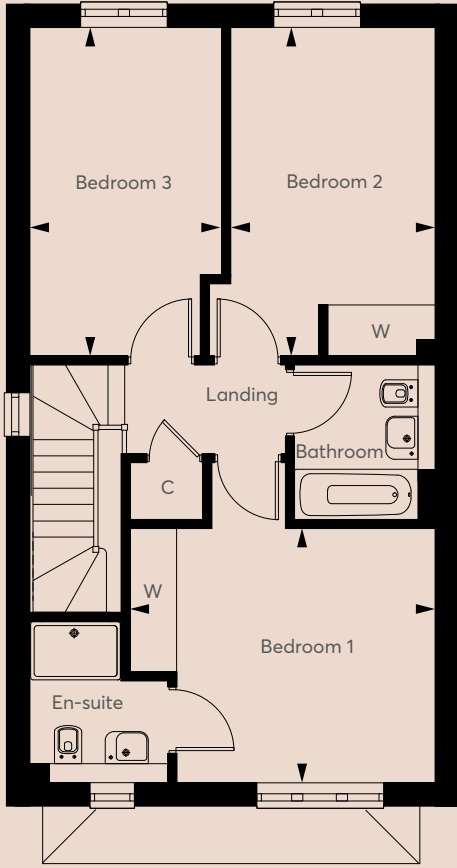
PLOT 1

3 BEDROOM HOUSE

Kitchen/ Family Room	5527mm x 5435mm	18'1" x 17'10"
Living Room	5655mm x 3145mm	18'7" x 10'3"
Bedroom 1	4200mm x 3475mm	13'9" x 11'4"
Bedroom 2	4520mm x 2792mm	14'10" x 9'1"
Bedroom 3	4500mm x 2635mm	14'9" x 8'7"
TOTAL	116.27 sq m	1,251.53 sq ft



Ground Floor



First Floor

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document. W - Wardrobe. C - Cupboard.



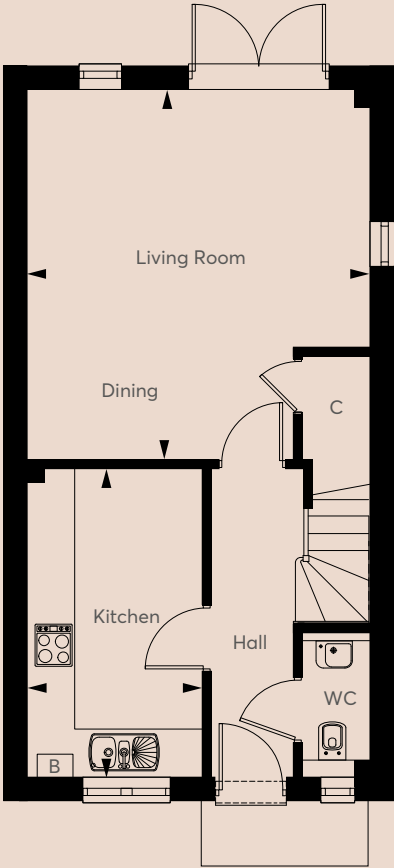
CGI of Plots 1 and 2. Image indicative only.

THE CHESTNUT

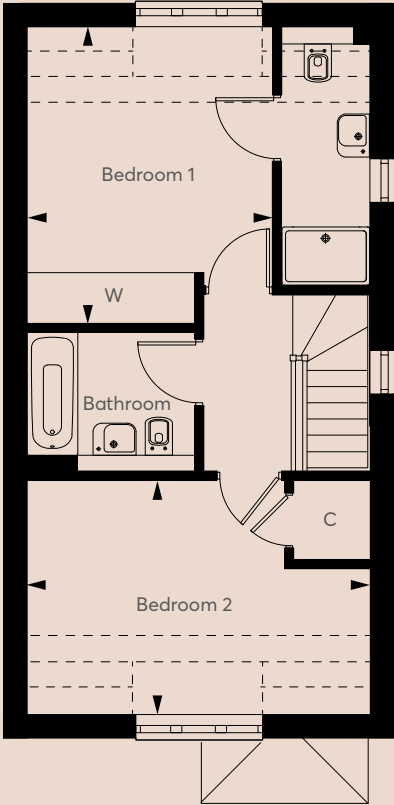
PLOT 2

2 BEDROOM HOUSE

Living Room/Dining	5100mm x 4712mm	16'10" x 15'5"
Kitchen	2420mm x 4265mm	7'11" x 13'11"
Bedroom 1	4085mm x 3394mm	13'4" x 11'1"
Bedroom 2	4712mm x 3230mm	15'5" x 10'7"
TOTAL	89.20 sq m	960.15 sq ft



Ground Floor



First Floor

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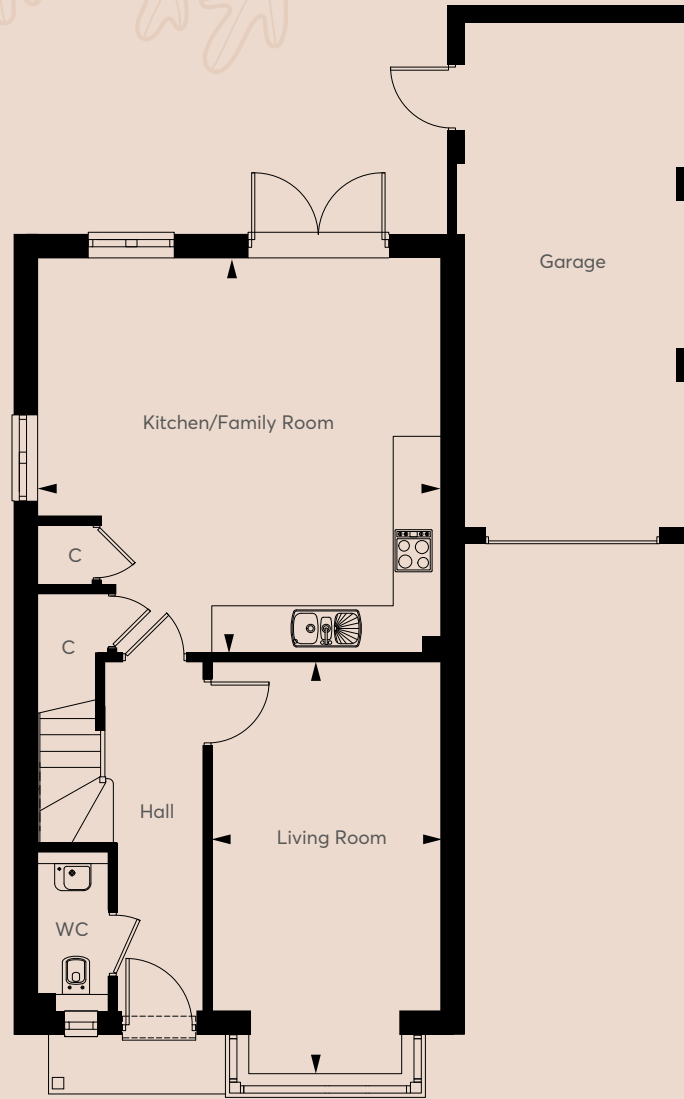
CGI of Plot 3. Image indicative only.

THE MAPLE

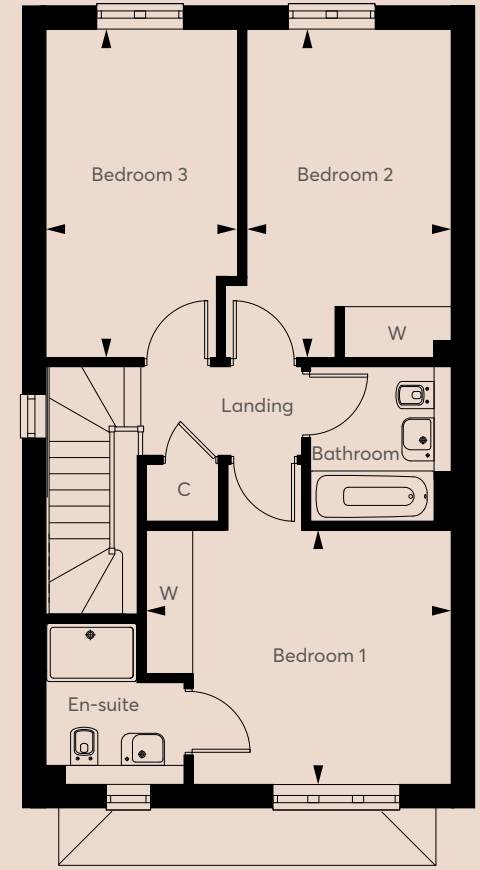
PLOT 3

3 BEDROOM HOUSE

Kitchen/ Family Room	5527mm x 5435mm	18'1" x 17'10"
Living Room	5655mm x 3145mm	18'7" x 10'3"
Bedroom 1	4200mm x 3475mm	13'9" x 11'4"
Bedroom 2	4520mm x 2792mm	14'10" x 9'1"
Bedroom 3	4500mm x 2635mm	14'9" x 8'7"
Garage*	2735mm x 6985mm	9'0" x 22'11"
TOTAL	116.27 sq m	1,251.53 sq ft



Ground Floor



First Floor

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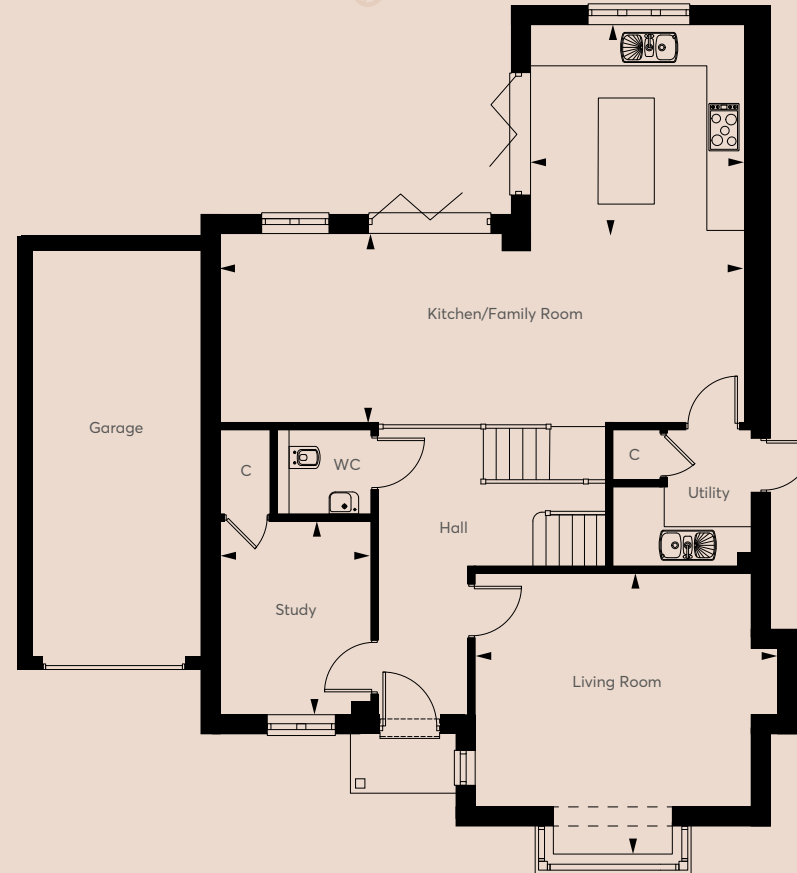
CGI of Plot 4 and 5(h). Image indicative only.

THE ASPEN

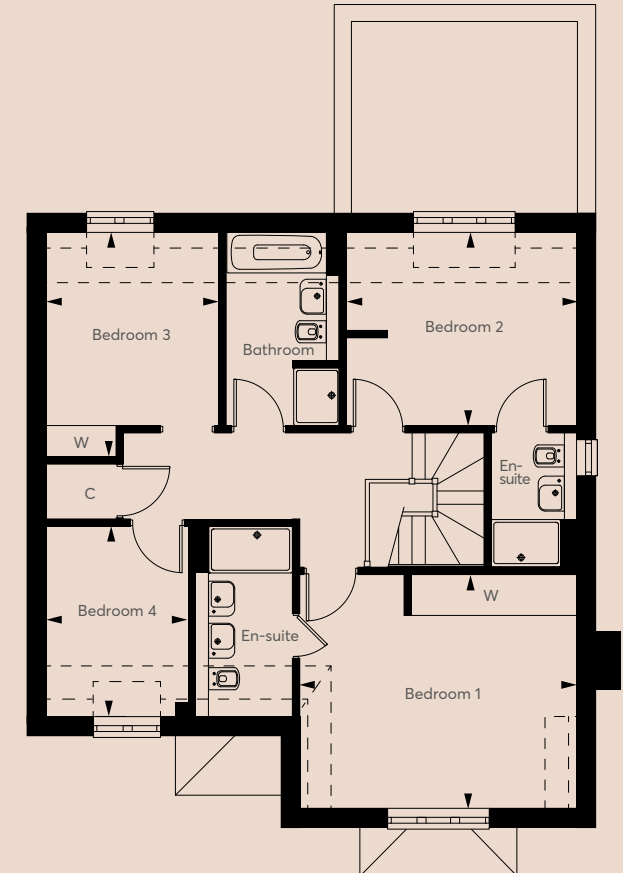
PLOT 4 & 5 (handed)

4 BEDROOM HOUSE

Kitchen	3610mm x 3600mm	11'10" x 11'9"
Family Room	9012mm x 3180mm	29'6" x 10'5"
Living Room	4825mm x 4740mm	15'10" x 15'6"
Study	3335mm x 2569mm	10'11" x 8'5"
Bedroom 1	4740mm x 4000mm	15'6" x 13'1"
Bedroom 2	3945mm x 3335mm	12'11" x 10'11"
Bedroom 3	3335mm x 2972mm	10'11" x 9'9"
Bedroom 4	3280mm x 2460mm	10'9" x 8'0"
Garage*	6985mm x 3935mm	22'11" x 9'0"
TOTAL	182.50 sq m	1,964.43 sq ft



Ground Floor



First Floor

COME HOME TO

Style

Our award-winning attention to detail and design excellence is obvious from the moment you arrive in an Antler home. From the bespoke shaker style fitted kitchens with integrated Siemens appliances, to the sleek chrome bathroom fittings and underfloor heating, the superior quality is showcased throughout. Clever room layouts, high quality fittings and superb finishes make these Oak Heath homes truly special.



SPECIFICATION

KITCHEN

Bespoke shaker style kitchen units with integrated appliances to include:

- 60cm induction hob with 60cm cooker hood (2 and 3 bedroom homes)
- 50/50 integrated fridge/freezer (2 and 3 bedroom homes)
- Stainless steel single oven (2 and 3 bedroom homes)
- 80cm induction hob with 90cm cooker hood (4 bedroom homes)
- Separate integrated fridge and freezer (4 bedroom homes)
- Stainless steel single oven and combi microwave in tall unit (4 bedroom homes)
- Integrated dishwasher (all homes)
- Freestanding washing machine and separate tumble dryer to utility room (4 bedroom homes)
- Pull out waste bin
- Composite stone work surfaces with 100mm upstands including utility room (4 bedroom homes)
- Stainless steel sink
- Under unit lighting

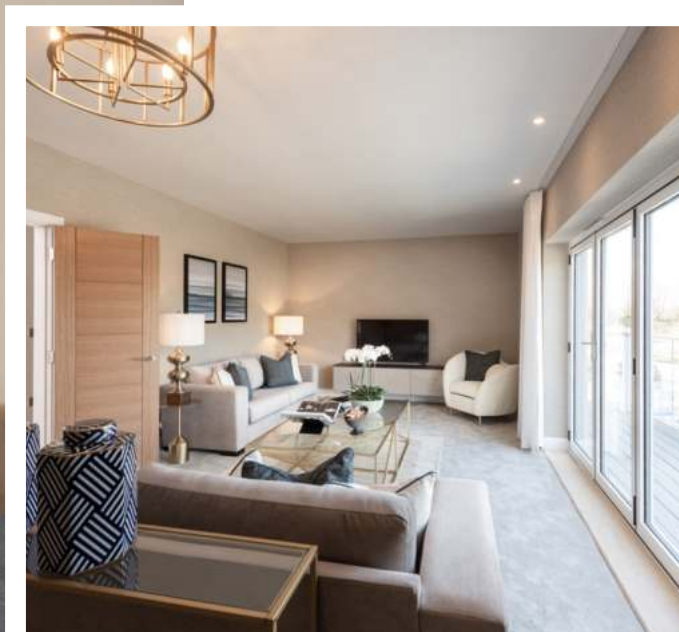
HEATING AND ELECTRICAL

- Gas central heating
- Wet under floor heating to ground floor
- Radiators to first floor with thermostatic valves
- Wiring for telephone point
- USB charging point in living room, kitchen and bedroom 1
- Wiring for Sky Q in living room
- U.C.V points to all bedrooms
- LED downlights to cloakroom, bathrooms, entrance hall and landing
- Mains operated smoke/CO2 detector with battery back up
- Heatmiser thermostats
- Fibre broadband connected (or similar)



Typical Antler Homes interiors.

THESE DESIRABLE
CONTEMPORARY HOMES
ARE BEAUTIFULLY
EQUIPPED FOR FLEXIBLE
LIVING, WHETHER YOU
ARE WORKING FROM
HOME, ENTERTAINING
FRIENDS OR RELAXING



BEDROOMS

- Fitted wardrobes with hinged doors to:
 - Bedroom 1 (2 bedroom homes)
 - Bedroom 1 and 2 (3 bedroom homes)
 - Bedroom 1 and 3 (4 bedroom homes)

BATHROOMS

- Contemporary white sanitaryware
- Vanity units
- Vado chrome brassware
- Wall hung WC
- Chromium heated towel rail
- Vado thermostatic shower controls
- Wall and floor tiling by Minoli
- Electric under floor heating mats
- Fitted mirrors
- Shaver/toothbrush point

QUALITY FIXTURES AND FITTINGS

- Oak finish solid core internal doors with chrome furniture
- PVCu double glazed windows
- Flooring included throughout

EXTERNAL

- Landscaped front garden
- Turf to rear garden
- Lighting to front and rear
- External tap
- Indian sandstone paths and patios
- EV charging points

GUARANTEE

- Antler Homes 2 year warranty
- 10 year Structural Premier Guarantee

Homes DESIGNED TO TRANSCEND TIME

“FOR ME IT WAS
ALL ABOUT THE
QUALITY OF BUILD”

STUART LAWRENCE
ANTLER HOMES CUSTOMER

When you choose an Antler property you are purchasing a home of real character, individuality and originality that you can make yours and yours alone.

What's more, you'll discover that your new Antler home is hallmarked by countless aspects of skilful architectural, exterior and interior design, derived from our many years as one of the UK's most outstanding and well-respected housebuilders.

"We are incredibly proud of the homes we deliver. Each and every one has been built to an exceptionally high standard by our passionate team, ensuring it can be enjoyed generation after generation."

Andrew Rinaldi
Managing Director, Antler Homes

We are still a relatively small, private company, with a fifty year history of designing beautiful homes, which depends on our customers' satisfaction and delight in order to secure and safeguard our reputation for excellence. Attention to detail is another unique Antler signature that you'll find in your new home, with the skills of our time-served architects and engineers ensuring that every aspect of your property is precisely as you would want it to be.

Equally satisfying are the personal touches you'll enjoy as a valued Antler customer, from our helpful and knowledgeable sales personnel, through to all the support you require throughout the purchasing and moving process – plus an impressive after-sales service that always puts your needs first in the house you'll call 'home' for many years to come.





Typical Antler Homes interiors and exteriors.

OAK HEATH

SEND HILL | SEND



Map not to scale.

OAK HEATH, SEND HILL, SEND GU23 7HR



Map not to scale.

Antler Homes Plc, Knightway House, Park Street, Bagshot, Surrey GU19 5AQ

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ANTLER HOMES

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