

Green Oak Park

WEST HORSLEY, SURREY

FACT SHEET



2, 3 & 4 bedroom freehold houses
From £599,995 to £1,695,000

West Horsley is an affluent, sought-after area in Surrey, southeast England. Popular with families requiring good schools, an easy commute to London, local amenities and access to the countryside. Green Oak Park is a small development of 32 new two, three and four bedroom beautiful homes (21 for private sale) by award-winning luxury property developer, Antler Homes. All houses are freehold and estimated to complete between Q1 and Q3 2024.



Address

Green Lanes, West Horsley, Surrey,
GU23 6PD

Location

Affluent location in Surrey countryside,
close to London

Developer

Antler Homes

Planning Permission No.

21/P/00917

Estimated Completion:

Q1 - Q3 2024

Warranty:

10-year Premier Guarantee warranty

21 HOUSES

4

2 beds

12

3 beds

5

4 beds

PAYMENT TERMS

£1,000

Reservation
fee

10%

On Exchange
(within 21 days)

90%

On
completion

£350 p.a^{*}

Estimated
Estate Charge

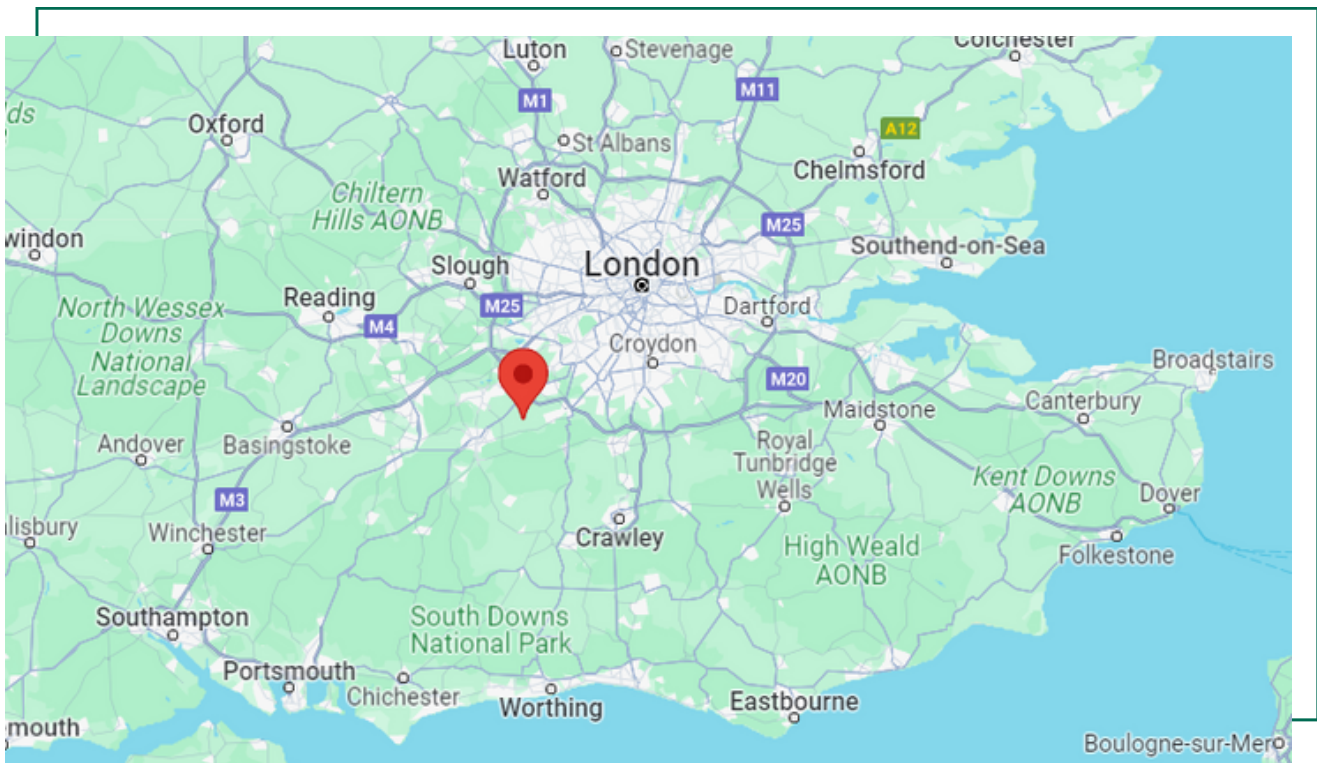
Recommended Purchaser Solicitor:

Riseam Sharples: Julia Caveller
juliac@rs-law.co.uk +44 (0) 20 7632 8919

Village living, contemporary style

AWARD-WINNING DEVELOPER, ANTLER HOMES

West Horsley is an affluent, semi-rural village between the popular larger towns of Guildford and Leatherhead.



Socio-economic data puts this location in the **top 4%** of the country. It ranks in the **best 10%** of the country for:



**INCOME
TOP 10%**



**EDUCATION &
SKILLS TOP 10%**



**EMPLOYMENT
TOP 10%**



**HEALTH
TOP 10%**



**LOW CRIME
TOP 10%**

Source: www.locrating.com

East Horsley village is 1 mile, and caters to everyday requirements including Post Office, convenience store, butcher, baker, supermarket, coffee shop and restaurants.



EDUCATION STATE SCHOOLS

- ✓ Great for state school secondary education:
95% of pupils that live in this neighbourhood and attend state school, join Howard of Effingham. Rated **'Good'** by Ofsted.
- ✓ GCSE results - Howard of Effingham ranks 779 of 6,666 schools (**top 11% in the country**)
- ✓ A Level results ranked 411 of 2,531 schools (**top 16% in the country**)
- ✓ Great for state school primary education:
91% of pupils that live in this neighbourhood and attend state school, join The Raleigh. Rated **'Outstanding'** by Ofsted.

Source: www.locrating.com

AWARDS WON INCLUDE:



EDUCATION - INDEPENDENT SCHOOLS

Schools within approximate 6.5 mile radius:

Primary schools

Glenesk, East Horsley
 Cranmore, West Horsley
 Manor House, Bookham
 St Teresa's, Effingham
 Parkside, Cobham
 Downsend, Leatherhead
 Daneshill, Oxshott
 Cobham Montessori, Cobham
 Feltonfleet, Cobham
 Notre Dame School, Cobham
 ACS Cobham International
 Claremont Fan Court, Esher
 Greenfield, Woking
 Halstead St Andrew's, Woking

Ripley Court, Ripley

Hoebridge School, Woking
 Tormead, Guildford

Guildford High School, Guildford

Secondary schools

Reeds, Cobham
 ACS Cobham International, Cobham
 Notre Dame, Cobham
 St Johns, Leatherhead
 Downsend, Leatherhead
 Box Hill, Dorking
 St Teresa's, Effingham
 Tormead, Guildford
 Royal Grammar School, Guildford
 Claremont Fan Court School, Esher

At the heart of a great network

<https://myproptech.com/antlerhomes>

West Horsley is well connected to the road and rail network.



KEY CONNECTIONS

Horsley station	1 mile
A3 (to central London)	2 miles
M25 (London Orbital Motorway)	2 miles
London Waterloo station	49 minutes from Horsley station
Heathrow Airport	18 miles

Distances are approximate. Source: www.google.com/maps



GET IN TOUCH

If you're a BNO visa holder moving to the UK, or an investor contact our team in Hong Kong today to find out more.

+852 5345 2591

n.yan@myproptech.com



Nick Yan

MyPropTech

 MyPropTech



RICS[®]

Tech partner

MyPropTech for themselves and the vendors of this property whose agents they are, give notice that the particulars & information contained does not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars as to the property are made without responsibility on the part of MyPropTech or their clients (the vendor). All descriptions, dimensions and other particulars are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. No liability is accepted whatsoever for any direct, indirect or consequential loss arising from the use of this publication. The market information contained in this publication is not intended to provide any professional advice. As such, this publication should not be relied upon in that regard. No person in the employment of MyPropTech or its parent or subsidiary companies has any authority to give or make any representation or warranty whatsoever in relation to this property. Our sales representatives for overseas property work exclusively in relation to properties outside of Hong Kong and are not to deal with Hong Kong properties. Purchasing uncompleted properties situated outside of Hong Kong is complicated and contains risk. You should review all the relevant information and documents carefully before making a purchase decision. You should seek independent professional advice before making a purchase decision. In the event of discrepancies between the Chinese and English versions, the English version shall prevail. Computer generated images are intended for illustrative purposes and are indicative only. They are not representative of final layouts, interiors, or exteriors. Furniture, plants, soft furnishings, room styling, wall coverings, window treatments etc. are not part of the specification. Mirrors are for styling purposes only. Wall colours shown are for styling purposes. Any images showing views are based on the site at the time the image is produced. Please note that landscapes change and a view which is unrestricted now may be restricted in the future. Please note view shown is not representative of the actual view. Details and final built product may vary on completion of development. Prices are correct at time of going to press. Walking times and travel times are approximate, source: www.google.com/maps. Acquiring a freehold property. Last updated 17.01.24. Planning permission no: 21/P/00917 granted by Surrey County Council. *Estimated Estate Charges from £350 p.a.