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HOUSE

GODALMING



HERON HOUSE

HERON HOUSE IS A COLLECTION OF  
45 LUXURY APARTMENTS LOCATED IN  
THE LUSH COUNTRYSIDE OF GODALMING,  
A QUAIN T SURREY TOWN SURROUNDED  
BY PICTURE PERFECT VIEWS.

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# HERON HOUSE POINT

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With kitchens and bathrooms from Porcelanosa and a selection of fixtures by Siemens, these new apartments offer high specification interiors that will last.

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Heron House is nestled in a quiet corner of Godalming and is just a stone's throw from the River Wey in an attractive development of new homes. This quaint market town is renowned for its rich history and pretty cobbled streets.

Heron House is a beautiful development of 1, 2 and 3 bedroom apartments, close to the town centre and railway station. Each Heron House apartment has an allocated parking space (the 3 bedroom flats have two allotted spaces) making daily life easier and hassle free.

Designed to complement the modern lifestyle, every element of these new homes has been handpicked to ensure quality and longevity.

Just 5.4 miles from Guildford and less than 50 minutes to London Waterloo by train, Godalming is a quaint commuter town with unique character and plenty of amenities in close proximity.

The Heron House apartments are available on Help to Buy and just a 5 per cent deposit is required to secure your new home.



HERON HOUSE





# HERON HOUSE LOCATION

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Modern homes,  
historical location

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## Godalming Today

Godalming is a busy market town rich in history and unique in appearance, with cobbled streets and Tudor architecture. Located in the Surrey Hills – an Area of Outstanding Natural Beauty – Godalming is surrounded by lush countryside views and quaint villages such as Bramley and Wonersh.

A blend of old English charm, listed buildings and conservation areas make Godalming a truly special place to live. Alongside the history and culture, the area benefits from all the conveniences expected of a busy town.

Heron House is just a 15-minute walk from Godalming's main High Street, which has numerous shops and cafés to enjoy. The High Street also hosts family-friendly annual events such as the Christmas Festival and the Summer Food Festival – both of which attract visitors from all over Surrey. Throughout the town there are a great selection of independent shops, restaurants and welcoming pubs – so there is plenty to see and do all year round.

Just a short drive away, lies the larger and busier town of Guildford which is home to a shopping centre and the University of Surrey – a leading educational institution attracting students from all over the world.



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With a central museum and historical plaques dotted around the town, an afternoon in Godalming is a pleasant stroll through historic England.

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### Godalming Yesterday

The narrow lanes and architecture around the town give a taste of the past, while the quirky Pepperpot building is a focal point of the town and symbolises the historical significance of the area.

There are hundreds of listed buildings in and around this small market town, so it is not surprising that Godalming dates back to Saxon times and was mentioned in the Domesday book. Godalming's major historic claim however is that it was the first town in the world to have electric street lighting back in 1881.

The River Wey runs through the town and was once a busy waterway used to transport goods back and forth from London. Now however, this tranquil stretch of river is predominantly used for leisure pursuits and provides the ideal location for riverside picnics and peaceful walks.







GRILLS & GREENS

Visitor Information Centre  
Griffin's Museum  
South Street Car Park

hairsmith

ENZO ANGIO HAIR DESIGN

The quality hair  
cutting and styling  
at stand-by prices  
- from £18

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# HERON HOUSE TRACK

## Travel Connections

More than just a commuter town, Godalming is one of the most sought-after locations in the county of Surrey.

With great road connections, regular train services to and from London and just 5.4 miles from Guildford, Godalming combines beautiful countryside scenes with quick and convenient commuting times.

## By Rail

Heron House is conveniently located only 0.9 miles to Farncombe Station. Alternatively, residents may choose to walk 1.1 miles to Godalming Station.

Catch the fast train from Godalming Railway Station and arrive at London Waterloo in less than 50 minutes.

Trains depart approximately every 20 minutes, making Godalming an ideal location for commuters.

## By Road

Godalming has excellent road connections with easy access to the A3 towards London and the South Coast as well as the M25.

Guildford is just a short drive away and Woking is less than half an hour by car.

The town is served by a number of well-connected local bus routes travelling in and around Godalming as well as to neighbouring villages.

## By Air

Godalming is less than an hour's drive from both Heathrow and Gatwick Airports. Train times to Gatwick are around 1 hour and 15 minutes.

≈	Godalming
02	Farncombe
08	Guildford
20	Woking
47	London Waterloo
40	Clapham Junction
54	London Victoria
53	Portsmouth

All travel times are from Godalming Station and are approximate.

# HERON HOUSE SITE

## State schools

Ofsted rating of 'Good'



- 0.4 Godalming Junior School (Primary)
- 0.4 Moss Lane School (Primary)
- 2 Broadwater School (Secondary)

No. of miles  
from Heron House

## Independent schools



- 1.3 St Hilary's Preparatory School
- 2.1 Charterhouse School
- 3.2 Prior's Field School

No. of miles  
from Heron House

## LIFE IN GODALMING

### Learn

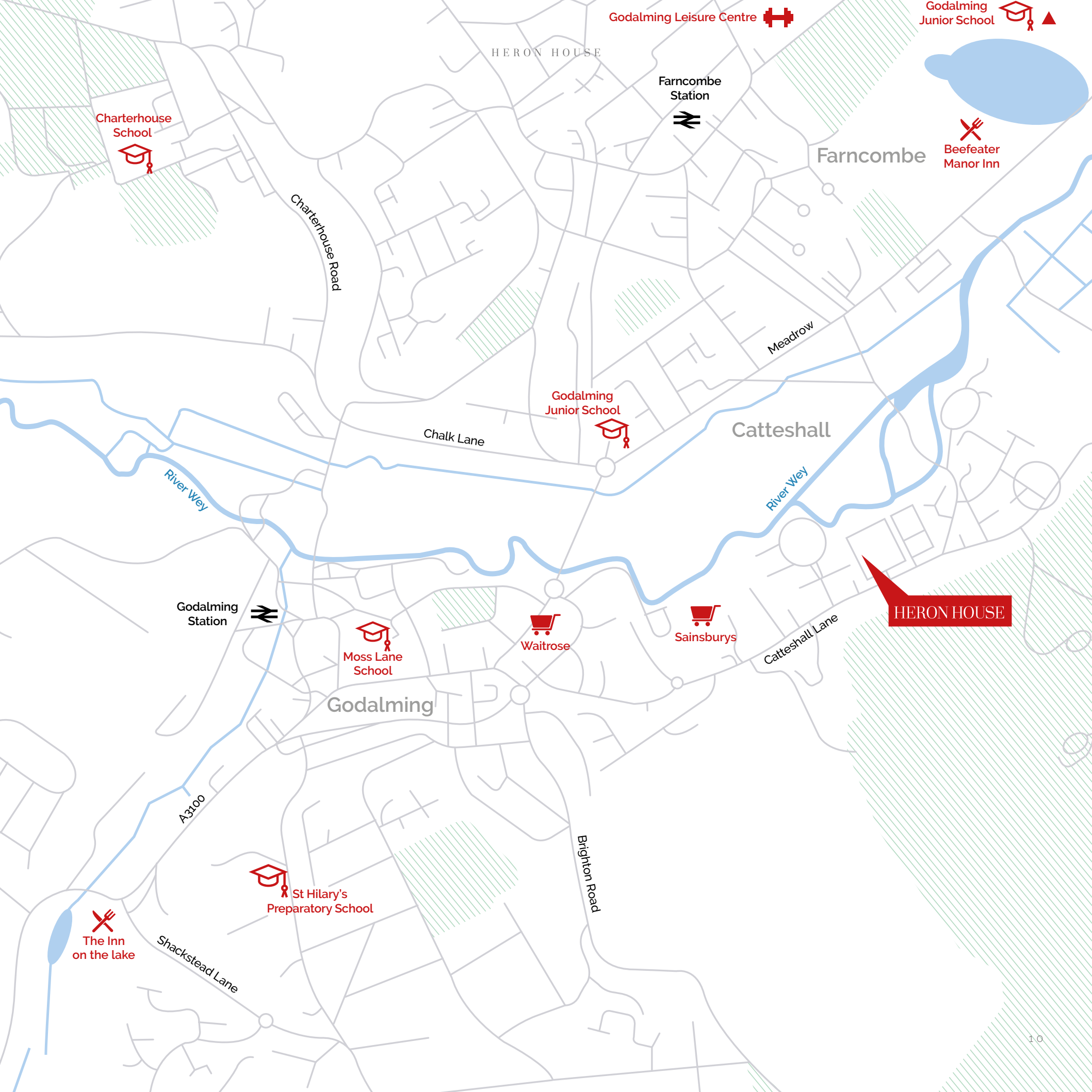
Godalming is an area recognised for its educational excellence and is probably best known for its extensive range of independent schools. Most notably, Charterhouse School is regarded as one of the best private schools in the UK and was established in 1611.

Heron House is in close proximity to a number of excellent public and private nurseries, primary and secondary schools. In addition, nearby Guildford provides a range of higher education establishments including the University of Surrey and various technical colleges.

### Live

There are excellent healthcare facilities in and around Godalming, including doctors' surgeries, dental practices and local hospitals. There are also a range of private and NHS health facilities to choose from. In addition, Heron House is just a few minutes' walk from a well-regarded GP practice.

In nearby Guildford, The Royal Surrey County Hospital is regarded as a leading general hospital and specialist cancer treatment centre.



Godalming Leisure Centre

Godalming Junior School

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Farncombe Station

Charterhouse School

Farncombe

Beefeater Manor Inn

Charterhouse Road

Meadrow

Godalming Junior School

Cattesall

Chalk Lane

River Wey

River Wey

Godalming Station

Moss Lane School

Waitrose

Sainsburys

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Cattesall Lane

Godalming

A3100

St Hilary's Preparatory School

Brighton Road

The Inn on the lake

Shackstead Lane

# HERON HOUSE THE RIVER

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Situated in the rolling Surrey Hills, Godalming is set among some of the most beautiful countryside in southern England.

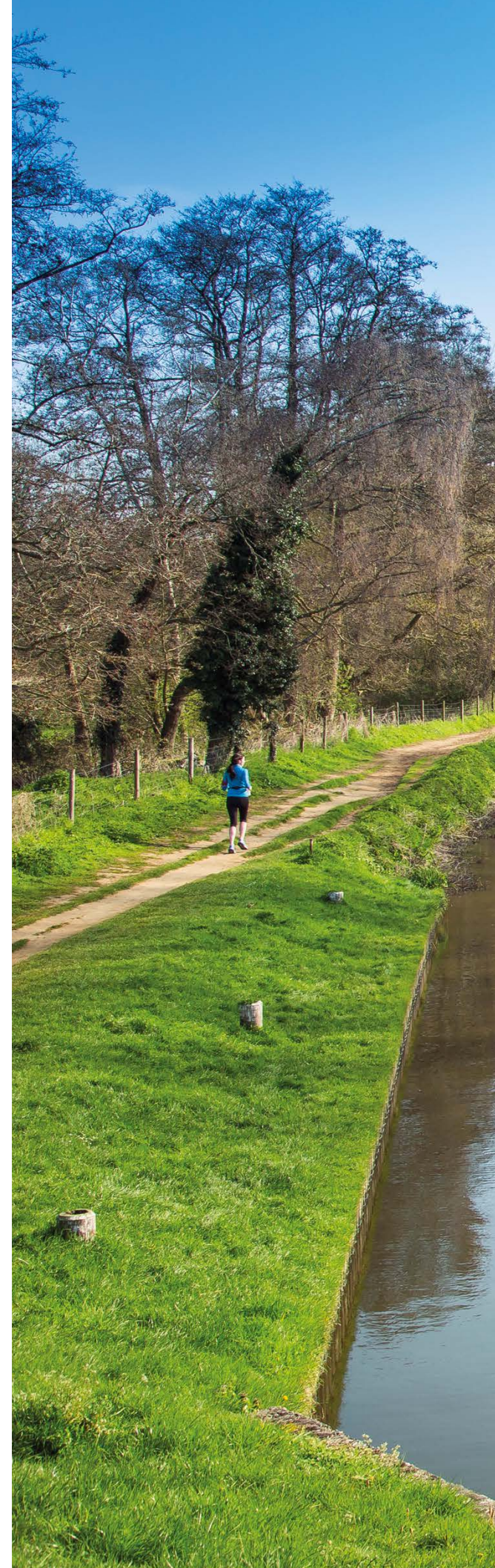
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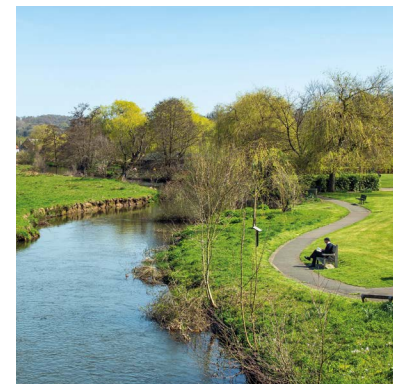
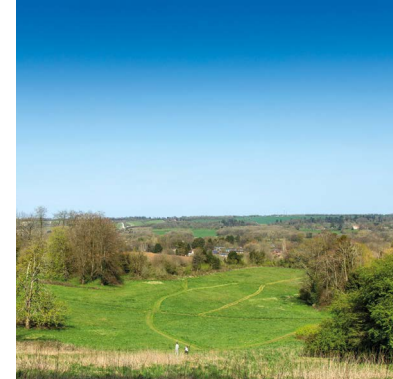


## In and Around Godalming

There are a network of pretty villages and towns around Godalming – the most notable of which is Guildford. Less than 20 minutes by car and just 10 minutes by train, travel time from Godalming into Guildford town centre is quick and easy.

Along the River Wey, there are a number of picturesque villages just a few miles from Godalming. These include the hamlets of Peasmarsh, Shalford and Bramley.





## The Outdoors

Situated in the rolling Surrey Hills, Godalming is set among some of the most beautiful countryside in southern England.

This Area of Outstanding Natural Beauty is truly majestic and there are plenty of natural sights to take in during long rambling walks.

From spectacular views across the Devil's Punchbowl in the southwest of the Surrey Hills to the mini woodland houses such as Peter Rabbit's Post Box and Hedgehog Hall on Limpsfield Common - the outdoor life is just minutes away from Heron House.

## THINGS TO DO

### Shopping

Enjoy a vast range of independent and high street stores in Godalming or take advantage of the short journey to the neighbouring town's shopping centre, The Friary Guildford.

For groceries and daily essentials, Godalming is served by the supermarkets Waitrose and Sainsbury's (the latter is less than a 10 minute walk from the development). A Farmer's Market is also held monthly in the High Street providing fresh produce and home baked goods.





# HERON HOUSE THE TOWN



Enjoy a vast range of independent and high street stores in Godalming.



## Restaurants and Leisure

Godalming and its surrounding villages are dotted with tranquil pubs serving wholesome food and pints of goodness. The town centre boasts plenty of intimate coffee shops and stylish restaurants – from well-known names to fine-dining venues. For a big night out, Guildford has plenty of bars and clubs to visit and is just a short cab ride away.

For cinema lovers, the Borough Hall Godalming shows a small selection of films on Fridays and Saturdays, while the Odeon Guildford shows all the major releases and is just 4 miles from Heron House.

## Sports and Activities

Whether hiring a rowing boat from Farncombe Boat House to drift along the River Wey or exploring woodland walks and lakes in the Winkworth Arboretum – there are endless outdoor activities to enjoy in and around the area.

There are a number of private gyms in the town as well as Godalming Leisure Centre, which offers swimming lessons and fitness classes for all ages. For outdoor sporting pursuits there are six nearby golf clubs, five-a-side football pitches and tennis court facilities in the area.

## SCHEDULE OF AREAS

Unit	Floor	Amenity	Type
0.01	Ground		1 bed
0.02	Ground	Garden	2 bed
0.03	Ground	Garden	1 bed
0.04	Ground	Garden	1 bed
0.05	Ground	Garden	1 bed
0.06	Ground	Garden	2 bed
0.07	Ground	Garden	2 bed
0.08	Ground		1 bed
0.09	Ground		1 bed
0.10	Ground	Garden	1 bed
0.11	Ground	Garden	1 bed
0.12	Ground	Garden	1 bed
0.13	Ground	Garden	1 bed
0.14	Ground	Garden	2 bed
0.15	Ground		1 bed
1.01	First	Balcony	1 bed
1.02	First	Balcony	2 bed
1.03	First	Balcony	1 bed
1.04	First	Balcony	1 bed
1.05	First	Balcony	1 bed
1.06	First	Balcony	2 bed
1.07	First		2 bed
1.08	First		1 bed
1.09	First	Balcony	1 bed
1.10	First	Balcony	1 bed
1.11	First	Balcony	1 bed
1.12	First	Balcony	1 bed
1.13	First	Balcony	1 bed
1.14	First	Balcony	2 bed
1.15	First	Balcony	1 bed
2.01	Second	Balcony	1 bed
2.02	Second	Balcony	1 bed
2.03	Second	Balcony	1 bed
2.04	Second	Balcony	1 bed
2.05	Second		2 bed
2.06	Second	Balcony	3 bed
2.07	Second	Balcony	3 bed
2.08	Second	Balcony	1 bed
2.09	Second	Balcony	2 bed
2.10	Second	Balcony	1 bed
3.01	Third		2 bed
3.02	Third		2 bed
3.03	Third		3 bed
3.04	Third		2 bed
3.05	Third		1 bed

## SPECIFICATION

## General

- Intercom to all apartments
- Communal area flooring by L'Antic Colonial, part of Porcelanosa Group
- Secure bicycle storage
- All apartments come with allocated parking
- 8 person lift – servicing all floors of the building

## Kitchens

- Contemporary kitchens by Porcelanosa
- Caple stainless steel inset single bowl sink
- Caple chrome monobloc single lever mixer tap
- Siemens electric single oven
- Siemens 4 zone electric hob
- Siemens extractor fan
- Integrated full height fridge freezer
- Integrated dishwasher
- Integrated handles with soft close doors and drawers
- Concealed LED lighting to underside of wall units

## Bathroom &amp; En Suites

- Full height Porcelanosa tiling surrounding baths and showers
- Porcelanosa tiles to all bathroom and en suite floors
- Wall hung Porcelanosa toilet with concealed flushing cistern
- Porcelanosa chrome taps
- Chrome towel rail
- Thermostatically controlled shower in the bathrooms and en suites
- Shaver point in the bathrooms and en suites
- Recessed low voltage LED lights

## Interior &amp; Finishes

- Internal white doors with stainless steel ironmongery
- Soft white Dulux painted walls
- Skirting and architraves in white painted finish
- UPVC double glazed windows

## Electrical &amp; Heating

- Communal TV aerial to access Freeview
- Communal Sky Satellite dish, pre-wired and ready for Sky Q
- Mains operated smoke and heat detectors
- Electric under floor heating to all apartments
- Washing machine supplied and fitted to hallway cupboard within each apartment

## Warranty

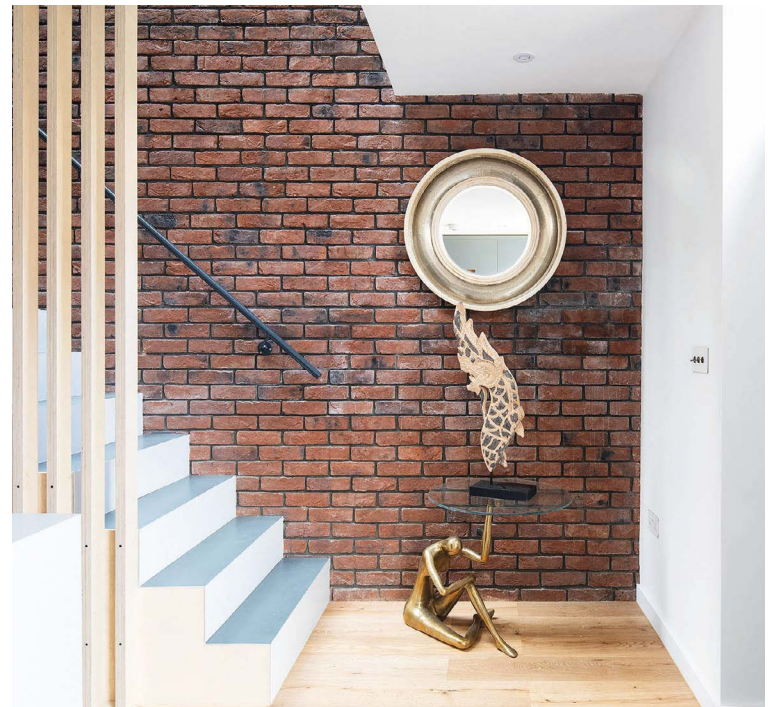
- 10 Year Build Warranty with Buildzone
- Lease length – 250 years

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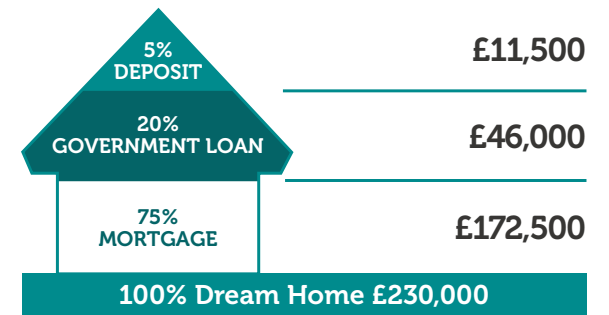


# SECURING YOUR NEW HOME IS EASIER THAN YOU THINK

With Help to Buy, you can buy a new SN Developments home with just a 5% deposit - whether you're a first-time buyer or you're moving on from your existing home.

The Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest.

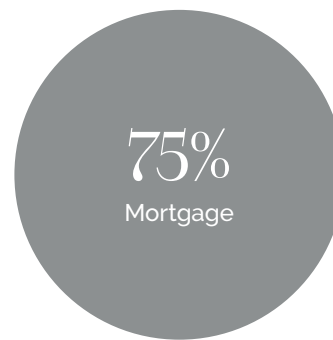
The Help to Buy: Equity Loan is interest-free for 5 years and can be repaid at any time or on the sale of the home.



You only need a minimum 5% deposit.



The government will lend you up to 20% of the value of your property through an equity loan, which can be repaid at any time or on the sale of your home.



So you will only need to secure up to a 75% mortgage from a bank or building society.



Maximum home purchase of £600,000.

## Help to Buy How it works

Typical example:

Cost of your new SN Developments home	£230,000
5% deposit	£11,500
20% equity loan	£46,000
75% mortgage	£172,500

For more information, please visit: [www.helptobuy.gov.uk](http://www.helptobuy.gov.uk)



Backed by  
HM Government

## SN Developments

We are SN Developments, a leading residential developer specialising in building luxury apartments and houses all over London and the Home Counties.

Our founders have a combined experience of 35 years in the property industry and our team is dedicated to building stunning homes for families, individuals and investors. At SN Developments we have formed strong, trusting relationships with industry experts and only work with the most qualified architects and construction specialists on each of our projects.

We build homes that we want to live in and always choose fixtures and fittings which make everyday life easier and are built to last.

## Our Homes

Heron House is neighboured by Riverview House, another one of our outstanding projects of 46 luxury apartments. As well as these developments in Godalming, we have created a 24-apartment complex in Aylesbury, Buckinghamshire and 12 flats in Haywards Heath, West Sussex. We have also built five stunning three storey houses in Leytonstone, East London and will be building over 150 further homes across the country over the next year.

To join our journey please follow our Instagram on [@sn\\_developments](#) or visit [www.sndevelopments.com](http://www.sndevelopments.com).



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Chiswick W4 4PH  
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### DISCLAIMER:

We wish to advise prospective purchasers that these sales particulars and specifications are believed to be correct, but their accuracy is in no way guaranteed, nor do they form part of any contract. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Measurements are approximate. Some images are computer generated and their accuracy may differ from the finished homes. (09/19)

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