HOMEWOOD GROVE
CHERTSEY

RANGEFORD VILLAGES

EXCLUSIVELY FOR THE OVER 60s

AN EXCITING AND DYNAMIC COMMUNITY

HOMEWOOD GROVE

RANGEFORD VILLAGES

WELCOME TO HOMEWOOD GROVE

Homewood Grove is a brand-new 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 Ottershaw and Chertsey in Surrey, you are perfectly placed to benefit from all that the local area has to offer.

Created by Rangeford Villages, Homewood Grove is an exciting and dynamic environment for those embracing the more mature years, when there is more time for just enjoying life, while having the comfort of knowing support is available if you need it.

Our mission is to build beautiful homes for people to live long, healthy and satisfying lives in lovely surroundings where you can be part of a community, and where your friends and family will love to visit.

WHAT MAKES US DIFFERENT

WELLBEING

A host of wellbeing services, personalised consultations, amenities and activities

VILLAGE SERVICES

Supporting Village Team available 24/7

GARDENS

Expertly designed and maintained gardens and communal areas

ENVIRONMENT

Designed and operated with a clear consideration of energy use and sustainability

MEMBERS

Rangeford Villages' members club facilities available across all our villages

HOMEWOOD GROVE

A VILLAGE DESIGNED FOR YOU

Homewood Grove is a beautifully designed, contemporary village set among landscaped gardens, intended with your enjoyment and wellbeing in mind.

The stunning apartments have large windows to soak up the courtyard scenery and come with the added comfort and security of being in the very heart of the village. Each apartment has a unique and individual layout, view and ambience.

You will immediately feel at home in Homewood Grove, where there is always a warm welcome. With the fascinating, historic town of Chertsey and the rolling hills and valleys of Surrey on your doorstep, there is so much for you to discover.

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

HOMEWOOD GROVE

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.

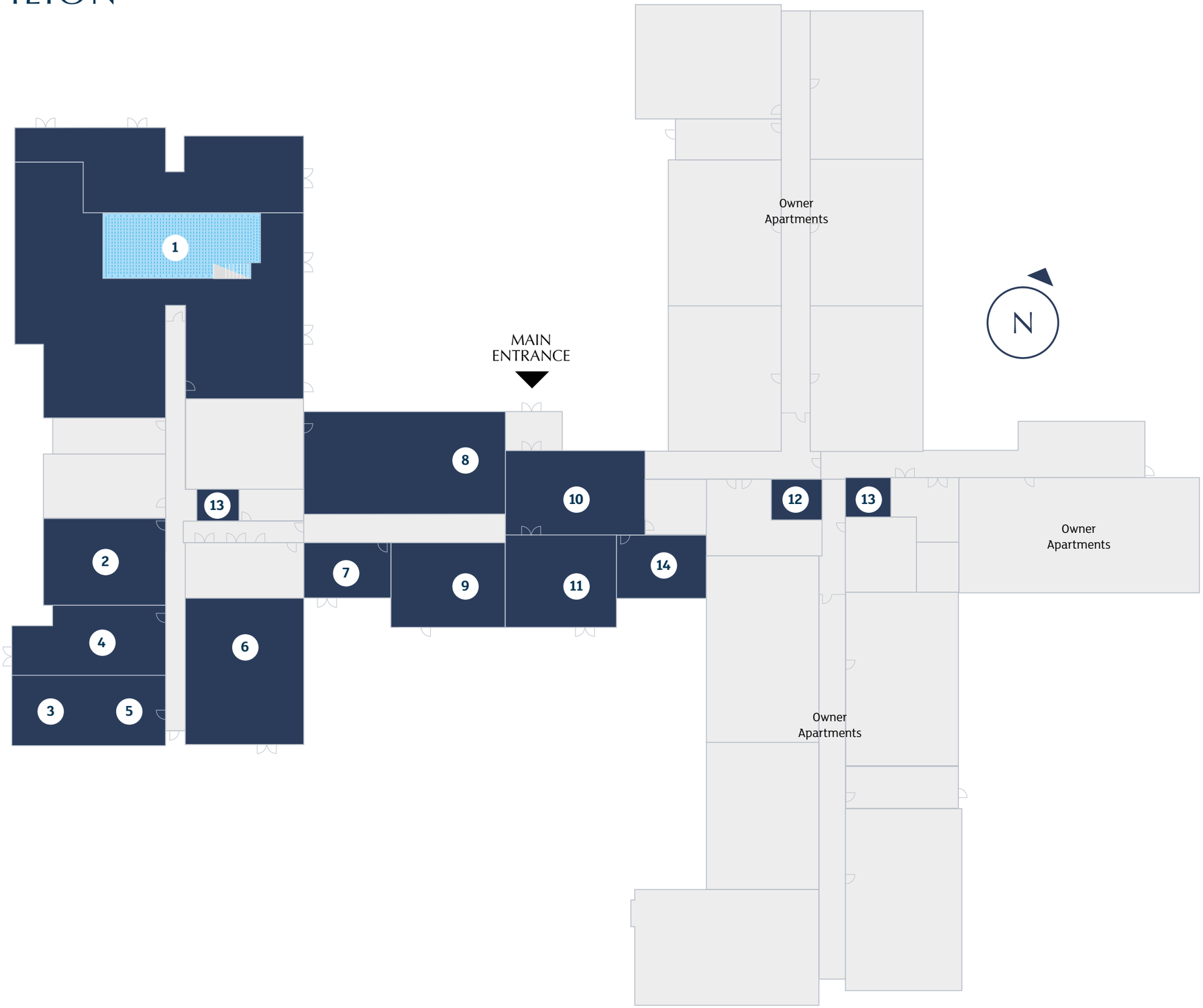
Right on your doorstep is an abundance of landscaped gardens to walk and explore, activity areas such as a croquet lawn to hone your skills, and even a herb garden to add the finishing touches to your home cooking.

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 will also be 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 will be open to all owners to enjoy at their leisure, alongside a limited number of local members who meet Revive's over-40s age criteria.

THE PAVILION

1. Swimming Pool, Sauna and Steam Room
2. Hair Salon
3. Treatment Room
4. Gym
5. Activity / Craft Room
6. Yoga / Dance / Multi-purpose Space
7. Private Dining Room / Snooker Room
8. Oak and Honey Restaurant and Bar
9. Coffee Lounge
10. Reception
11. Members Lounge
12. Village Shop
13. Lift
14. Village Managers Office



HOMEWOOD GROVE

HOMEWOOD GROVE

OUR WELLBEING SPA

RANGEFORD VILLAGES

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
- Activity / Craft Room
- Owners Lounge & Cinema 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 Pool Car
- Electric Vehicle Charging Points
- Mobility Scooter Storage & Charging
- Bike Storage
- Outdoor Yoga
- Zen Garden
- Village Green
- Workshed
- Walled Garden
- Bark Park
- Sky Lounge

HOMEWOOD GROVE

OUR 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 will 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 is 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.

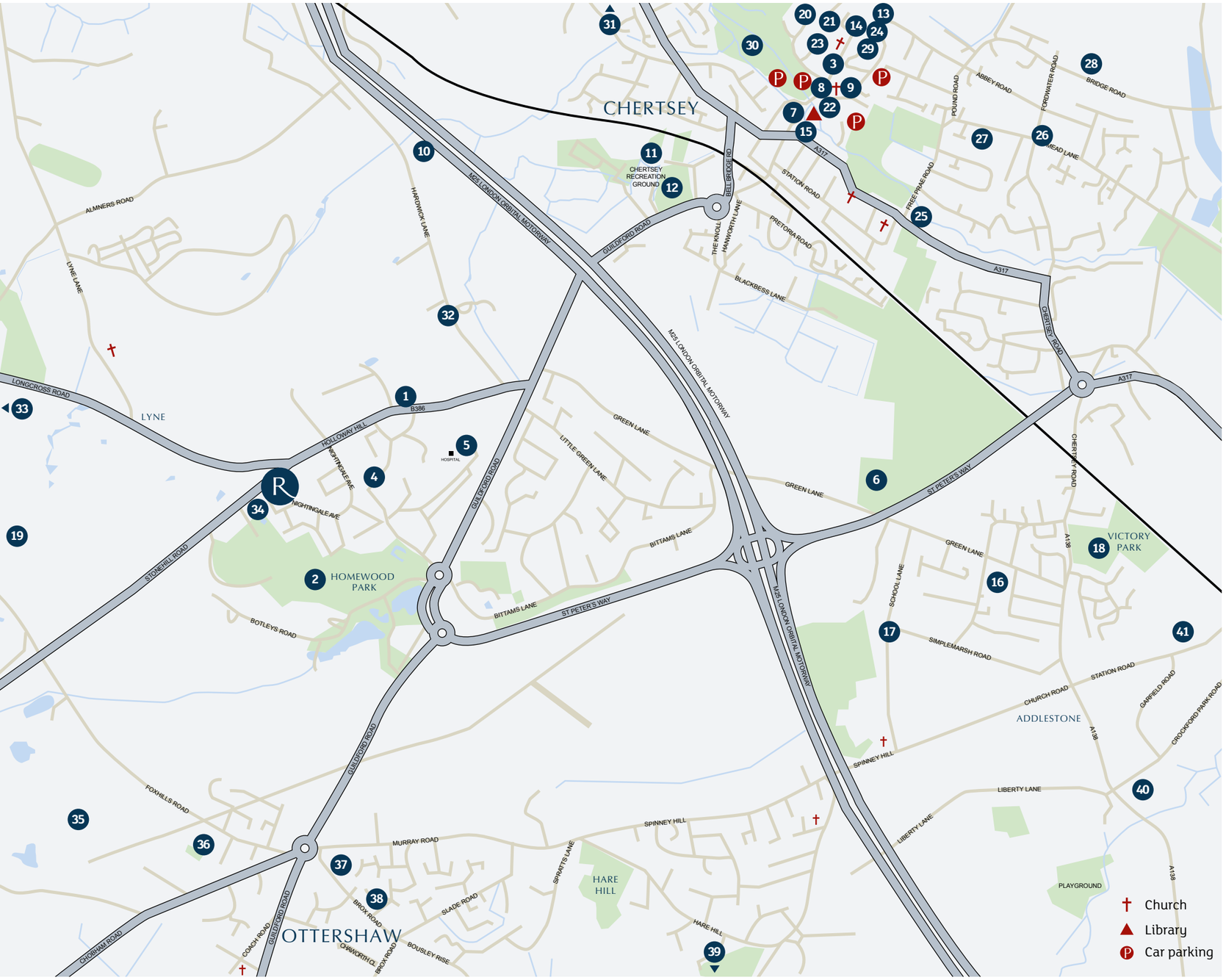
FOXHILLS COUNTRY CLUB

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 is 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.

YOUR SURROUNDINGS



KEY

1. Squires Garden Centre
2. Homewood Park
3. Royal Mail Post Office
4. St Peter's Hospital
5. Runnymede Hospital
6. Playgolf Abbey Moor
7. Caspari Bar and Restaurant
8. Guildford high street shopping
9. Chertsey Town Hall
10. The Farm Shop Lyne
11. Chertsey Bowling Club
12. Chertsey Recreation Ground
13. The Crown Pub
14. The Prince Regent Pub
15. Jack Sparrow Bar
16. The Ginger Bread Man Bakery
17. The Wagon and Horses Pub
18. Victory Park
19. Foxhills Country Club
20. Chertsey Museum
21. The Old Swan Pub
22. River Bourne Health Club
23. **Supermarket:** Aldi
24. **Supermarket:** Sainsburys
25. **Supermarket:** Tesco Express
26. **Supermarket:** The Co-Operative
27. Chertsey Health Centre
28. Chertsey Camping and Caravanning Site
29. Costa Coffee
30. Gogmore Farm Park
31. The Golden Grove
32. Wildflour Bakeries Ltd
33. The Old School Cafe
34. Homewood Park Car Park
35. Ether Hill
36. Ottershaw Bowling Club
37. 3 Rooms Indian Restaurant
38. Ottershaw Post Office
39. **Supermarket:** Waitrose & Partners
40. Willett House Veterinary Surgeons
41. **Supermarket:** Tesco Extra

R Homewood Grove

Enjoy exploring Chertsey's streets to discover plenty of historic listed buildings, including the Cedars which houses Chertsey Museum. Uncover the archaeology and history of the 666 AD Chertsey Abbey at the museum, the ruins of which are a short walk away.

Browse the numerous independent retailers and stop for a bite to eat in one of the many restaurants, cafés and pubs. Then take time out in the green open spaces of St Ann's Hill Park and Nature Trail, Gogmore Farm Park, Free Prae Road Park or Chertsey Meads.

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.

A HOME THAT LOVES YOUR LIFESTYLE

Expertly designed, spacious, innovative and flexible. Everything you would expect from a Rangeford Villages home. Homewood Grove's range of apartments are conveniently located close to the hub of the activities and leisure facilities.

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

Photo of showhome at Homewood Grove

HOMES BUILT ESPECIALLY FOR YOU

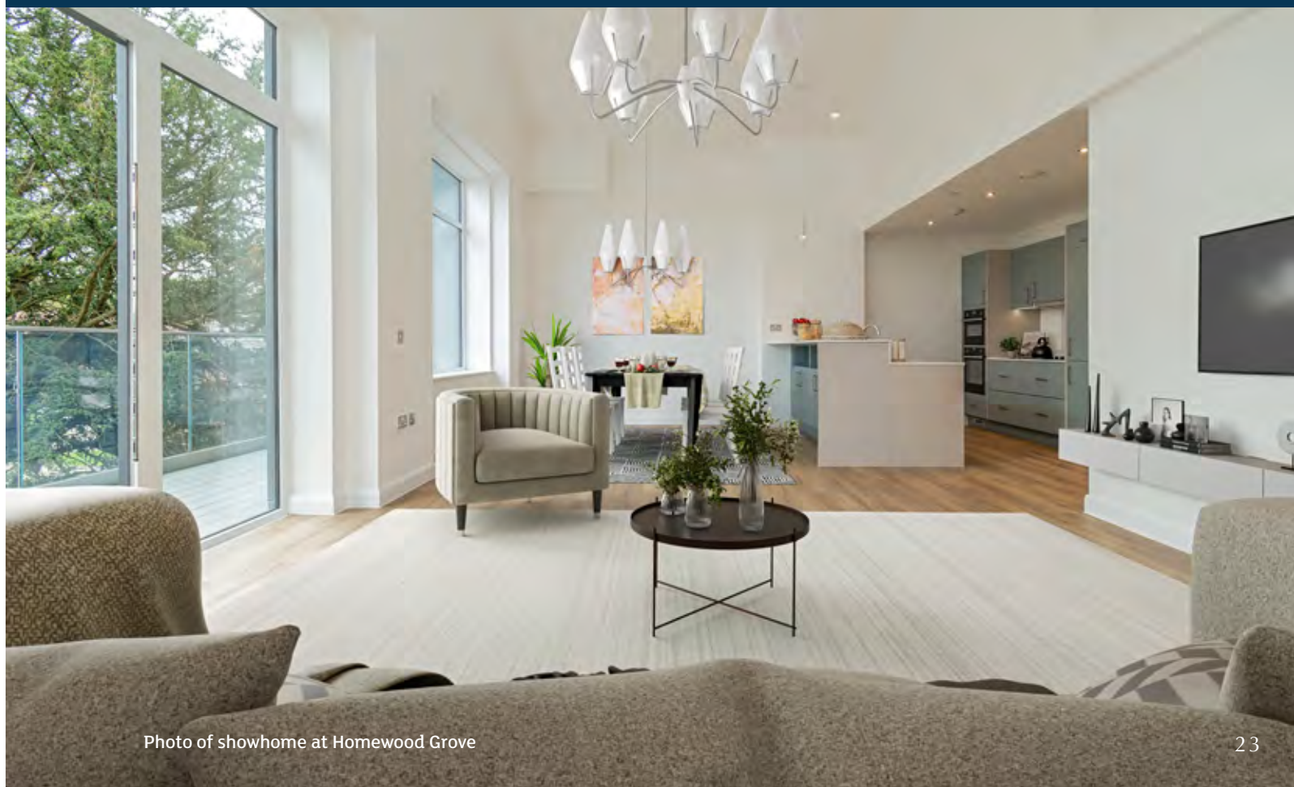


Photo of showhome at Homewood Grove

Photo of showhome at Homewood Grove

DESIGNED FOR YOUR ENJOYMENT AND WELLBEING

Photo of showhome at Homewood Grove

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

SPECIFICATION

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

FLOORING

- Amtico quality flooring in lounge / kitchen / dining room
- Neutral 80/20 carpet to bedrooms and hallway
- Ceramic floor tiles to bathroom and shower room

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 owner
- CAT6 data cabling to TV points

HOMEWOOD GROVE

SAFE AND SECURE

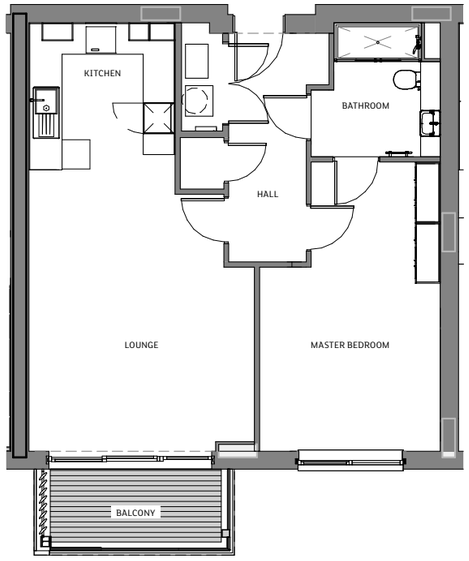
- Emergency Notification System 10” touchscreen tablet
- Telecare and personal alarm communication with 24 hour emergency support response and emergency services co-ordination
- Video and audio door entry for apartments
- Smoke and fire alarm to each apartment, connected to 24 hour response team
- Apartment 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

EXAMPLE OF A ONE BEDROOM APARTMENT

ADDLESTONE

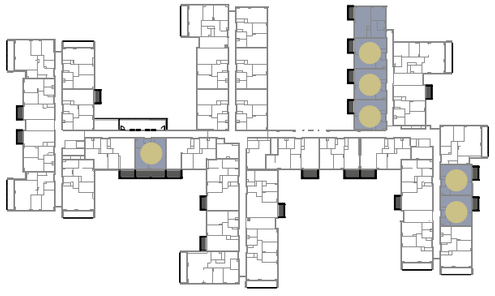


Apartments will include fitted kitchens plus fitted wardrobes to the master bedroom. The homes are sold unfurnished.

	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"
Total Area	**66 sq m**	**707 sq ft**

• including wardrobes

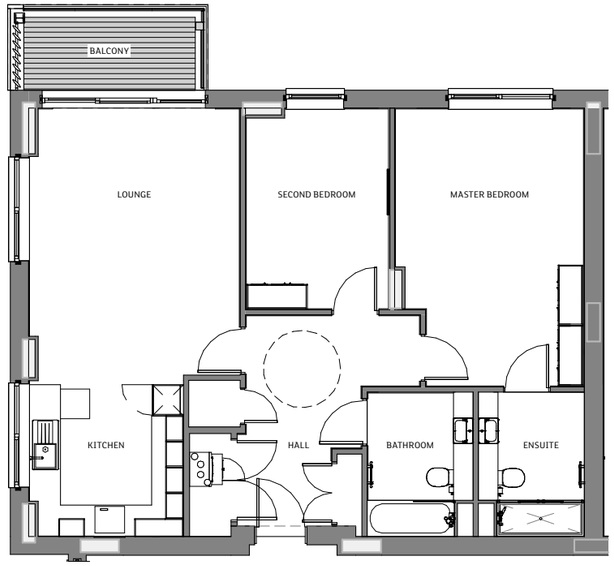
FIRST FLOOR



One Bedroom Apartments Addlestone Apartments

EXAMPLE OF A TWO BEDROOM APARTMENT

LITTLETON

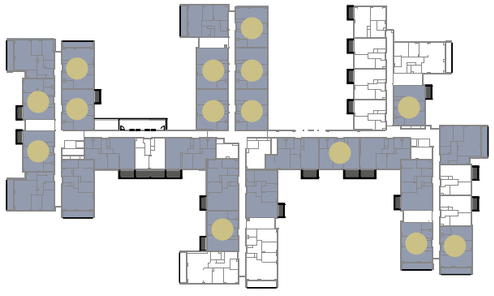


Apartments will include fitted kitchens and fitted wardrobes to the master bedroom. The homes are sold unfurnished.

	Metres	Feet
Kitchen	3.10m x 3.13m	9'9" x 10'3"
Lounge	4.11m x 5.18m	13'5" x 17'0"
Master Bedroom*	5.38m x 3.68m	17'6" x 12'1"
Second Bedroom	4.80 x 2.80m	15'7" x 9'1"
Total Area	**89 sq m**	**960 sq ft**

• including wardrobes

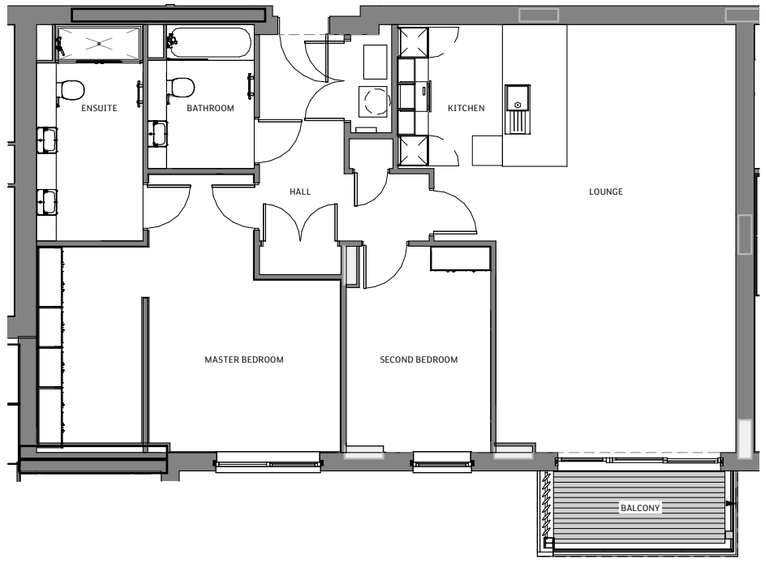
FIRST FLOOR



Two Bedroom Apartments Littleton Apartments

EXAMPLE OF A TWO BEDROOM APARTMENT

THORPE

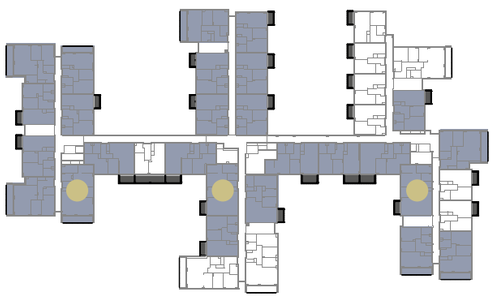


Apartments will include fitted kitchens and fitted wardrobes to the master bedroom. The homes are sold unfurnished.

	Metres	Feet
Kitchen	2.60m x 3.21m	8'5" x 10'5"
Lounge	8.31m x 4.65m	27'2" x 15'2"
Master Bedroom*	5.41m x 5.91m	17'7" x 19'3"
Second Bedroom	4.01m x 2.80m	13'1" x 9'1"
Total Area	**112 sq m**	**1206 sq ft**

• including wardrobes and dressing room

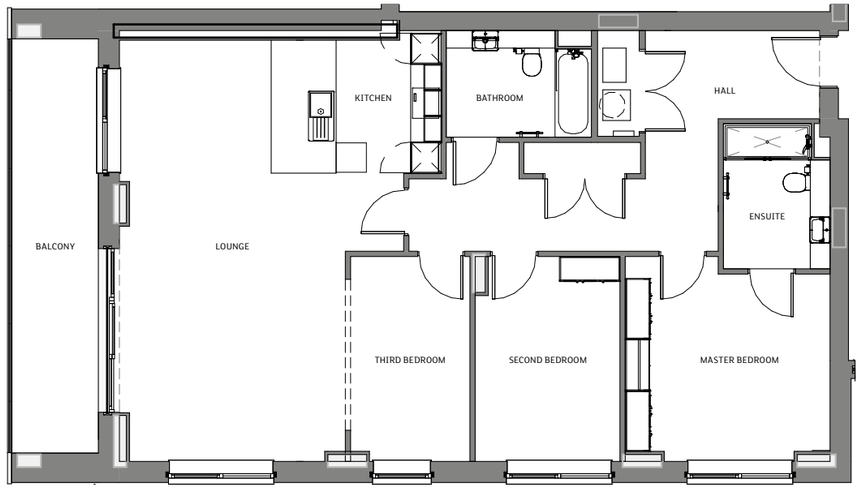
SECOND FLOOR



Two Bedroom Apartments Thorpe Apartments

EXAMPLE OF A THREE BEDROOM APARTMENT

WOODHAM



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

	Metres	Feet
Kitchen	2.57m x 3.21m	8'4" x 10'5"
Lounge	8.12m x 4.36m	26'6" x 14'3"
Master Bedroom*	3.95m x 3.95m	12'9" x 12'9"
Second Bedroom	3.95m x 2.80m	12'9" x 9'1"
Third Bedroom (Study)	3.95m x 2.30m	12'9" x 7'5"
Total Area	**113 sq m**	**1219 sq ft**

• including wardrobes

SECOND FLOOR

Three Bedroom Apartments Woodham Apartments

BUILDING PLAN

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

KEY

1 BEDROOM
- Addlestone
- Brooklands

2 BEDROOM
- Laleham
- Littleton
- Ottershaw
- Ripley
- Penton
- Stroude
- Thorpe

3 BEDROOM
- Wentworth
- Woodham

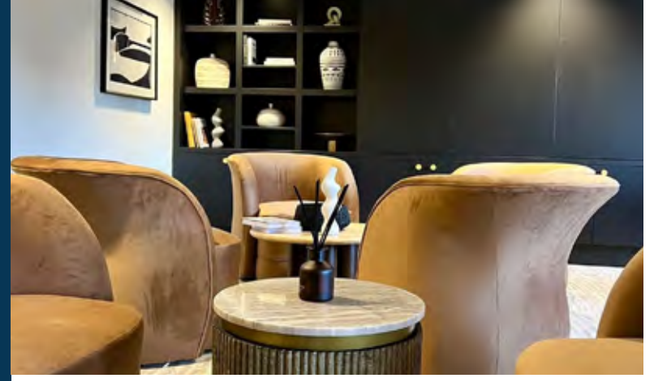
ABOUT RANGEFORD VILLAGES

WHAT WE DO

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

OUR VISION

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



VALUES AND BEHAVIOURS

Our values at Rangeford Villages are core to what we do, how we do it and why. Through embracing these themes, we deliver on our ambitions as a business and create a vibrant, successful and happy workplace:

- **Service:** We put our owners at the heart of every decision we make
- **Respect:** We treat our owners as individuals and celebrate their uniqueness
- **Accountability:** We take ownership of our actions and their impact
- **Caring:** We make a positive difference to people's lives and always do the right thing
- **Teamwork:** We work together and thrive on collaboration to achieve the best results

Our care team offer our services in a way which is both **compassionate** and **nurturing** and are always **dependable** and **reliable**.

Rangeford Holdings Ltd are members of ARCO (Associated Retirement Community Operators), the UK sector body for retirement communities. As Approved Operators we aim to comply at all times with the ARCO Consumer Code.

TESTIMONIALS FROM RANGEFORD VILLAGE OWNERS

"I was drawn to Homewood Grove because, first of all, I could bring my dog. One of the staff made her a cone full of biscuits and a little tennis ball, so she has been made very welcome, which is lovely."

Mrs Radford and Shadow
Owner at Homewood Grove

"Living in a community with like-minded people is really essential. We also looked at other retirement places in the past, but somehow they did not have the facilities that Rangeford were able to offer us."

Arno Friedl
Owner at Siddington Park

"I love it here - it has been one of the best things I ever did. People ask me why I do not go on holiday more, but why would I? I have everything I need right here!"

Marilyn Mcgee
Owner at Wadswick Green

"Having moved now in our 70s we wished we had done it sooner. It's given us a new lease on life, because before we were stagnant. The activities here have been very, very good for us and our age group. And even the family has said they can see a remarkable difference in just five weeks."

Mr and Mrs Porter
Owners at Homewood Grove

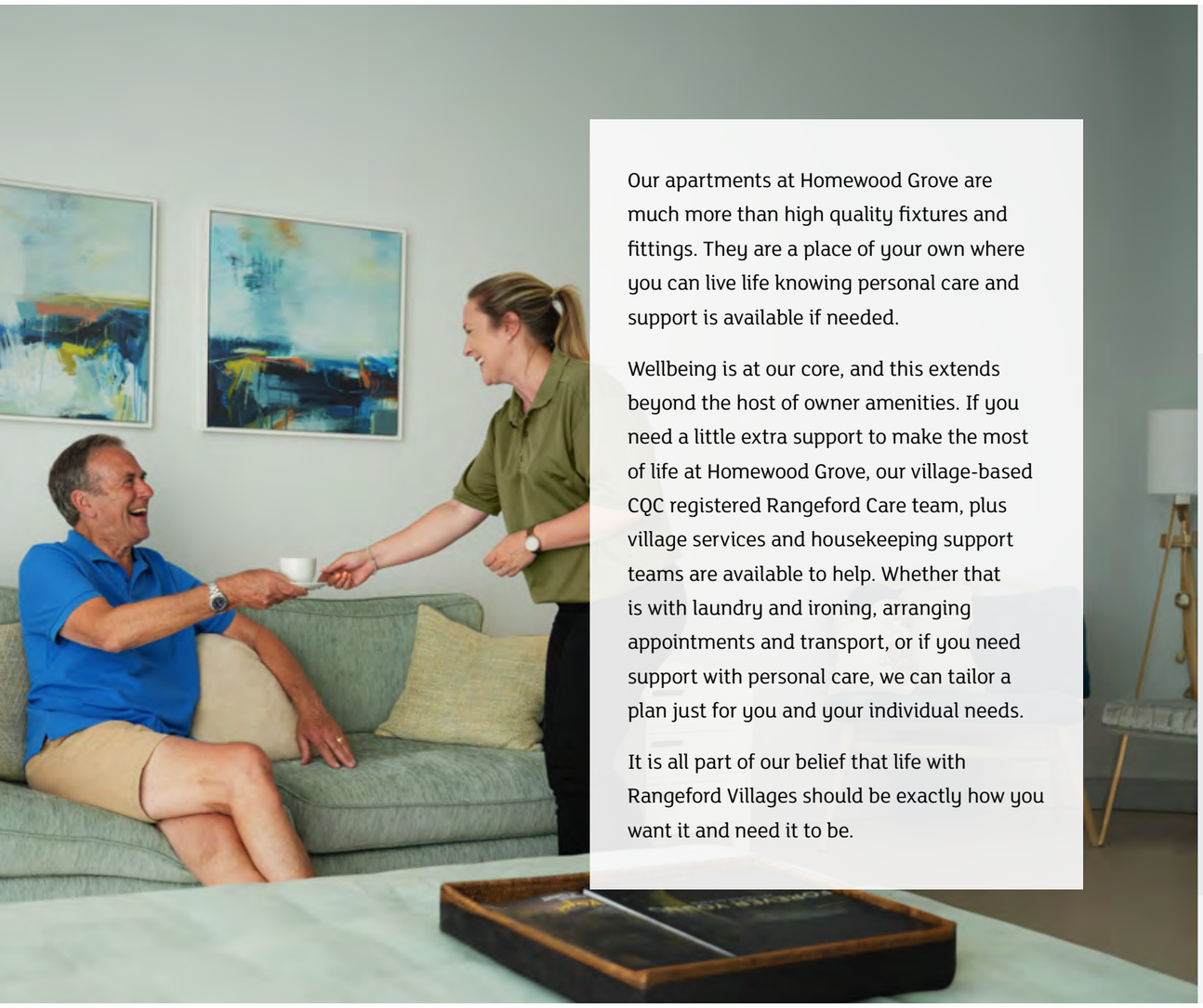
"The dogs and I have settled into our new home really well. I think the dogs are enjoying the social aspect of living here as well as me!"

Heather
Owner at Siddington Park

"I think what appeals to us most is that everything is so accessible here, it really makes for easy retirement living. We can relax knowing that our needs are catered for, both now and in the future."

David and Gillian Little
Owners at Wadswick Green

HERE FOR YOU



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 owner 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 is 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 is 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 will not be any unforeseen surprises. Helping you to enjoy life to the full, we have 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.

HOMEWOOD GROVE
CHERTSEY

RANGEFORD VILLAGES

HOMEWOOD GROVE | Ottershaw, Chertsey, Surrey KT16 0AU

Simply call **01932 645114** or email **sales@homewoodgrove.co.uk**

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EXCLUSIVELY FOR THE OVER 60s

APRIL 2026