Situated right by the Basingstoke Canal in the charming village of Horsell, Moor’s Nook houses 34 one and two bedroom apartments, as well as a cosily lounge, social kitchen and outdoor terrace.

Designed by award-winning architects Coffey, the development draws inspiration from the 19th century Arts and Crafts architectural style, instances of which can be seen across Horsell. As such, the building has much in common with neighbouring Victorian properties, from its high gables to its patterned redbrick façade.

At the heart of the development, the enclosed courtyard references the sandpits and soils of Horsell Common with warm-coloured sandstone and green inlets. Bordering this area, private garden patches line the entrances to the ground floor apartments, ensuring flowers and greenery are never far out of sight.
AROUND MOOR’S NOOK

COMMUNAL AREAS
HALLWAYS & WALKWAYS
1 BEDROOM
2 BEDROOM

STAIRS
LIFT
ENTRANCE POINT
FIRE EXIT
BOUNDARY

A Refuse
B Mech. Plant
C Plant
D Cleaner’s Store / Utility Room
E Manager’s Store
F Service Room
G Water Tank
H Guest Suite
I Reception
J Office
K Communal Lounge
L W/C
M Social Kitchen
N Fire Place
O Communal Terrace

Ground Floor

First Floor

Second Floor

Third Floor
day at Moor’s Nook might start with breakfast and a fresh pot of coffee on the terrace. This outdoor area overlooks the central courtyard, where you’re likely to see neighbours chatting or tending the garden patches. If you fancy treating yourself, book yourself in for a wellbeing treatment. The choice of massages, manicures and therapies are available to enjoy in your apartment or out in the garden. After a bite to eat and a catch-up with neighbours in the social kitchen, take the short stroll over to Horsell Common, where there are plenty of sheltered walking trails, open meadows and historic sites to explore. Your Host has a thorough knowledge of the area, and will be happy to recommend local points of interest.

As early evening approaches, the lounge brings people together for a glass of wine. Pull up an armchair and get involved with a game of cards after dinner or settle down with a novel by the woodburner.
A day at Moor’s Nook might start with breakfast and a fresh pot of coffee on the terrace. This outdoor area overlooks the central courtyard, where you’re likely to see neighbours chatting or tending the garden patches.

If you fancy treating yourself, book yourself in for a wellbeing treatment. The choice of massages, manicures and therapies are available to enjoy in your apartment or out in the garden. After a bite to eat and a catch-up with neighbours in the social kitchen, take the short stroll over to Horsell Common, where there are plenty of sheltered walking trails, open meadows and historic sites to explore. Your Host has a thorough knowledge of the area, and will be happy to recommend local points of interest.

As early evening approaches, the lounge brings people together for a glass of wine. Pull up an armchair and get involved with a game of cards after dinner or settle down with a novel by the woodburner.
The ancient village of Horsell is inscribed with centuries of history, and this is no more evident than at Horsell Common, the expanse of heathland stretching across the village. Moments from the common’s historic sites, well-trodden paths and dense woodland, Moor’s Nook is well placed to make the most of all Horsell and nearby Woking have to offer.
Spread across the village, Horsell Common is made up of a range of diverse landscapes, from heathland and marshes to woodland and sandpits. Popular with locals from Horsell and Woking, the common also draws people from across the country, including science fiction fans who travel from afar to visit the sandpits, which H.G. Wells used as the site of the Martian landings in his novel *The War of the Worlds.*
The Village

On Horsell’s bustling high street you’ll find a supermarket, an independent butcher and a range of cafés and restaurants, including the popular gastro pub The Red Lion, which serves seasonal dishes made with locally sourced ingredients.

On a summer’s day, head down to the Basingstoke Canal for a cycle ride along the waterside, or take the short stroll to the Woking and Horsell Cricket Club on Brewery Road to catch some of the game.
THE TOWN

A 15-minute walk from Moor’s Nook, the medieval town of Woking boasts a varied mix of cultural venues, restaurants and shopping centres. The town’s award-winning arts space and café, The Lightbox, holds a number of exhibitions and workshops for adults, children and families throughout the year.

With the lawn tennis and croquet club offering coaching classes for all abilities, Woking offers plenty of opportunities to get involved with local sports clubs. For golf enthusiasts the local area is home to the renowned Foxhills Country Club and Golf Course and the exclusive Wisley Golf Club.
HORSELL MOOR’S NOOK

Having picked out some of the locally sourced produce from the larder, head to the social kitchen to prepare a light lunch, grab a snack or catch up with neighbours over a morning cup of coffee.

SOCIAL KITCHEN

Whenever friends and family wish to stay overnight, the guest suite is conveniently located close to reception.

GUEST SUITE

This light and welcoming area is where you’ll find the Host. They’re your first port of call for any queries and, with an expert knowledge of the local area, they’ll be happy to recommend local restaurants and keep you updated on events in Horsell and Woking.

RECEPTION

 Located on the first floor, the lounge is furnished with a range of comfortable sofas and armchairs. This is the place to flick through the morning papers or join friends for a chat over an evening drink around the woodburner. The lounge opens up onto the outdoor terrace, which overlooks the central courtyard.

LOUNGE & TERRACE
Having picked out some of the locally sourced produce from the larder, head to the social kitchen to prepare a light lunch, grab a snack or catch up with neighbours over a morning cup of coffee.

Whenever friends and family wish to stay overnight, the guest suite is conveniently located close to reception.
LIVING AREA

The open-plan living areas are fitted with large windows that let in plenty of natural light.

KITCHEN

Overlooking the living areas, the kitchens are fully equipped with integrated units and intelligent storage solutions.
The open-plan living areas are fitted with large windows that let in plenty of natural light.

Living Area

Looking over the living areas, the kitchens are fully equipped with integrated units and intelligent storage solutions.

Kitchen

The spacious bedrooms are light, airy and fitted with plenty of storage space. Master bedrooms benefit from built-in wardrobes.

Bedroom

The generously tiled bathrooms have large mirror cabinets and walk-in showers.

Bathroom
TYPICAL
ONE BEDROOM APARTMENT

APARTMENT AREA 614 SQ.FT.
MASTER BEDROOM 12' X 11' · SHOWER ROOM 9'5" X 6'11"
KITCHEN/DINING/LIVING 16'8" X 17'10" · UTILITY 2'8" X 5'1"

TYPICAL
TWO BEDROOM APARTMENT

APARTMENT AREA 958 SQ.FT.
MASTER BEDROOM 14'2" X 13' · ENSUITE 8'4" X 8' · SECONDARY BEDROOM 11'5" X 13'2"
BATHROOM 9'6" X 7'9" · KITCHEN/DINING/LIVING 26'1" X 14'8" · UTILITY 2'8" X 8'4"
SPECIFICATION, FIXTURES AND FITTINGS

KITCHENS

Oven
The stainless-steel ovens are single-fan operated.

Hob
The ceramic four-ring hobs have rotary controls.

Dishwasher
The stainless-steel dishwasher features pull-out drawers.

Integrated Fridge-Freezer
Some apartments have full-height 70/30 fridge-freezers which are fully integrated. Others have under-counter integrated fridges with an ice box.

Kitchen Sink Mixer Tap
The single-side lever taps are finished in polished chrome.

Extractor
The extractors have silver-grey canopy hoods.

Kitchen Sink
The stainless-steel kitchen sinks are inset.

Combined Washer / Dryer
The white integrated combined washer dryers are manufactured in Europe.

Kitchen Units
Custom designed from modular cabinets, the fully fitted kitchens have lacquered cabinetry and contemporary handles.

Worktop
The kitchens have post-formed laminate worktops.

Worktop Lighting
Concealed LED lighting is fitted underneath the overhead cabinets.

Microwave
The integrated microwaves are finished in stainless steel.

Splashback
Kitchen worktops have a contemporary tiled splashback.

BATHROOMS

Basin Tap
The deck-mounted taps are finished in polished chrome.

Shower Head
The wall-mounted rain-effect shower head is finished in polished chrome.

Bath Taps
The polished-chrome bath taps are thermostatically controlled.

Wall-Mounted Shower Set
Shower sets include a polished-chrome contemporary wall fitting with a hose and hand attachment.

Shower Control
The showers are controlled by a polished-chrome thermostatic three-way diverter.

Shower Screen
The shower screen is a fully glazed, toughened-glass panel.

Heated Towel Rail
The heated ladder-style towel rail is finished in polished chrome.

Toilet-Roll Holder
The toilet-roll holder is wall-mounted and chrome-plated.

WC
The toilet is made from white porcelain.

Cistern & Lever Flush
The cisterns are concealed, with a chrome flush plate.

Vanity Washbasin
The white washbasins are semi-recessed.

Bath
The pressed-steel, white rectangular bathtubs have an anti-slip finish.

Bath Panel
Bath panels are fully tiled.

Shower Tray
The white shower trays are low level with an anti-slip finish.

Bathroom Cabinet
The wall-mounted, mirror-fronted cabinets have built-in lighting and an integrated shaver socket.

Tiling & Finish
All walls, floors and vanity areas are fully tiled.

Grab Rail
The shower handle is finished in polished chrome.
Introducing PegasusLife

PegasusLife is a business on a mission to fundamentally rethink and reinvent the places and ways in which we live as we get older. The company is currently in the process of developing 30 sites across the UK.

Howard Phillips, Chief Executive Officer

Our central idea is that everyone shares an aspiration to live independently within an intelligently designed, socially inclusive environment, supported by an intuitive service offer and an efficient and ethical approach to property management.

Working in collaboration with the country’s leading designers, academics, creative thinkers and producers, we ensure that the highest level of detail and quality is brought to all aspects of our developments.

Mark Shirburne Davies, Chief Operations Officer

We strive to meet the needs and expectations of the people who live in our developments now and those who may choose to in the future. Working with partners who share our goal, we look to create places to which people can aspire. From purchasing land through to the planning and construction phase and beyond, we ensure each development is unique, valuable and of the utmost quality.

Our role continues when our developments are up and running. We work in tandem with the next set of delivery partners – our hosts and concierges – to make sure the PegasusLife difference is there for everyone to see, every day.

John Nordon, Design Director

In the design team, our work is about creating imaginative places that foster natural interactions between neighbours.

Our approach doesn’t follow a ‘cookie cutter’ style. No two PegasusLife developments are the same. Each one carefully conceptualises the history, architectural character, culture and personality of its location and, most critically, embodies the spirit of the people we believe will want to live in it.

We make use of the highest-quality materials and craftsmanship – not just to create beautiful places for people to live, but to protect the future of our customers’ homes and investments. We take the architectural legacy of cities and towns seriously, and we prioritise developing sustainable buildings that are sympathetic to their surroundings.

Lorena Brown, Sales & Marketing Director

Our approach to selling is based very much on our core value of transparency. Many of our customers are moving from more traditional freehold family homes and won’t have lived in modern apartments set within communal developments before.

There are significant advantages to this way of living; however, it is different. We see it as our responsibility to make sure not only that we’ve communicated what it’s about but also that our audience has understood it.

One of the major hallmarks of our approach is the way we’ve considered property management – which we run on behalf of our residents on a not-for-profit basis. Furthermore, when customers purchase a property with PegasusLife, they become shareholders of the developments management company, guaranteeing them voting rights and a say in how their development is managed.

Clare Bacchus, Customer Experience Director

Our starting point in everything we do is the people who choose to live in our developments. What will they want to do here? What type and style of service is appropriate? What kind of living environment do we need to create to generate the right atmosphere and give people the experience they’re looking for? This philosophy goes right down to the level of detail of considering which plants to include in the gardens and which furnishings to use in the development. It extends through to the type of attitude we look for in the team we recruit to deliver a personal, informal and efficient approach to service.
A unique approach to property management

When we talk about maintenance, we mean much more than a lick of paint or changing a light bulb (although we will, of course, take care of that too). The buildings and grounds at Moor’s Nook come with a set of individual requirements for maintenance, which we’ll make sure are met. This specific care ensures that your investment is secure and you can enjoy living in an environment that improves rather than deteriorates with age. From cleaning hard-to-reach windows to maintaining the courtyard and garden patches, our approach is tailor-made and detail-oriented.

The management company for Moor’s Nook is run on a strict not-for-profit basis. This ensures that work is carried out solely for the purposes of caring for the building and maintaining the quality of the offer and experience of living here for the residents.

On purchasing a property at Moor’s Nook, homeowners, together with PegasusLife, automatically become shareholders of the management company, giving you voting rights and a say in how the company is managed and run.

When it comes to the operation of the management company, we believe passionately that true transparency is fundamental to maintaining residents’ peace of mind and the management company’s integrity. For this reason, we’ve invested in creating our own digital tool for property management – an online members-only system, which is designed to provide you with a detailed understanding of how your money is spent on servicing Moor’s Nook and to enable you to keep track of expenditure on, and investment in, the building over time.
If you’d like to find out more about Moor’s Nook and keep up with the latest news, please call or visit:

01483 431 081
Pegasuslife.co.uk/Moorsnook

Moor’s Nook,
73 Horsell Moor,
Woking,
Surrey,
GU21 4NJ

Moor’s Nook is available exclusively to people over sixty.

Information and images concerning layouts, dimensions and floorplans are anticipated only and may be subject to change.