



Crest  
NICHOLSON

— • —  
WR  
WILLOW  
REACH  
— • —

1, 2 & 3 BEDROOM APARTMENTS AND 3 & 4 BEDROOM HOUSES • WESTFIELD AVENUE • WOKING • SURREY



WR  
WILLOW  
REACH

---

## PERFECTLY POSITIONED

WILLOW REACH HAS EVERY ADVANTAGE.  
AN IMPRESSIVE NEW COMMUNITY OF ATTRACTIVE,  
CONTEMPORARY 1 & 2 BEDROOM APARTMENTS AND  
3 & 4 BEDROOM TOWNHOUSES FROM CREST NICHOLSON.

Whether you're settling down with a family, downsizing or buying your first home, it is the ideal combination of choice, design and above all, location.

Bordered by a gently flowing stream and with the key feature of the newly restored Hoe Valley wetlands and wildlife habitats next door, Willow Reach might be in the depths of the countryside. And yet, it's less than 1½ miles from the popular commuter town of Woking and only 28 miles from central London.

Rural outlook, good connections, the attractions and services of the town: Willow Reach could be just perfect for you.

---

---

# PERFECTLY DESIGNED

---

HOUSES AND APARTMENTS IN STYLES AT HOME  
WITH THEIR SETTING





---

## PERFECTLY TAILORED

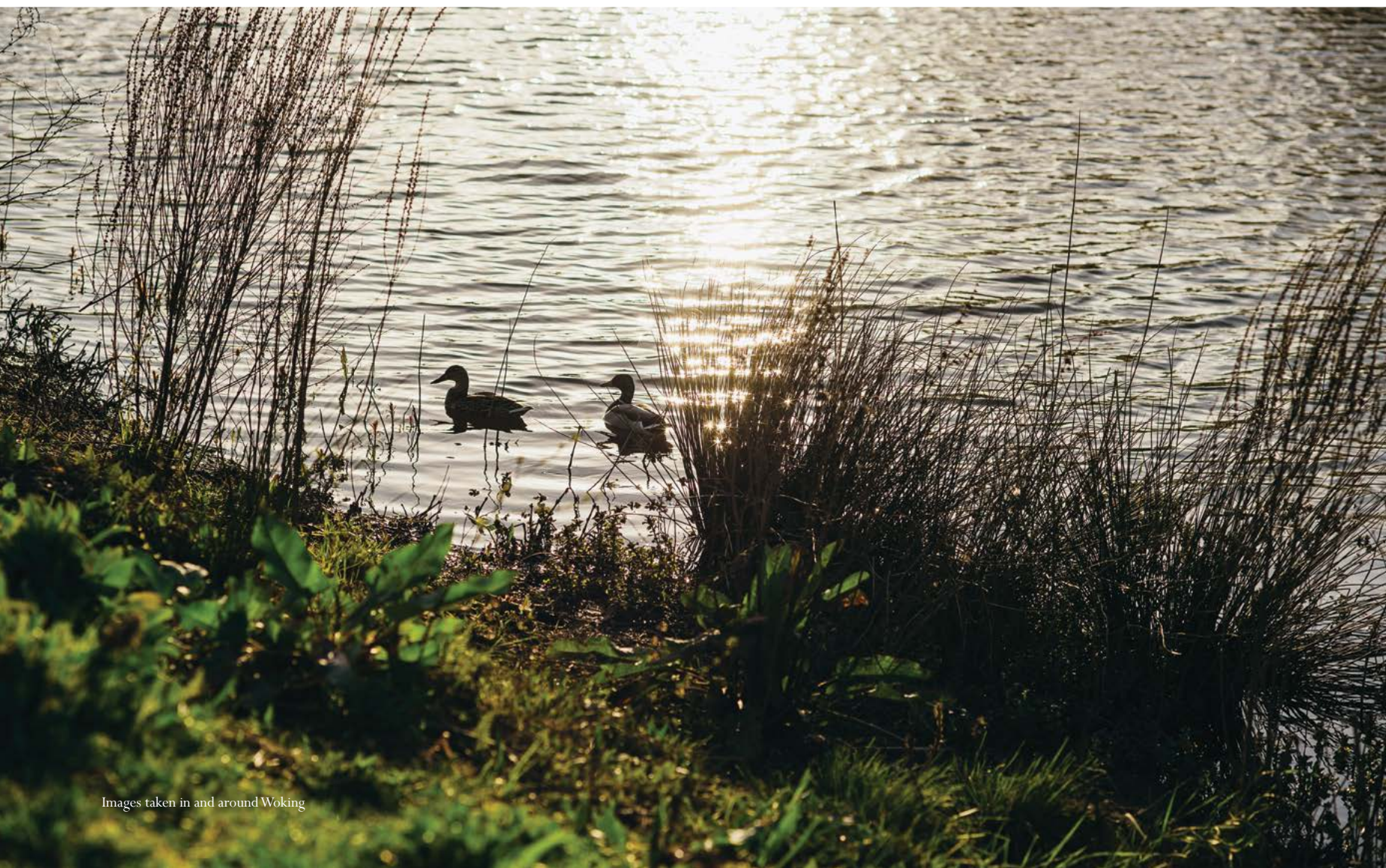
### A DEVELOPMENT THAT'S EXACTLY RIGHT FOR ITS SETTING

Willow Reach blends country and contemporary in assured style. The townhouses and apartments are pleasingly modern in appearance, varying from one character area to the next in the way they relate to their surroundings.

The houses and apartments are of the very high quality associated with Crest Nicholson, exhibiting the attention to detail that is so important in creating a community with a 'sense of place'.

At Willow Reach, this means recognising and relating to the location's key features, such as the newly restored wetlands to the south and the Hoe Stream to the west. As many of the properties as possible have balconies or views over the stream next to the development.

The development is landscaped to be gently curving, the central walkway echoing the meandering stream, and the courtyard drawing the eye as you enter Willow Reach through the main gateway. This is a tranquil rural enclave where the finest quality of life can be experienced.



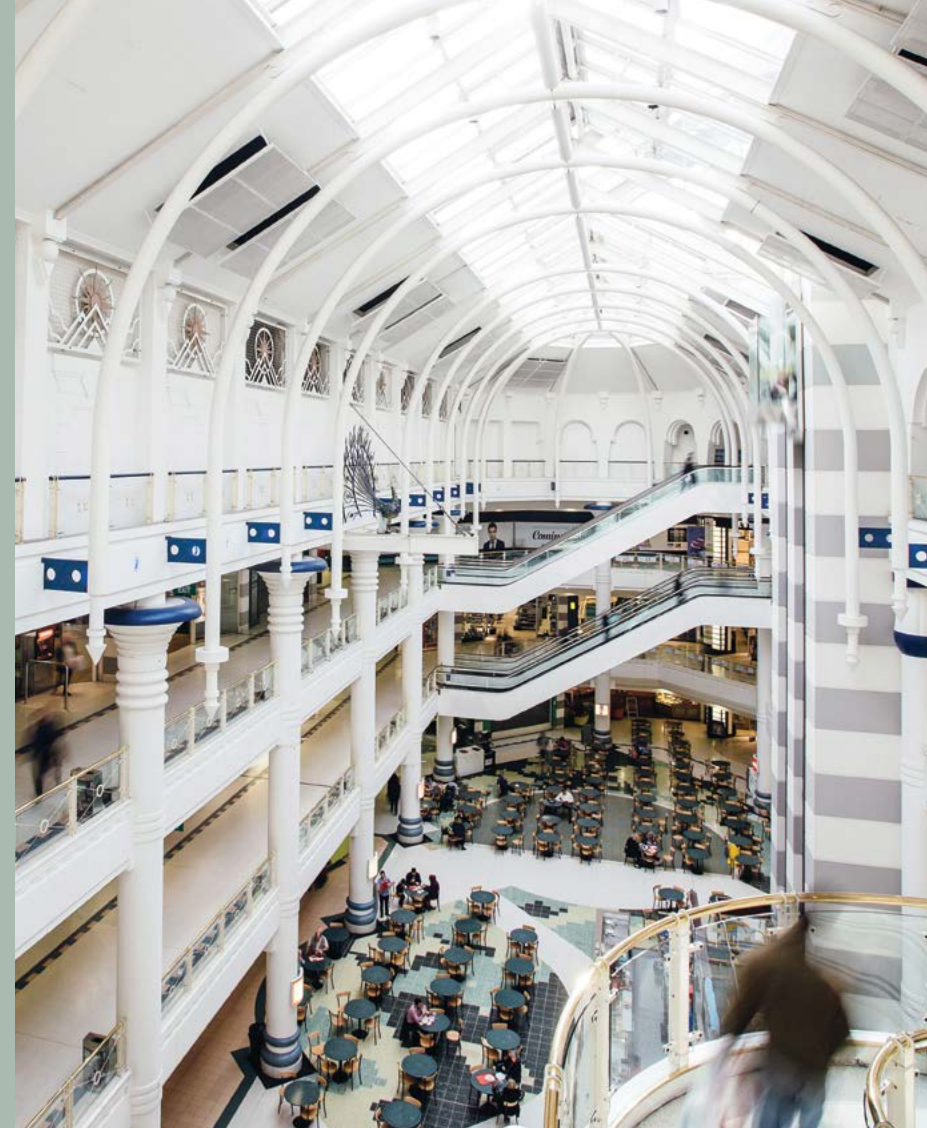
## PERFECTLY REVITALISED

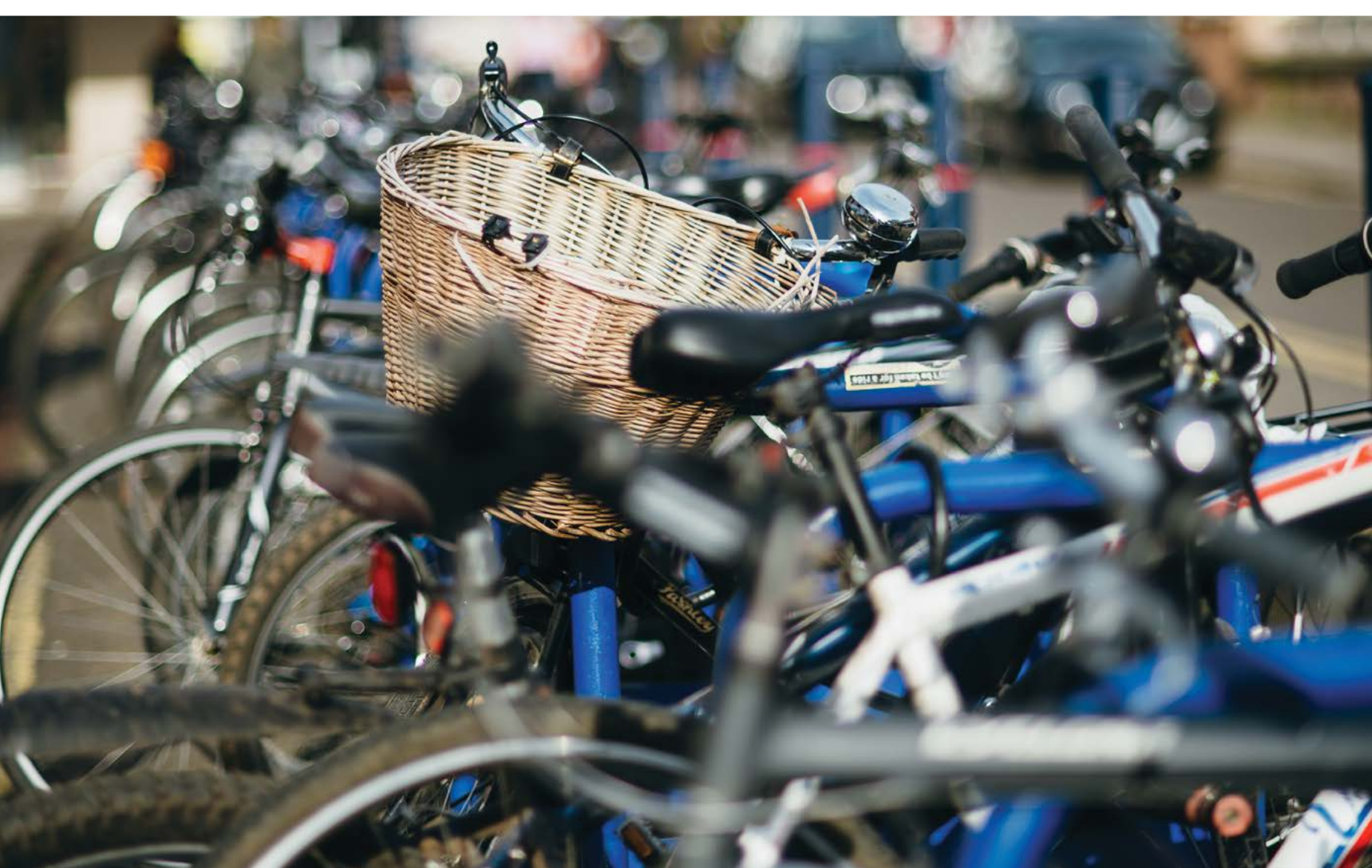
### WOKING TODAY AND TOMORROW

Woking has 8th century origins but really developed with the arrival of the Basingstoke Canal in the 18th century and the railway in the early 19th century. Both continue to benefit the town. The canal now boasts scenic stretches of cycle and walking paths along with boating and fishing spots. The railway has made Woking very popular with those who commute into London.

In recent years Woking has taken on a brighter, more contemporary face as regeneration takes effect.

Shopping areas have been expanded, upgraded and reconnected. New public art creates intriguing visual points. Jubilee Square, with a European café culture ambience and elegant planting, has been unveiled to great acclaim. There's an exciting new arts centre and museum, The Lightbox, with a canalside setting. And there's more to come. The recently announced Victoria Square and Bandstand Square proposals will further enhance Woking's town centre scene with new Marks and Spencer and Boots stores, a four star hotel with a spa and gym, and two new public plazas.








## PERFECTLY CONNECTED


### YOUR ESSENTIAL TRAVEL LINKS

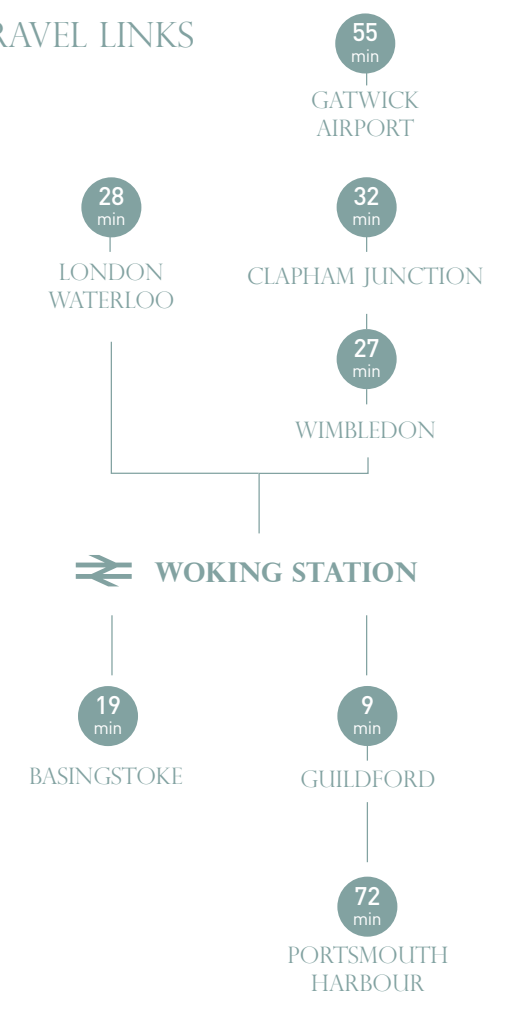
Woking is on a direct mainline rail service to London Waterloo and also has fast, regular services to other destinations in the south and south-west of England. Trains into the capital take around half an hour, often less. Stations along the route include Wimbledon, where you can change for the London Underground District Line, and Clapham Junction, which is an interchange for many other services including London Overground.

 Woking station is approximately 1.3 miles from Willow Reach, 5 minutes by car or 19 minutes on one of several bus services that have a stop near the development.

 The National Express RailAir service is also extremely convenient when you want to get to Heathrow Airport. Journey times from Woking station are around 40 minutes.

 If you're going anywhere by car, Woking town centre is about 1.3 miles, and the town centre is within 10 minutes' drive of the M25 (junction 11), the M3 (junction 3) and the A3.

 Woking is well served by cycle routes and there are places to store you bike in the town centre, and at the train station for commuters.



Approximate journey times from Woking station

Train times taken from National Rail Enquiries

## PERFECTLY PROVIDED FOR

### SHOPPING, CULTURE, SCHOOLS

Shoppers in Woking have plenty to choose from. The town's two shopping centres, The Peacocks and Wolsey Place, have recently joined forces to become simply 'Woking Shopping' and now offer over 150 shops. These include large branches of Debenhams, Boots, Sainsbury's, TK Maxx and Next, as well as most of Britain's favourite high street brands for fashion, sports, toys, electronics and footwear. Woking has regular markets too, including farmers', French and Italian markets.

Woking's restaurant scene crosses all culinary territories. In the town centre you can dine European, Oriental, Indian style, and there's also a wide choice of pubs and bars that serve restaurant quality food along with their beers and wines. London House in Old Woking, Sands at Bleak House and The Inn @ West End gastropub all have particularly good reputations.

Cultural life flourishes, with live performance and films at three theatres: The Ambassadors, The New Victoria and the Rhoda McGaw. Woking also has a full programme of outdoor and community events, such as Chinese New Year celebrations, the Woking Canal Festival, and the November fireworks display in Woking Park. The large modern library is a valued educational service.

Parents moving to Willow Reach have some good schools to choose from nearby. Barnsbury Primary, Westfield Primary, and Kingfield School are all rated 'Good' while St John the Baptist secondary school is 'Outstanding'. Woking College, for sixth formers, is 'Good'. There are plans for a new secondary school to open in Hoe Valley in time for the September 2015 intake, increasing choice further.





---

## PERFECTLY RELAXING

### LEISURE AND PASTIMES INSIDE AND OUTSIDE

The almost-in-the-countryside location of Willow Reach means that rural and outdoor leisure is readily available. Golfers, for example, have several clubs and courses to choose from, Hoebridge Golf Centre and Sutton Green Golf Club are both within two miles. And for those serious golfers there is the 'Three Ws' challenge to complete at Woking, West Hill and Worplesden Clubs.

Woking Park is another leisure resource that Willow Reach residents are lucky enough to have on the doorstep. It's about ten minutes' walk away, and as well as having expansive areas of open space, it is also home to a leisure centre and a swimming complex with three pools. You can take part in a huge array of sports and fitness activities in the park, including badminton, tennis, cricket, bowls, putting, hockey, squash and martial arts. As if this wasn't enough, there's also a David Lloyd Centre just along Westfield Avenue. You'll have no excuse for not keeping fit!



## PERFECTLY REGENERATED

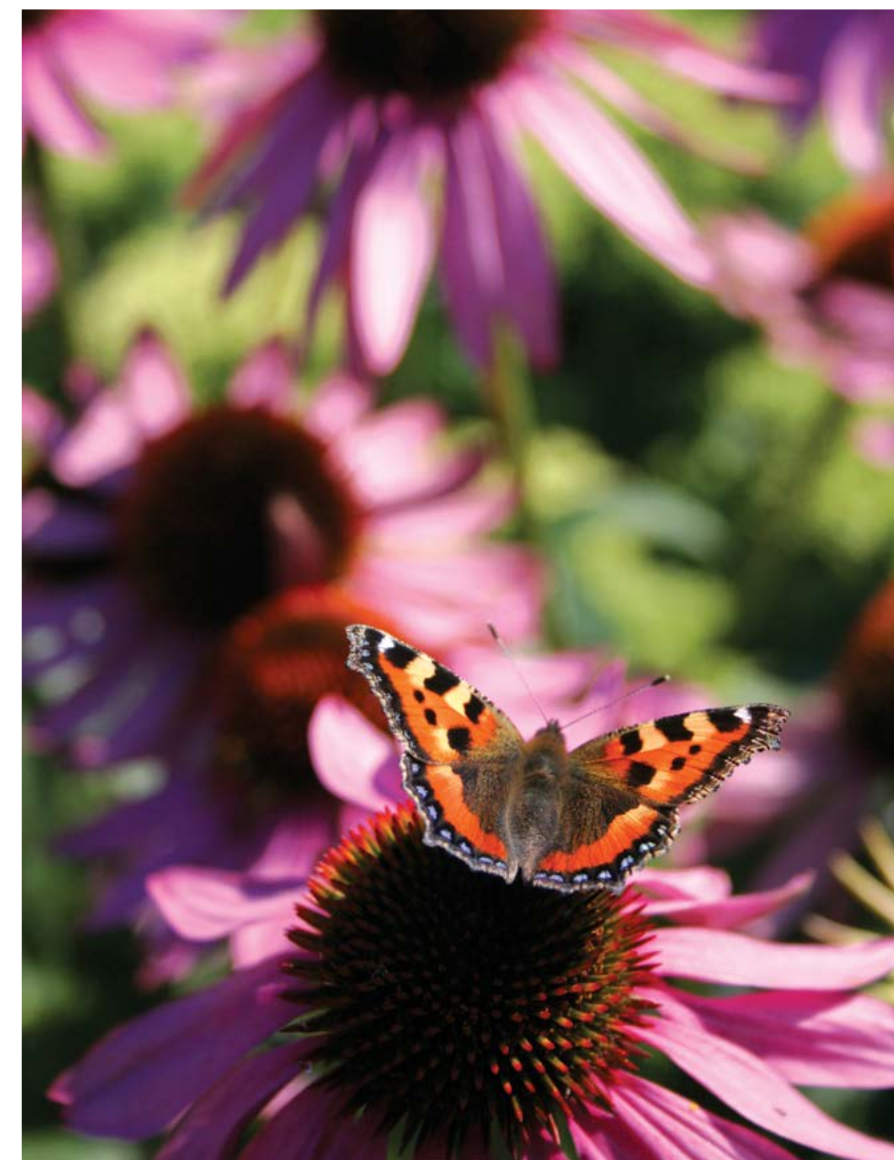
### BRINGING BENEFITS FOR EVERYONE

Willow Reach brings significant advantages to the wider community as well as to its own residents. Not only does it revitalise a neglected area of land as an attractive new housing development, but it is a key element in the Hoe Valley Scheme.

This is a £40 million initiative to remove hundreds of homes from the now well documented dangers of flooding. The scheme will create large areas of public open space such as the wetlands adjoining Willow Reach. It also brings road improvements, new bridges, parkland, ponds, community facilities and wildlife habitats. All are fantastic new amenities for everyone to enjoy.

Sustainability is at the heart of the Hoe Valley scheme, and the homes at Willow Reach will be contributing to this in many ways. Crest Nicholson gives high priority to sustainable design, and Willow Reach complies with Level 4 in the Code for Sustainable Homes, the national standard for the sustainable design and construction of new homes.

Many features are being included to reduce CO<sub>2</sub> emissions and promote sustainable living. They include energy efficient kitchen appliances; low-flow water appliances; outdoor laundry drying areas; the use of sustainably sourced building materials; low impact construction methods; cycle storage and recycling facilities.



# DEVELOPMENT PLAN

WILLOW REACH

### 3 BEDROOM HOUSES

**THE GLADE**  
PLOT 1

**THE ASTER**  
PLOTS 2, 3, 4, 5 & 6

**THE REDGRASS**  
PLOTS 67, 68, 69 & 71

**THE BULRUSH**  
PLOTS 44, 45, 46, 51, 52, 53,  
70, 74 & 77

**THE WILDRYE**  
PLOTS 75, 76 & 78

**THE HORSETAIL**  
PLOTS 58, 59 & 60

**THE WARREN**  
PLOTS 42, 48, 49, & 56

**THE REED**  
PLOTS 43, 47, 50, 54 & 55

**THE LILY**  
PLOTS 36 & 37

**THE LOTUS**  
PLOTS 10, 11, 12, 13, 14 & 15

### 4 BEDROOM HOUSES

**THE GRASSES**  
PLOTS 28, 29, 32 & 33

**THE THISTLE**  
PLOTS 27, 30, 31 & 34

**THE FERN**  
PLOT 8

**THE CURLEW**  
PLOT 7

**THE HERON**  
PLOTS 9, 21, 26, 38 & 39

**THE MOORHEN**  
PLOTS 16, 17, 35 & 72

**THE KINGFISHER**  
PLOTS 18, 19, 20, 23,  
24, 25, 40 & 73

**THE CARDINAL**  
PLOTS 22 & 41

**THE PLOVER**  
PLOTS 57 & 66

**THE RIDGE**  
PLOTS 61 & 62

**THE ELDERBERRY**  
PLOTS 63, 64 & 65

### APARTMENTS

**HAZEL HOUSE**  
79 - 104

**BIRCH HOUSE**  
105 - 115

**MAPLE HOUSE**  
116 - 123

**ASH HOUSE**  
124 - 130

**HORNBEAM HOUSE**  
131 - 137

**BEECH HOUSE**  
138 - 149





Rowan Park, Mitcham



## THE SEAL OF EXCELLENCE

AT CREST NICHOLSON WE CONTINUE TO BUILD ATTRACTIVE NEW HOMES THAT SATISFY OUR CUSTOMERS' NEEDS, WHILST SUCCESSFULLY COMBINING CLASSIC DESIGN AND CONSTRUCTION TECHNIQUES WITH THE USE OF SUSTAINABLE MATERIALS AND STATE-OF-THE-ART TECHNOLOGY.

Based on 50 years' experience of creating award-winning homes and vibrant mixed-use developments, we have long realised that bricks and mortar are just part of creating an area's most sought after address. New homes are about the people who live in them and that is why we ensure every individual home, its surroundings, links to local amenities and public transport, not only meet but also exceed our customers' lifestyle expectations. Every Crest Nicholson home has been thoughtfully designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes.

A combination of classic or contemporary architecture and creative design has also encouraged the use of modern materials and construction techniques. This has helped us develop homes of all types and sizes, that are both attractive and provide exemplary levels of comfort and energy efficiency.

And, this is why 9 out of 10 of Crest Nicholson home owners\* are proud to own their home and happy to recommend its build quality and lifestyle benefits to their friends. Crest Nicholson is also one of a limited number of housebuilders to have been awarded a 5 star rating for customer satisfaction from the HBF.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CABA Gold Building for Life Awards than any other developer. This continues to reaffirm both our success in the design and delivery of attractive, environmentally aware homes and our position as one of the UK's leading developers.

Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

\*NHBC/HBF Customer Satisfaction Survey



Clarion Gate, Chelmsford



Kilwood Vale, Faygate





Crest  
NICHOLSON



WR  
WILLOW  
REACH

Westfield Avenue  
Woking  
Surrey  
GU22 9PH

Telephone: 01483 600 692  
Email: [willowreach@crestnicholson.com](mailto:willowreach@crestnicholson.com)

Crest Nicholson South, a division of Crest Nicholson Operations Limited, Crest House, Pycroft Road, Chertsey, Surrey, KT16 9GN T: 01932 580 444 F: 0870 336 3991

All travel times, distances, companies, businesses and trading names are believed to be correct at the time of going to print, but any prospective buyer should make their own enquiries. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Crest Nicholson reserves the right to amend the specification as necessary and without notice. This does not form any part of a contract of sale. November 2014.