FOUNDATIONS
Independent Estate Agents





WOKING

£729,500

An exclusive collection of seven beautifully crafted four-bedroom townhouses, this exceptional new development by Barnsmoor Estates offers contemporary living finished to an exacting standard.

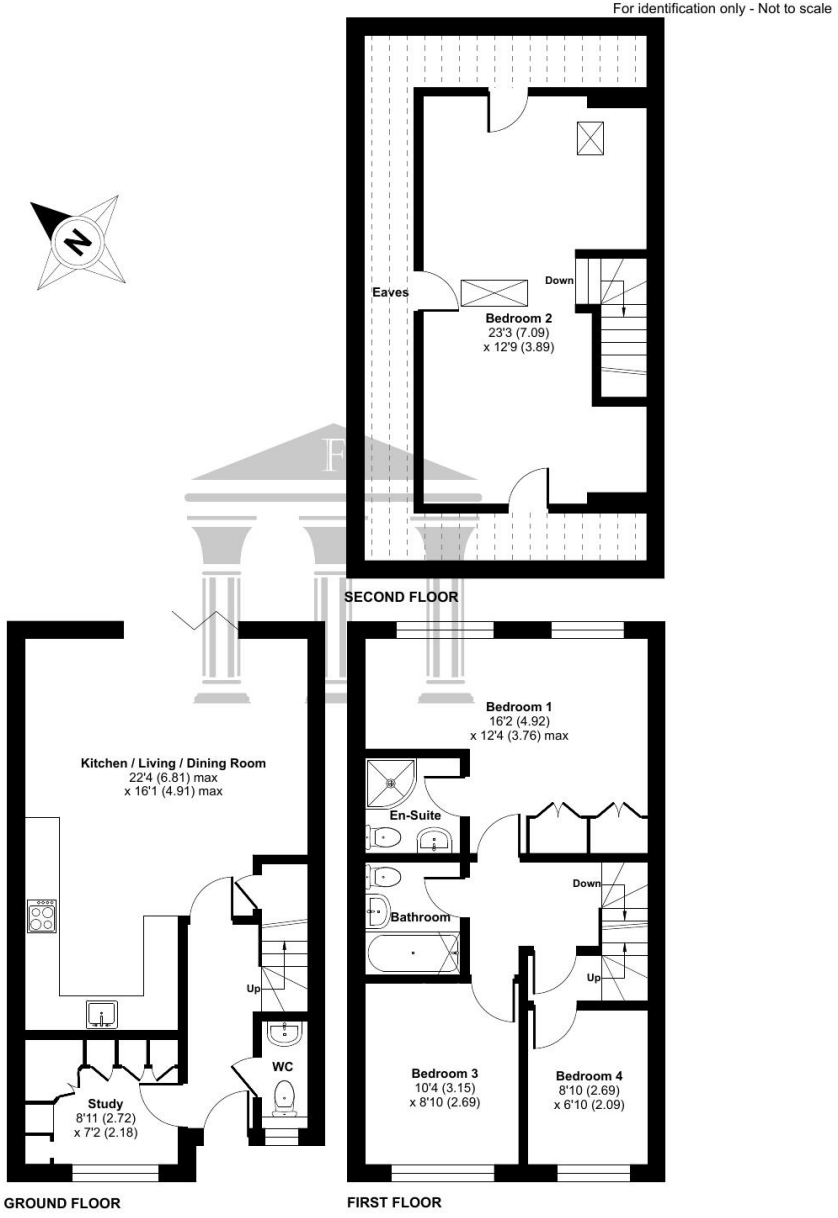
OEA Ombudsman estate agents
OFT
rightmove.co.uk The UK's number one property website
Zoopla Smarter property search

69-71 Commercial Way, Woking Surrey, GU21 6HN T: 01483 770800 E: sales@foundationsofwoking.com
www.foundationsofwoking.com

Westfield Road, Woking, GU22

Approximate Area = 1248 sq ft / 115.9 sq m
Limited Use Area(s) = 186 sq ft / 17.2 sq m
Total = 1434 sq ft / 133.1 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Produced for Foundations Independent Estate Agents. REF: 1437033

Tilia Copse, 33 Westfield Road, Woking, Surrey, GU22 9NQ

- **10 YEAR NEW BUILD WARRANTY BY ICW**
- **Exclusive development of just 7 homes**
- **Open plan Kitchen/dining/living room**
- **Underfloor heating & energy-efficient design**
- **Two parking spaces with EV charger**



An exclusive collection of seven beautifully crafted four-bedroom townhouses, this exceptional new development by Barnsmoor Estates offers contemporary living finished to an exacting standard. The seven homes comprise 4 semi-detached four-bedroom townhouses, 1 mid-terrace four-bedroom townhouse, and 2 end-of-terrace four-bedroom townhouses, all thoughtfully designed to provide spacious and versatile accommodation ideal for modern family life. Ideally positioned within walking distance of Woking town centre and its highly regarded mainline station, the development offers excellent connectivity to London and the wider region.

Internally, each home features a superb open-plan kitchen, dining and living space, forming the heart of the home, alongside a separate study and a convenient downstairs cloakroom. The kitchens are stylishly appointed with a full range of Bosch appliances, including a double oven, induction hob, extractor, microwave and fridge freezer, complemented by a separate utility room with Bosch washing machine and condensing tumble dryer. Underfloor heating runs throughout the ground floor, paired with Karndean flooring to the ground floor and bathrooms, and high quality carpets to the upper floors. Upstairs, all properties offer four well-proportioned bedrooms and two contemporary bathrooms fitted with premium Villeroy & Boch sanitaryware. Bedrooms one and two benefit from built-in wardrobes, while UPVC windows and full-width patio doors flood the interiors with natural light. The homes are further enhanced by a combination of gas-fired heating, air source heat pumps and PV panels, ensuring an energy-efficient and future-ready living environment.



Externally, each property enjoys a private patio and garden complete with a garden shed, ideal for outdoor entertaining and relaxation. Practical features include two allocated parking spaces per home and an EV charging point. This outstanding development presents a rare opportunity to acquire a high-quality new home in a sought-after location, and early interest is highly recommended.

Location - Woking offers a perfect balance of vibrant town living and Surrey countryside charm. The town centre provides an excellent selection of shopping, dining, and cultural attractions, including the New Victoria Theatre, cinema, and the Lightbox Gallery. Leisure options are abundant, from Woking Park's green spaces and lake to the Woking Leisure Centre and Pool in the Park. Commuters benefit from fast, frequent trains to London in around 24 minutes, making Woking an ideal choice for city professionals. The surrounding countryside offers plentiful outdoor activities, with scenic walks along the Basingstoke Canal and River Wey, Chobham Common's heathland, and several prestigious golf clubs including Woking Golf Club and Foxhills. Families enjoy access to excellent schools, including Hoe Valley and Woking High. With its blend of amenities, cultural attractions, natural beauty, and connectivity, Woking delivers a highly desirable lifestyle, combining convenience, recreation, and community in one of Surrey's most sought-after locations.





