



## **WOKING**

### **From £785,000**

**COMING SOON**  
**Exclusive New Development**

An exciting opportunity to acquire a home in this splendid new development by the renowned developer Barnsmoor Estates. This carefully designed scheme comprises two stylish one-bedroom apartments and seven spacious three and four-bedroom town houses, all built to a high specification with modern finishes throughout. Completion is anticipated in March 2026.

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

**Price From £785,000**

**COMING SOON**

**Exclusive New Development**

**2 stylish one-bedroom apartments  
7 spacious three/four-bedroom town houses  
High specification finishes throughout  
Built by renowned developer Barnsmoor Estates  
Town houses feature 3/4 bedrooms and two bathrooms  
Walking distance to Woking town centre  
Excellent access to Woking mainline station with fast links to London  
Completion scheduled for March 2026  
Early registration recommended**

An exciting opportunity to acquire a home in this splendid new development by the renowned developer Barnsmoor Estates. This carefully designed scheme comprises two stylish one-bedroom apartments and seven spacious three and four-bedroom town houses, all built to a high specification with modern finishes throughout including Bosch kitchen appliances, Villeroy & Boch bathrooms, Karndean flooring, and EV charging stations. Completion is anticipated in March 2026.

The town houses feature flexible living accommodation, including three or four bedrooms and two bathrooms, offering the perfect combination of space and contemporary design for families or professionals. The apartments provide a modern, low-maintenance lifestyle in a desirable location, ideal for first-time buyers or investors.

Situated within walking distance of Woking town centre and its highly regarded mainline station, this development offers excellent access to London and the wider region. Early interest is strongly encouraged – please register now to secure your opportunity in this exceptional new community.

**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.

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.

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