



Homes of Distinction

WOKING

Kingfield Green, Woking, Surrey, GU22

An exclusive gated enclave of just three distinguished contemporary residences.

An exceptional new development comprising of just three detached residences, each carefully crafted to the highest standard by renowned developer, Victus Homes. Set within a secure gated enclave opposite the village green, these contemporary homes represent a rare opportunity to acquire a property that combines striking modern design with uncompromising quality.

Each house has been thoughtfully designed with its own distinctive character, blending elegant architectural features with the finest in modern living. The specification includes underfloor heating throughout, triple-glazed windows, and a secure video intercom system. The luxurious Schüller kitchens are fitted with Quartz worktops and premium Miele integrated appliances, while the expansive open-plan living spaces flow seamlessly to private gardens and roof terraces, creating the perfect setting for entertaining or quiet relaxation.

Generously proportioned accommodation is arranged across multiple levels, with each home featuring four bedrooms and three beautifully appointed bathrooms. Light-filled double-aspect reception rooms offer an impressive sense of space, while the careful attention to detail ensures a harmonious balance between style, comfort, and practicality.

Outside, the gardens are predominantly laid to lawn and complemented by paved patios, providing both privacy and the ideal setting for al fresco dining or quiet relaxation.

Perfectly positioned within walking distance of Woking Town Centre and its highly regarded mainline station, 'Penlan' also benefits from the wealth of shopping, dining, and cultural attractions the town has to offer. From theatres and galleries to an array of restaurants and cafés, there is always something to enjoy, while the surrounding Surrey countryside provides endless opportunities for scenic walks, cycle routes, and outdoor pursuits.

Tenure: Freehold - 10 Year ICW Build Warranty

Estate management charge: To be confirmed.

Please note: Some images are computer-generated and for illustrative purposes only.



To arrange a viewing or a valuation on your home please contact the
directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800





LOCATION

Immerse yourself in the captivating town of Woking and uncover this perfect home that seamlessly combines tranquillity and urban convenience. Nestled in a picturesque setting, this property offers an enchanting retreat amidst idyllic surroundings. Situated in close proximity to the vibrant town centre, residents will relish the abundance of amenities at their doorstep, including a diverse range of shopping facilities, exquisite dining options, and cultural experiences at the renowned New Victoria Theatre. Nature lovers will delight in the nearby Woking Park, an oasis of greenery boasting lush expanses, a scenic lake, and a host of leisure activities, including Woking Leisure Centre's gymnasium, and Pool in the Park with its wide range of swimming facilities. Commuting is a breeze thanks to its exceptional commuter rail station, widely recognised as one of the finest in the south-east, providing fast and frequent rail connections to London in just approximately 23 minutes. Woking's rich historical heritage, exceptional schools in both the private and public sectors, and a harmonious blend of timeless charm and modern conveniences, presents an unparalleled opportunity for a delightful and well-rounded lifestyle.





ACCOMMODATION & SPECIFICATION

- ❖ Exclusive gated development of just three detached residences
- ❖ Contemporary design with underfloor heating, triple-glazed windows, and secure video intercom system
- ❖ Bespoke Schüller kitchens with Quartz worktops and premium Miele integrated appliances
- ❖ Spacious open-plan living areas flowing to private gardens and roof terraces, perfect for entertaining
- ❖ Four well-proportioned bedrooms and three beautifully appointed bathrooms, including light-filled reception rooms
- ❖ Landscaped rear gardens laid mainly to lawn with paved patios, providing ideal spaces for outdoor dining and relaxation
- ❖ Private and secure setting, offering a sense of exclusivity and peace while remaining well-connected



Penlan, Kingfield Green, Woking, GU22

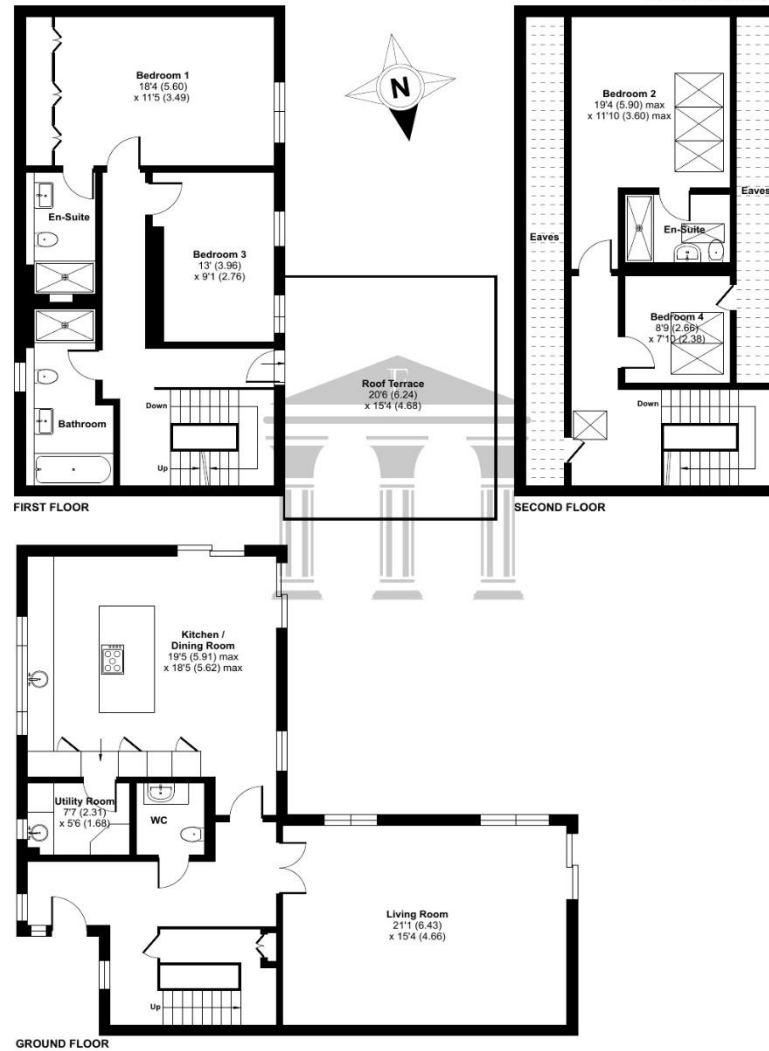
Denotes restricted head height

Approximate Area = 2061sq ft / 191.4 sq m

Limited Use Area(s) = 215 sq ft / 19.9 sq m

Total = 2276 sq ft / 211.3 sq m

For identification only - Not to scale





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www.foundationsofwoking.com

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.