FULWOOD PLACE

TUNSGATE

TUNSGATE

The country is not just a place to live; it's where you learn to live



The picturesque lake at Goldsworth Park in Woking.

Welcome to
Fulwood Place

Introducing an exclusive development of three luxury family homes, in the beautiful village of West End in Surrey Heath.

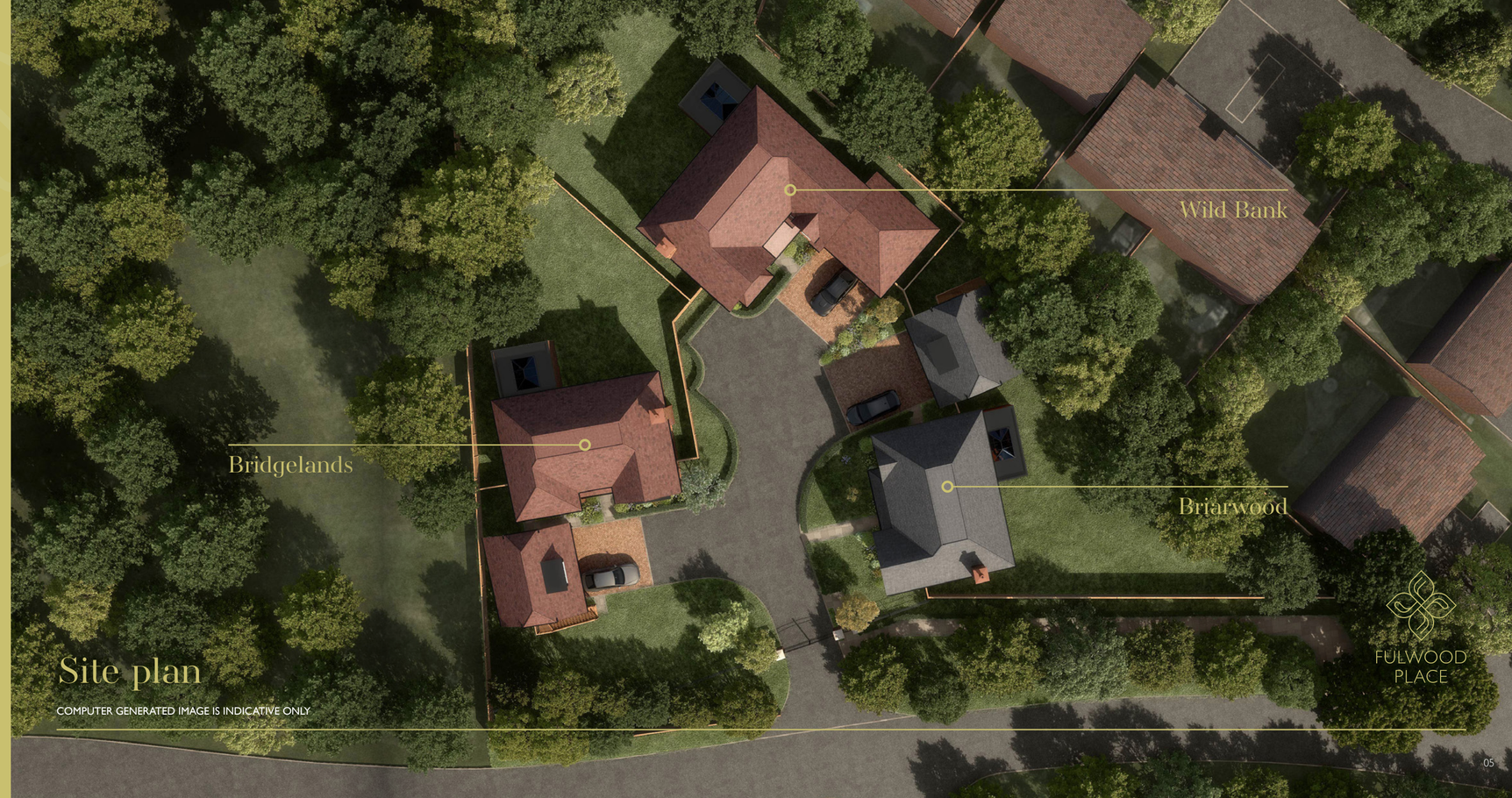
These spacious homes are all built to the highest specification and have been carefully designed so they have ample room for all the family. Each property has an individual design, so you can choose the best for your needs.

The ground floors make the most of the generous space available and create a light and roomy place to live and work. All homes have kitchen/breakfast rooms with a convenient utility room too. There are separate living rooms offering a more enclosed and quiet area for socialising and relaxing. All of the properties also offer dining rooms, which could easily be re-purposed as a generous office space instead if preferred.

All properties have either three or four well proportioned bedrooms and a walk in dressing room. The master bedrooms have beautiful en-suite bathrooms attached. The homes also offer generous family bathrooms with bath and shower.

This private gated development provides peace and privacy, with each home benefitting from enclosed gardens surrounded by trees and hedges. At the front there is ample parking with a double garage and two parking spaces on each drive.

The location provides tranquil rural life, whilst offering good connections to local towns and in to London.



Site plan

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Chobham Cricket Club provides an idyllic setting to watch the village club.



The Surrey Hills are perfect destination for a country walk.



The North Downs Way National Trail offers breathtaking views.

Discover the local area

West End is a picture postcard village in the heart of the countryside. Surrounded by Surrey Hills, an Area of Outstanding Natural Beauty, it provides a beautiful place to live with a truly communal atmosphere.

The village itself has everything you need for everyday life, including a choice of supermarkets, and there are pubs which offer a variety of food to satisfy any pallette.

The centre of the village has a park and play area where children can play safely and the heart of the village is the Tringham Hall Club. This offers community events and dances and hosts a number of local clubs, including badminton and bowls.

Education is well catered for with two excellent schools, the highly regarded Gordon's School and Holy Trinity Primary School. Universities are also close by with the University of Surrey in Woking, and Imperial College London in Ascot.

West End has good commuter links with access to Junction 3 of the M3 just over two miles away, linking to the M25 and London. Woking is just six miles away, with Guildford nine miles. Heathrow airport is just a half hour drive away, with Gatwick about an hour.

There are also good rail links, with regular trains from Brookwood station (approx 2.3 miles) with a regular direct service to Waterloo.

Life in West End offers the perfect combination of modern life with the peace you would expect from an English village. Surrounded by countryside, you can enjoy walking, hiking, running, engage in water sports or simply enjoy a picnic with the family. The perfect way to relax with your family.

West End village is conveniently located for access to Junction 3 of the M3 which in turn gives access to both Heathrow and Gatwick international airports.

The Gosden Parade provides a good range of shops to include a news agents, butchers, hairdressers and coffee shop. Local dining is also excellent with the Inn At West End directly in the village whilst local Chobham village also offers several similar pub/restaurants.

Very popular Golf courses - West Hill, Chobham, Foxhills, Sunningdale are only all a short drive away.

If you like getting back to nature with walking or trail biking then you are truly spoilt for choice, with West End Common, Chobham Common and Brentmoor Heath nearby.

West End is the perfect location for a beautiful rural life with easy accessibility to London.

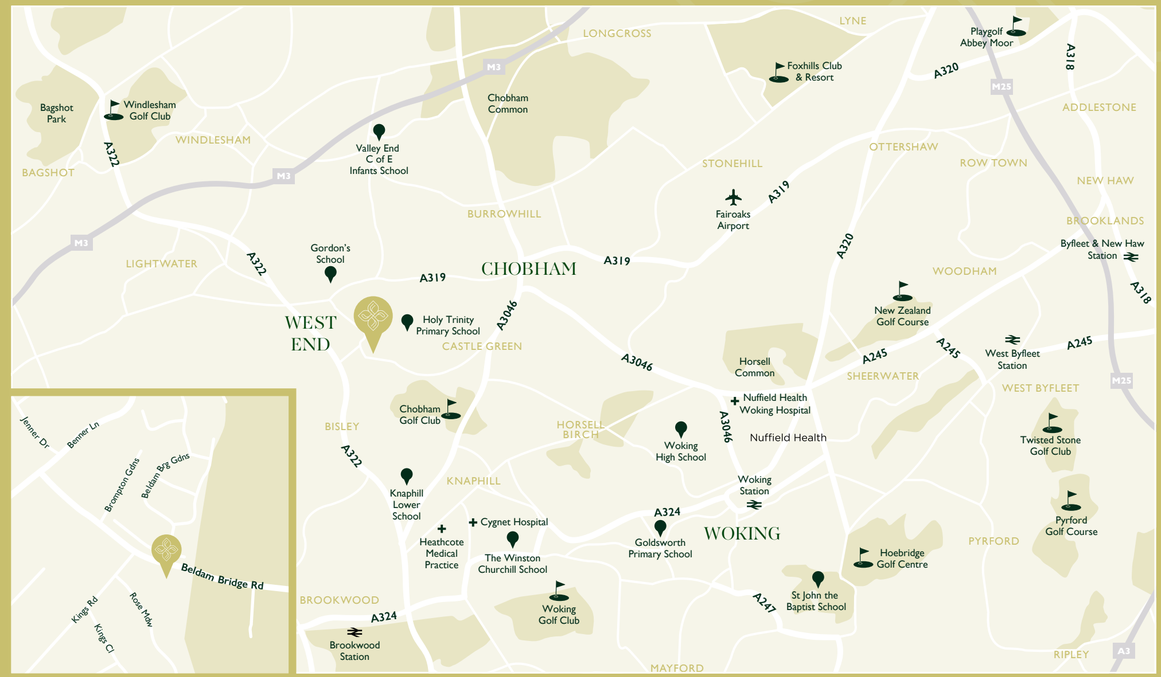
FULWOOD PLACE



Chobham Common.

Location

Fullwood Place, Beldam Bridge Road,
West End, Woking, GU24



Plot One:
Briarwood

- x4 Bedrooms
- x2 Bathrooms
- x1 En-suite
- x1 Cloakroom with WC
- x1 Dressing room
- Double garage and x2 parking spaces
- EV charging point
- **A** [101] Energy Efficiency Rating (x19 PV solar panels)

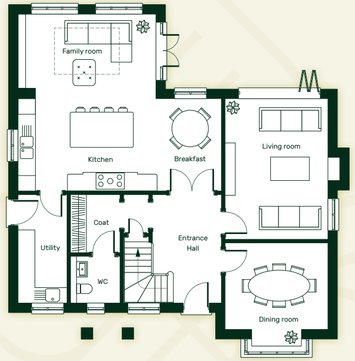
FULWOOD PLACE



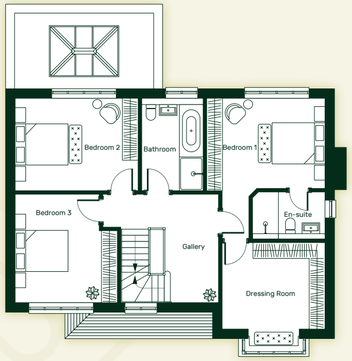
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Briarwood

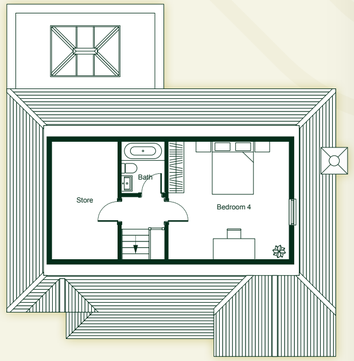
GROUND FLOOR



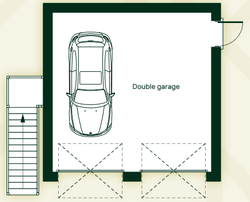
FIRST FLOOR

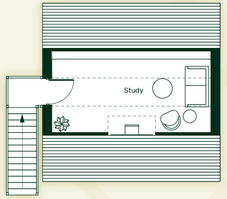


SECOND FLOOR



GARAGE





Dimensions:

GROUND FLOOR

	METRIC		IMPERIAL	
Kitchen/Family/Breakfast	7.84	6.83	25'8"	22'4"
Utility room	1.89	4.18	6'2"	13'8"
Living room	3.97	5.43	13'0"	17'9"
Dining room	3.97	4.02	13'0"	13'2"
WC	1.67	1.80	5'5"	5'10"

FIRST FLOOR

	METRIC		IMPERIAL	
Bedroom 1	4.57	3.57	14'11"	11'8"
En-suite	2.80	1.80	9'2"	5'10"
Bedroom 2	4.74	3.57	15'6"	11'8"
Bedroom 3	3.93	4.18	12'10"	13'8"
Dressing room	3.97	4.01	13'0"	13'1"
Bathroom	2.80	1.80	9'2"	5'11"

SECOND FLOOR

	METRIC		IMPERIAL	
Attic	9.30	5.35	30'6"	17'6"

GARAGE

	METRIC		IMPERIAL	
Garage ground floor	6.04	6.04	19'9"	19'9"
Study first floor	6.04	3.10	19'9"	10'2"

TOTAL AREA
312 sq m
3,359 sq ft

PLEASE NOTE:
All dimensions given in this sales brochure are approximate. Please be advised there is construction tolerance of 5%. Every effort will be made to achieve the shown dimensions on the layout; however, dimensions may vary by +/- 5%.

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Plot Two:
Bridgelands

- x5 Bedrooms
- x3 Bathrooms
- x1 En-suite
- x1 Dressing room
- Double garage and x2 parking spaces
- EV charging point
- **A** [101] Energy Efficiency Rating (x19 PV solar panels)

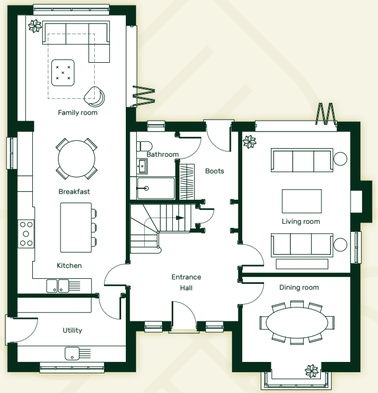
FULWOOD PLACE



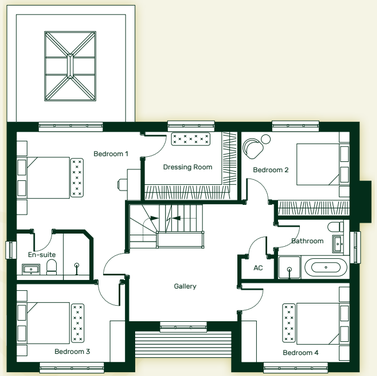
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Bridgelands

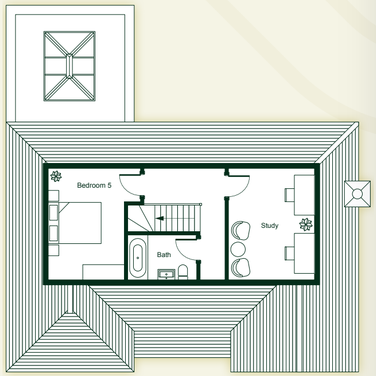
GROUND FLOOR



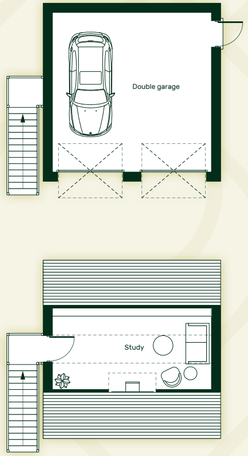
FIRST FLOOR



SECOND FLOOR



GARAGE



Dimensions:

GROUND FLOOR

	METRIC			IMPERIAL		
Kitchen/Family/Breakfast	4.19	x	10.77	13'8"	x	35'4"
Uitility room	4.19	x	2.50	13'8"	x	8'2"
Living room	4.19	x	4.46	13'8"	x	17'10"
Dining room	4.19	x	3.98	13'8"	x	13'0"
Boot room	2.28	x	2.65	7'5"	x	8'8"
Bathroom	1.50	x	2.65	4'11"	x	8'8"

FIRST FLOOR

	METRIC			IMPERIAL		
Bedroom 1	4.79	x	3.79	15'8"	x	12'5"
En-suite	2.80	x	1.80	9'2"	x	5'10"
Bedroom 2	4.19	x	3.25	13'8"	x	10'7"
Bedroom 3	4.19	x	3.07	13'8"	x	10'0"
Bedroom 4	4.19	x	3.03	13'8"	x	9'11"
Dressing room	3.58	x	2.65	11'8"	x	8'8"
Bathroom	2.78	x	2.30	9'1"	x	7'6"

SECOND FLOOR

	METRIC			IMPERIAL		
Attic	8.95	x	3.43	29'4"	x	11'3"

GARAGE

	METRIC			IMPERIAL		
Garage ground floor	6.04	x	6.04	19'9"	x	19'9"
Study first floor	6.04	x	3.10	19'9"	x	10'2"

TOTAL AREA
346 sq m
3,725 sq ft

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FULWOOD PLACE

Plot Three:
Wild Bank

- x5 Bedrooms
- x2 Bathrooms
- x1 En-suite
- x1 Cloakroom with WC
- x1 Dressing room
- Double garage and x2 parking spaces
- EV charging point
- **A** [101] Energy Efficiency Rating (x24 PV solar panels)

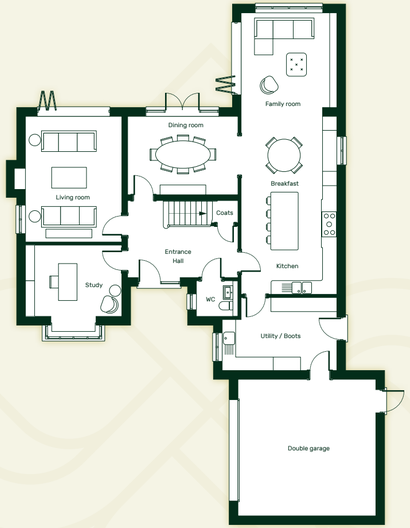
FULWOOD PLACE



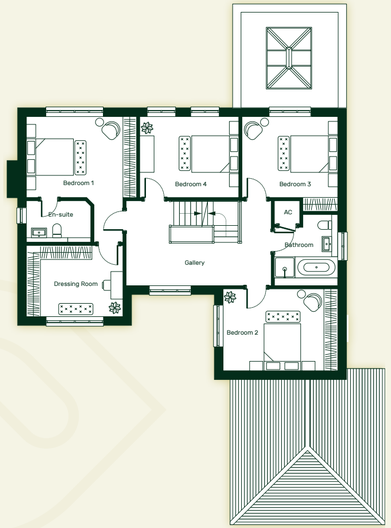
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Wild Bank

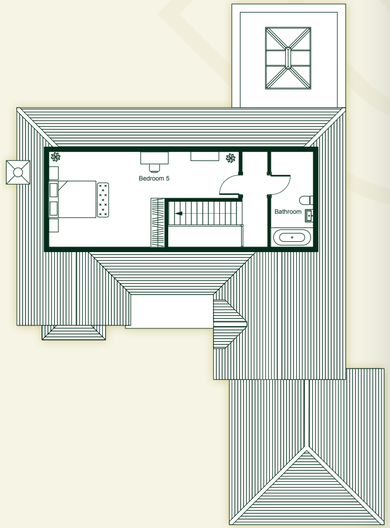
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Dimensions:

GROUND FLOOR

	METRIC			IMPERIAL		
Kitchen/Breakfast/Family	4.15	x	12.24	13'7"	x	40'1"
Utility/Boot room	4.97	x	3.16	16'3"	x	10'4"
Living room	4.19	x	5.46	13'8"	x	17'10"
Dining room	4.78	x	3.40	15'8"	x	11'1"
Study	4.19	x	3.76	13'8"	x	12'4"
WC	1.56	x	1.54	5'1"	x	5'0"

FIRST FLOOR

	METRIC			IMPERIAL		
Bedroom 1	4.79	x	3.52	15'8"	x	11'6"
En-suite	2.80	x	1.80	9'2"	x	5'10"
Bedroom 2	4.97	x	3.56	16'3"	x	11'8"
Bedroom 3	4.15	x	4.12	13'7"	x	13'6"
Bedroom 4	4.29	x	3.52	14'0"	x	11'6"
Dressing room	4.19	x	3.08	13'8"	x	10'1"
Bathroom	2.74	x	3.08	8'11"	x	10'1"

SECOND FLOOR

	METRIC			IMPERIAL		
Attic	9.40	x	4.60	30'10"	x	15'1"

GARAGE

	METRIC			IMPERIAL		
Garage	6.04	x	5.95	19'9"	x	19'6"

TOTAL AREA
338 sq m
3,635 sq ft

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Specification

EXTERNAL
A selection of multi red or London stock bricks. Clay tiles or natural slate roofs offer a traditional built home which is fully insulated.

LANDSCAPING
Granite paths with porcelain paved patios. Gardens laid to lawn with planting throughout.

ENERGY EFFICIENCY
Excellent thermal insulation. Discrete solar panels integrated into the roof.

LIGHTING
Energy efficient LED downlights and ceiling pendants.

FLOOR COVERINGS
The ground floor is covered with high quality luxury LVT. Luxury carpets to all other main areas.

KITCHEN
Handmade kitchens with quartz stone worktops. Integrated quality German appliances.

BATHROOMS
Individually designed to maximize space. Luxury sanitaryware by Duravit and Hansgrohe fittings. Heated towel radiators in every bathroom.

HEATING
Central heating is provided by gas fired boilers. Thermostatically controlled underfloor heating set in concrete floors on ground and first floors.

WINDOWS AND DOORS
Bespoke double-glazed energy efficient traditional casement windows. Windows finished to a high standard with a resilient factory finished paint. Bespoke doors by Bereco.

WOODWORK & CORNICING
Traditional timber mouldings for skirting and architrave complemented by decorative plaster cornices.

HOME AUTOMATION & SECURITY
Fibre Optic BT connections. Pre-wired for an Integrated Alarm System with remote monitoring capability.

TUNSGATE

Tunsgate Group are luxury property developers based in Surrey. We create bespoke homes with timeless interiors and pioneering design for opulent living.

Our passion for quality and design underpins all our work. Tunsgate Homes are created with care and expertise, and we are proud of our exceptional attention to detail.

All our developments are bespoke and complement the surrounding environment. We have a commitment to creating sustainable communities and green living.

Our continued success is, ultimately, not just down to the quality of our homes but to the satisfaction of our buyers.

Tunsgate Homes are committed to putting our clients first by building stunning houses in aspirational locations.

www.tunsgatehomes.co.uk

TUNSGATE

FULWOOD PLACE

TUNSGATE

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