

The
Reeds
WOKING





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Introducing The Reeds

ThamesWey Group welcomes you to The Reeds.

This stunning development of two, three and four bedroom homes offers modern living in the heart of the beautiful county of Surrey. Nestled between Woking and West Byfleet, The Reeds is perfectly placed in a peaceful, green setting, surrounded by lush woodland and located alongside the National Trust's picturesque Basingstoke Canal. Woking railway station is also nearby, operating a regular service for direct trains travelling to London Waterloo in as little as twenty seven minutes.

With easy access to the desirable towns and villages nearby, plus good schools and amenities, this family orientated collection of homes allows for both a tranquil lifestyle and a commuter's dream.



About Woking

Woking is surrounded by countryside in every direction: Wheatsheaf Common, Horsell Common, and St John's Lye are just a few local examples of the green and open spaces for walking, cycling and running as well as kid's adventure playgrounds, making it ideal for families, exercise enthusiasts and nature lovers.

The Reeds is in the perfect location to take advantage of the vibrant lifestyle of Woking Town Centre. Here, a huge variety of stores and recreational facilities including the Victoria Palace shopping centre, new Marks and Spencer superstore and the Peacocks centre with a multitude of restaurants, cinemas and theatres can be found. Also nearby is the traditional market town of Guildford with its historic castle and cathedral alongside pedestrianised cobbled streets lined with independent shops and cafes.



Location



- 1 Woking Train Station
- 2 West Byfleet Train Station
- 3 Eastwood Leisure Centre
- 4 Asda Superstore
- 5 Lion Retail Park
- 6 The Marist Catholic Primary School
- 7 West Byfleet Waitrose
- 8 West Byfleet Golf course
- 9 Victoria Place Shopping Centre
- 10 The Bishop David Brown School
- 11 Broadmere Primary Academy
- 12 Greenfield School
- 13 McLaren Park



Travel



From Woking
Station

7 Mins
Guildford

19 Mins
Basingstoke

19 Mins
Clapham
Junction

24 Mins
London
Waterloo

31 Mins
Wimbledon

50 Mins
Kingston
upon thames

52 Mins
Heathrow
Airport

1 Hour
Gatwick
Airport



10 Mins
M25 JCT 11

17 Mins
M3 JCT 3

20 Mins
Guildford

26 Mins
Farnborough

28 Mins
Heathrow
Airport

39 Mins
Kingston upon
Thames

43 Mins
Gatwick
Airport



4 Mins
ASDA
Superstore

9 Mins
Eastwood
Leisure Centre

22 Mins
West Byfleet
Golf Club

25 Mins
The Marist
Catholic
Primary

34 Mins
Woking
Town Centre

34 Mins
West Byfleet
Station

36 Mins
Woking
Station

Travels times are approximate
Source: Google Maps & south western railway

Education

[Broadmere Primary Academy](#)

[St Dunstan's Catholic Primary School](#)

[Maybury Primary School](#)

[New Monument Primary Academy](#)

[Goldsworth Primary School](#)

[The Marist Catholic Primary School](#)

[Kingfield Primary School](#)

[Sythwood Primary School](#)

[West Byfleet Junior School](#)

[New Haw Community Junior School](#)

[Horsell CofE Aided Junior School](#)

[Bishop David Brown Secondary School](#)

[St John the Baptist Catholic Secondary School & Sixth Form](#)

[Woking College](#)

[Brooklands College](#)

[Guildford College and Merrist Wood](#)



The Reeds offers numerous outstanding school options with both Broadmere Primary and Bishop David Brown Secondary being just a short walk away and have been recorded as “Good” schools by OFSTED in their latest reports.



A Thriving Community



Canalside is the eco-conscious new identity of a 74-acre area of Woking now under development, bordered by the Basingstoke Canal to the north, and planned to include a large central park and treelined avenues at its heart.

The Development

Canalside is the eco-conscious new identity of a 74-acre area of Woking now under development, bordered by the Basingstoke Canal to the north and planned to include a large central park and treelined avenues at its heart.

Desirable Homes

Canalside homes will be distinctive by design.

Connected To Nature

A large central heathland is planned to be created to bring open space and nature into the development. This will become the 'green heart' of the community. Landscaped, tree-lined avenues will lead to relaxing walks along the canalside Saturn Trail and the ancient biodiversity of Horsell Common – all within a short stroll. A £26M leisure centre has been opened recently with its 25m pool, sports hall, climate-controlled studios and gym. Outside, there is a floodlit football and grass pitch, tennis and netball courts, well-equipped play areas and multi-purpose games areas.









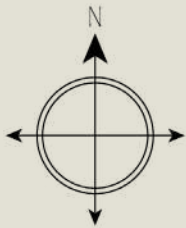


Thamesway reserve the right to amend the above specification & floor plans without prior notification. Any CGI or conceptual imagery is indicative only & subject to change

The Site

House Types

	Damselfly		Bluebell
	Iris		Swan
	Kingfisher		Rosebay
	Violet		Meadowsweet
	Heron		Waterlily
	Moorhen		





A Closer Look

Every home at The Reeds has had attention to detail at the forefront of its design. They have been finished to an exceptional standard and incorporate a contemporary specification that will complement all future trends.



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The homes themselves welcome in the nature surrounding them. The cleverly placed large windows allow ample natural light to immerse your home.



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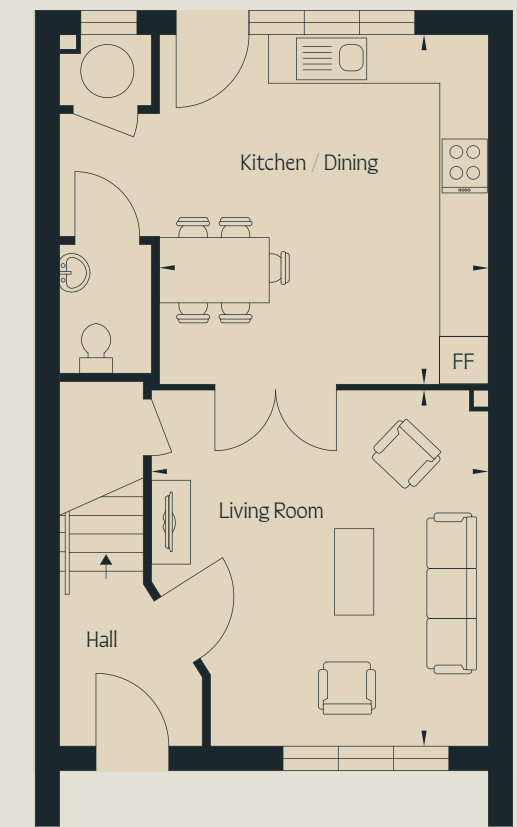
Kingfisher

3 Bedroom
96sqm - 1033sqft

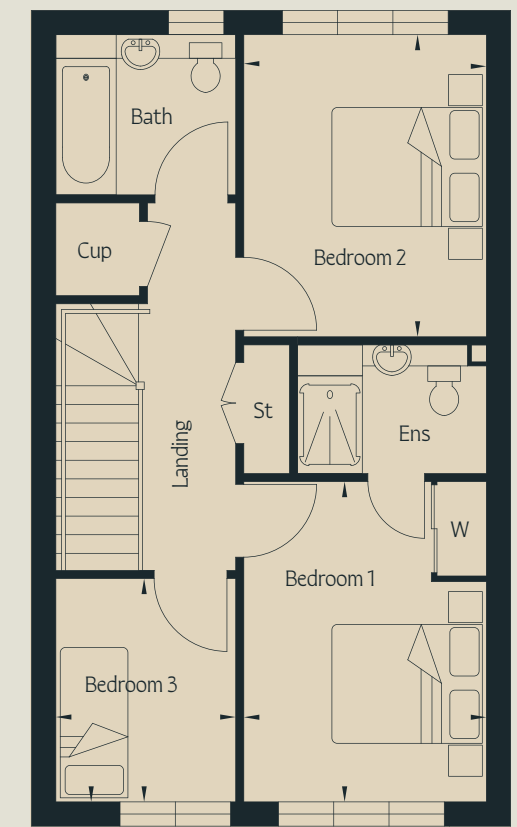
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Measurements

Kitchen/Dining	5.32m x 4.32m	17'5" x 14'2"
Living Room	4.40m x 4.16m	14'5" x 13'7"
Bedroom 1	3.96m x 3.0m	12'11" x 9'5"
Bedroom 2	3.73m x 3.0m	12'2" x 9'10"
Bedroom 3	2.76m x 2.22m	9'0" x 7'3"



Ground Floor



First Floor

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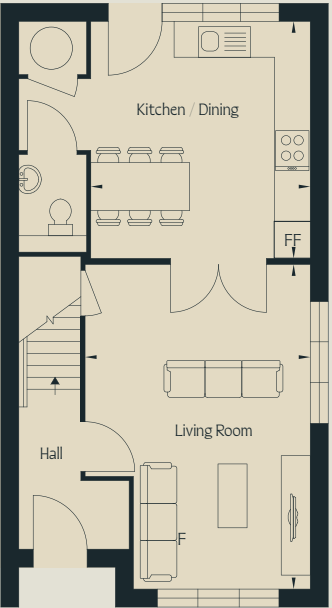


Heron
3 Bedroom
122sqm – 1313sqft

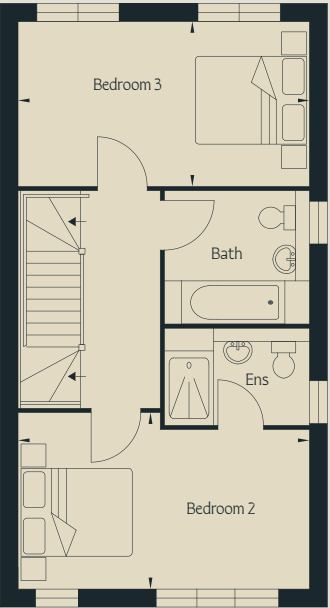
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Measurements

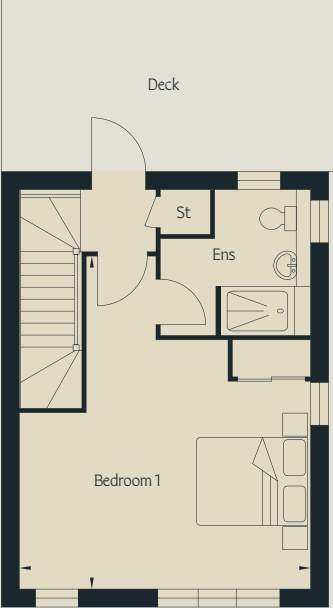
Kitchen/Dining	3.96m x 3.67m	12'11" x 12'0"
Living Room	5.42m x 3.76m	17'9" x 12'4"
Bedroom 1	5.56m x 4.87m	18'2" x 15'11"
Bedroom 2	4.87m x 2.95m	15'11" x 9'8"
Bedroom 3	4.87m x 2.76m	15'11" x 9'0"



Ground Floor



First Floor



Second Floor

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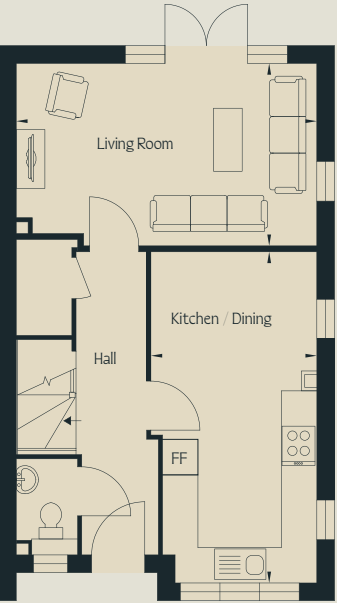
Moorhen

4 Bedroom
113sqm - 1216sqft

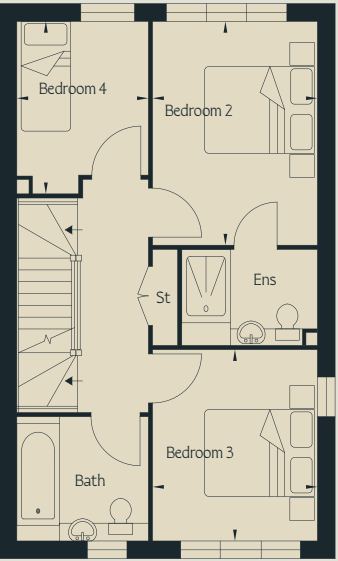
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Measurements

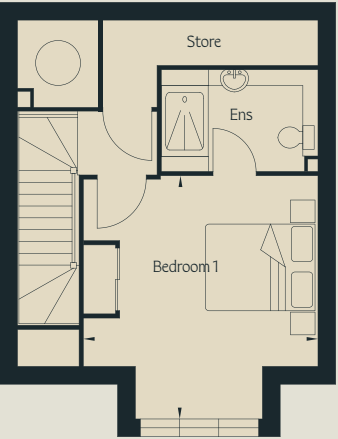
Kitchen/Dining	5.61m x 2.81m	18'4" x 9'2"
Living Room	5.09m x 3.09m	15'11" x 9'0"
Bedroom 1	4.12m x 3.98m	13'6" x 13'0"
Bedroom 2	3.79m x 2.79m	12'5" x 9'1"
Bedroom 3	3.25m x 2.79m	10'7" x 9'1"
Bedroom 4	2.92m x 2.23m	9'6" x 7'3"



Ground Floor



First Floor



Second Floor

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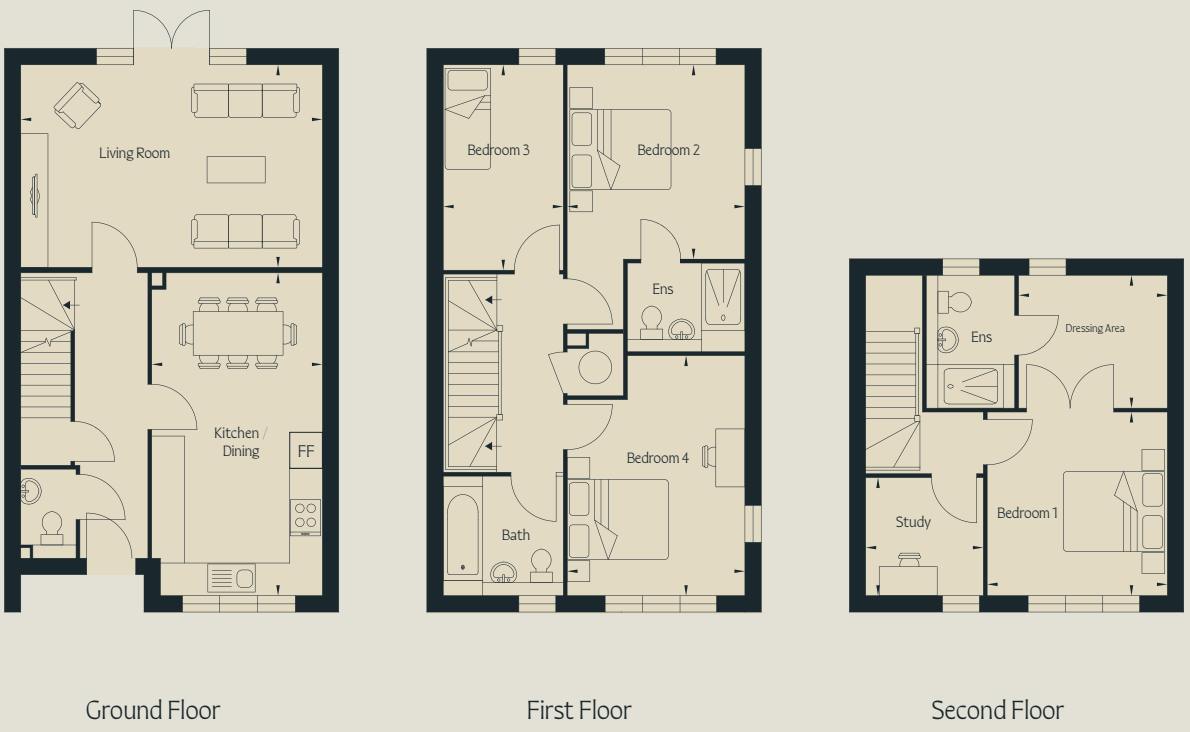


Swan
4 Bedroom
136sqm – 1463sqft

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Measurements

Kitchen/Dining	5.22m x 3.13m	17'1" x 10'3"
Living Room	5.54m x 3.72m	18'2" x 12'2"
Bedroom 1	3.37m x 3.31m	11'0" x 10'10"
Bedroom 2	3.56m x 3.26m	11'8" x 10'8"
Bedroom 3	3.79m x 2.21m	12'5" x 7'3"
Bedroom 4	4.41m x 3.26m	14'5" x 10'8"

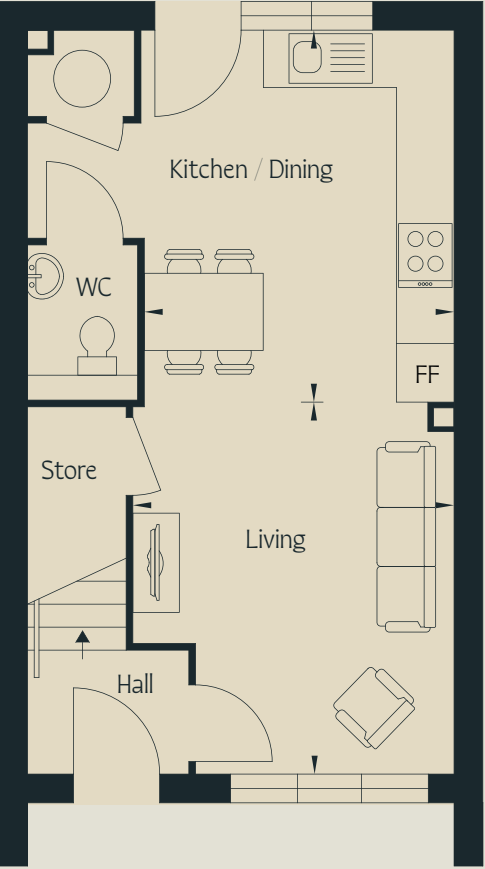


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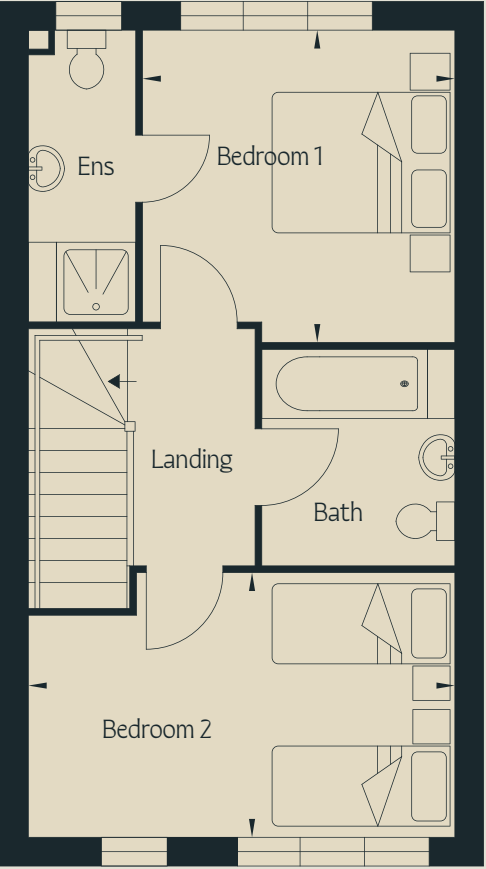


Measurements

Kitchen/Dining	3.88m x 3.20m	12'8" x 10'5"
Living Room	3.88m x 3.35m	12'8" x 10'11"
Bedroom 1	3.25m x 3.25m	10'7" x 10'7"
Bedroom 2	4.41m x 2.74m	14'5" x 8'11"



Ground Floor



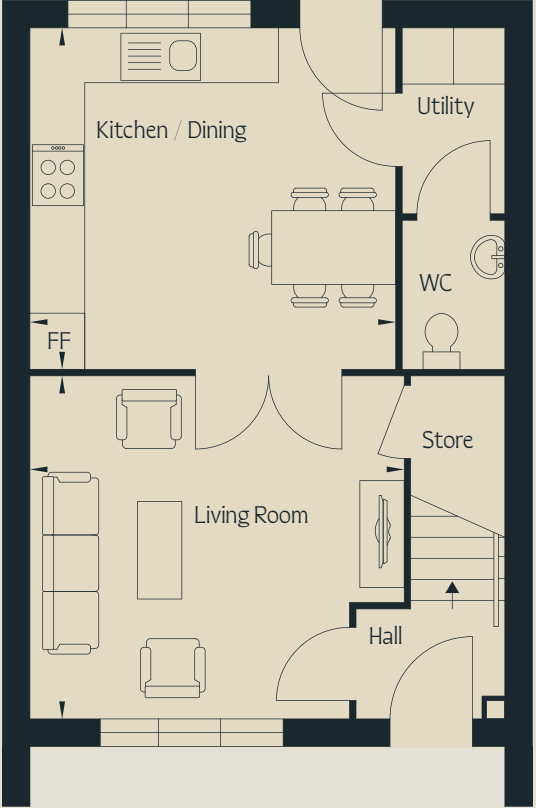
First Floor

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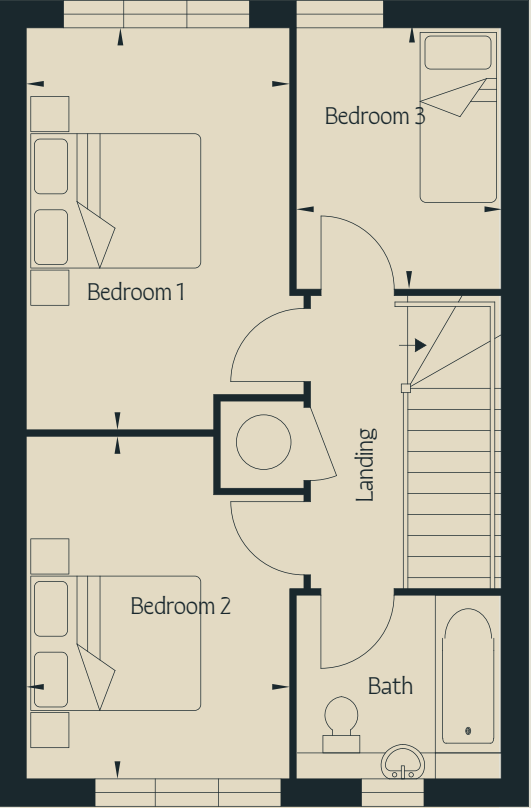


Measurements

Kitchen/Dining	4.0m x 3.73m	13'1" x 12'2"
Living Room	4.09m x 3.75m	13'5" x 12'3"
Bedroom 1	4.39m x 2.88m	14'4" x 9'5"
Bedroom 2	3.75m x 2.88m	12'3" x 9'5"
Bedroom 3	2.86m x 2.24m	9'4" x 7'4"



Ground Floor



First Floor

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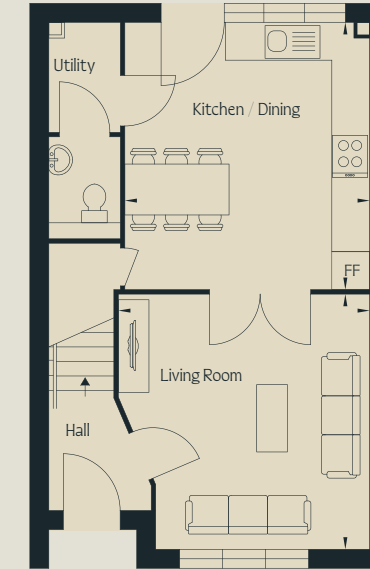
Violet

3 Bedroom
111sqm 1195sqft

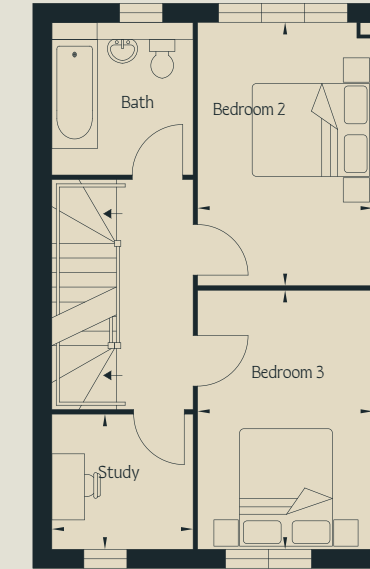
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Measurements

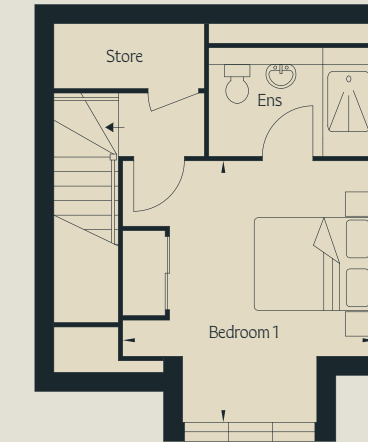
Kitchen/Dining	4.23m x 3.88m	13'10" x 12'8"
Living Room	4.04m x 3.99m	13'3" x 13'1"
Bedroom 1	4.14m x 3.99m	13'6" x 13'1"
Bedroom 2	4.17m x 2.77m	13'8" x 9'1"
Bedroom 3	4.10m x 2.77m	13'5" x 9'1"



Ground Floor



First Floor



Second Floor



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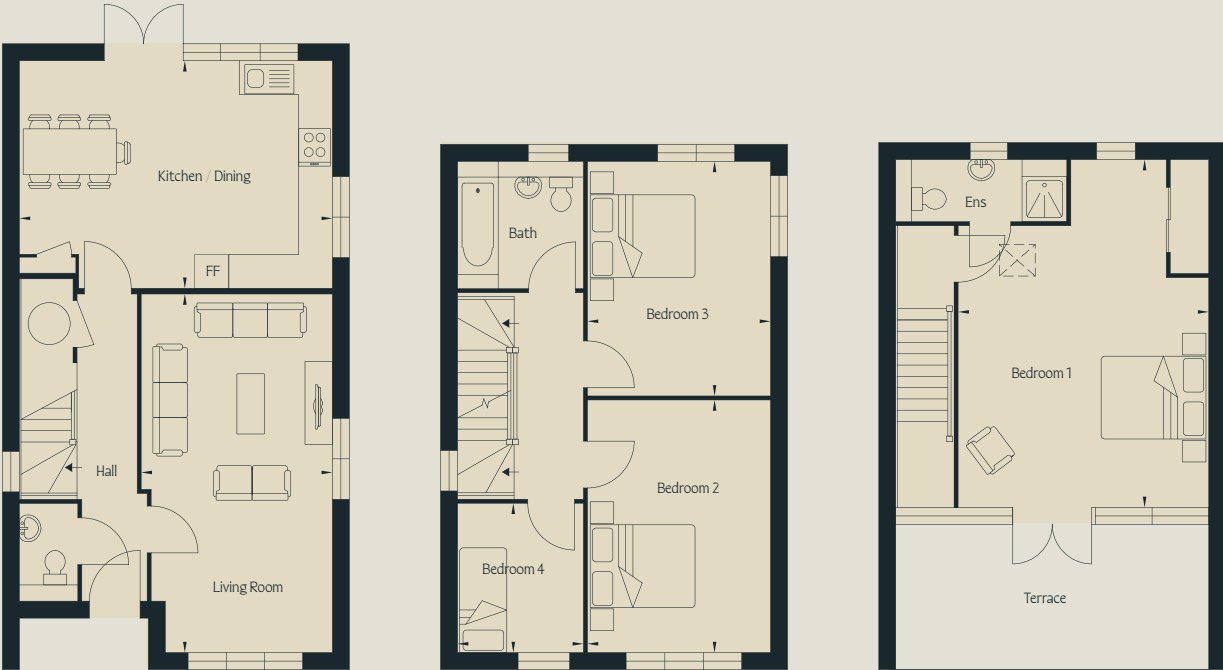
Bluebell

4 Bedroom
136sqm - 1464sqft

CGI generated images are intended for illustrative purposes only

Measurements

Kitchen/Dining	5.55m x 4.03m	18'2" x 13'2"
Living Room	6.36m x 3.39m	20'10" x 11'1"
Bedroom 1	6.17m x 4.44m	20'2" x 14'6"
Bedroom 2	4.48m x 3.25m	14'8" x 10'7"
Bedroom 3	4.14m x 3.25m	13'6" x 10'7"
Bedroom 4	2.65m x 2.24m	8'8" x 7'4"



Ground Floor First Floor Second Floor

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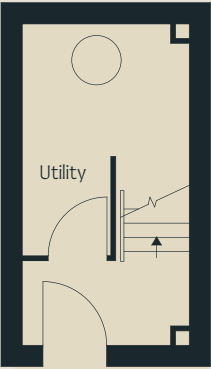
Waterlily

2 Bedroom
75sqm / 807sqft

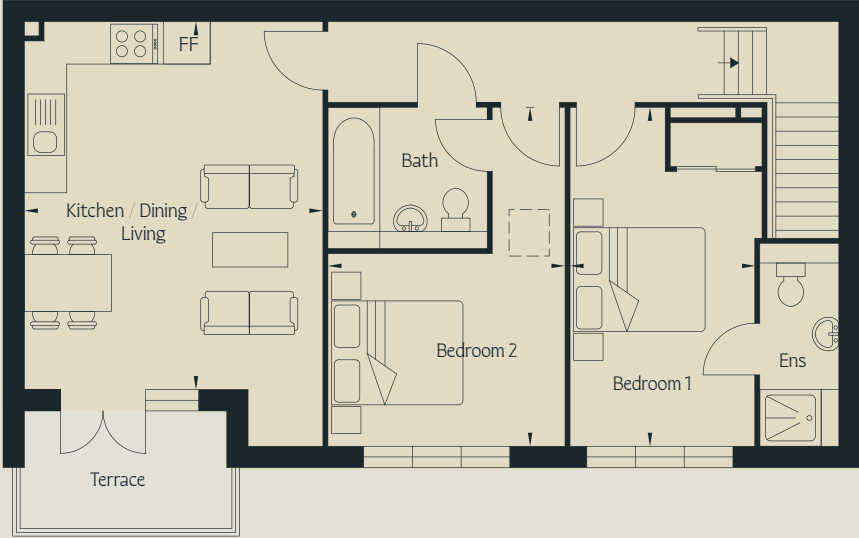
CGI generated images are intended for illustrative purposes only

Measurements

Kitchen/Dining/ living	4.22m x 4.17m	13'10" x 13'8"
Bedroom 1	4.79m x 2.61m	15'8" x 8'6"
Bedroom 2	4.79m x 3.32m	15'8" x 10'10"



Ground Floor



First Floor



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Making a big difference

ThamesWey

Being smart about the way your home uses energy starts with how it is built.

- Professional architects and craftsmen
- Meticulous planning
- The best building practices
- The latest planet-saving technologies

When all the necessary elements are brought together holistically with smart living, energy is saved and running costs reduced.



Contact us

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**More Sustainable. More Liveable. More Intentional.
More Enjoyable. More Smarts!**

Sustainability isn't just a box ticking exercise, it's a fundamental principle that needs thought and attention, and requires a long-term focus. It's also common-sense; if you wish for a community to grow and prosper, it must be nurtured and cared for, with balance at its heart, and this benefits not just individuals, but the local community and the world we all share. ThamesWey was created by Woking Borough Council to design and build sustainable communities, where anyone can find a place to call home, where trade can thrive, and people can prosper.





Seymours

ThamesWey

Towpath Crescent, Sheerwater, Woking, Surrey, GU21 5RR

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Whilst every attempt has been made to ensure the accuracy of these plans and illustrations contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.