



# Chestnut Fields

Woking





# Beautiful homes in a lovely location

Set in leafy surroundings less than 2 miles from the centre of Woking, Chestnut Fields offers a collection of 2, 3 & 4 bedroom homes with open green space and a play area.

Plus, with the welcoming community of Mayford close by, alongside parks, good schools, sports centres and transport links, you could have everything you've been looking for.



# Just right for you and your lifestyle

At Chestnut Fields, you'll find a range of beautifully designed homes, full of light and space, with flexible floorplans to suit you and your lifestyle. The stylish fittings and high quality specifications, with an emphasis on sustainability, are complemented by attractive exteriors, with thoughtful nature-friendly features.



Stock photography

# A breath of fresh air

Green spaces abound in and around Chestnut Fields, with Mayford Meadows Nature Reserve, Willow Way and Chestnut Pond play areas a short stroll away. There are plenty of delightful walks and trails to enjoy, including along the River Hoe, or one of Britain's most beautiful waterways, the Basingstoke Canal. Just a little further afield, explore the Wisley and Ockham Commons, close to the wonderful RHS Wisley.



# Everything you need is nearby

Mayford Village, less than half a mile away, is home to a welcoming family friendly pub, along with a post office and convenience store and a village hall with a range of community activities. Woking Sports Box, a state-of-the-art sports facility is on the doorstep of Chestnut Fields and local schools and sports fields are nearby too. It's all yours to enjoy, conveniently close to home.



# Woking – a wonderful place to call home

Woking has been named one of the UK's best places to live and work for three years running,<sup>\*</sup> and with its wide array of shopping, restaurants, leisure, sports and cultural attractions it's easy to see why. For you, it means you can enjoy being part of this welcoming environment, with its great community spirit, and having easy commutes into London and nearby commercial centres too.

<sup>\*</sup>Annual UK Vitality Index 2023



# Top of the class for education

First class education starts close to home with Barnsbury Primary School and Nursery, as well as Westfield Primary School, both just a short walk away and rated Good by Ofsted.

Hoe Valley secondary is a stone's throw away from Chestnut Fields; it's rated Outstanding and has a brand new Sixth Form. There's also Woking College rated Outstanding and offering one of the top performing sixth forms in the country.



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Local photography



Local photography



# Our commitment to wildlife

We've made a commitment to deliver 10% Biodiversity Net Gain on every Cala Homes (Thames) development. This means that once our work is complete, our developments will have a positive ecological impact.

We've worked with ecologists and wildlife champions including Hampshire Ornithological Society and Hampshire Swifts' to incorporate a number of features to help wildlife thrive on site.

To find out more about Cala Homes urban wildlife strategy please ask a Sales Consultant.

## The plan of action



An average of one swift nesting feature per house and apartment building



Each house and apartment block to have at least one bat roosting feature



Each house and apartment block which has a boundary wall will have at least one invertebrate brick



Hedgehog friendly fencing will be installed where rear garden fences adjoin other gardens or green space



Gardens with a depth of at least 10 meters will include one native sapling tree



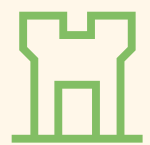
# Places to go



**Eating out** – The Bird in Hand in Mayford is a highly rated, family (and dog!) friendly independent gastropub. In Woking town centre you'll find a wide range of different cuisines to suit all tastes.



**Sports and leisure** – David Lloyd, the Woking Sportsbox and Woking Leisure centre are all within easy reach, as is Sutton Green Golf Club. Pool in the Park is great for swimmers of all ages and skill levels.



**History and heritage** – Explore fascinating heritage trails and guided walks in Woking, or visit Brooklands Museum, FAST at Farnborough for aeronautics or the National Trust's Hatchland Park, with its stately home and family activities. The Lightbox is an award-winning gallery and museum.



Local photography



Local photography



Local photography



Local photography



Local photography



Local photography



**Parks and nature** – Along with a choice of lovely green spaces close to home, enjoy a tranquil walk with water and wildlife around Walsham Lock and Weir, explore the woods at Pyrford Common or the heathlands at Horsell Common.




**Entertainment** – Woking is home to the splendid New Victoria Theatre, which attracts touring shows including the RSC, part of an entertainments complex with the Rhoda McGaw community theatre and a 6-screen cinema.



**Shopping** – There’s plenty to choose from with a Waitrose, Morrisons, M&S, a range of independent shops, retail parks and the Victoria Place shopping centre. For green-fingered enthusiasts there is Edwins Garden Centre. Or take a trip to nearby Guildford with its lovely cobbled High Street.



**Family days out** – For children (and grown-ups), Thorpe Park and Legoland can be easily reached and are great places to burn off some energy. Or for a more leisurely option, the Mizens Miniature Railway is a popular family favourite.

See a detailed view of the area and get directions 



# Getting around



By foot: Hoe Valley Secondary School is on your doorstep, as is Woking Sportsbox for gym and leisure. Mayford Meadows Local Nature Reserve is a short stroll away.



By car: Chestnut Fields is well placed for the A3 and connections to the M25 for all points around and into London, and the national motorway network.



By rail: From Woking station there are regular services into London Waterloo, taking around 25 minutes, and on South Western Rail to Guildford, Winchester and the south coast.

See a detailed view of the area and get directions



# Superbly connected



## On foot

- Barnsbury Primary School and Nursery – 0.1 miles
- Hoe Valley School – 0.3 miles
- Woking Sportsbox – 0.3 miles
- Bird in Hand pub – 0.4 miles
- Mayford Meadow Local Nature reserve – 0.4 miles
- Mayford Post Office/store – 0.5 miles
- David Lloyd – 0.9 miles
- Mayford Village Hall – 0.9 miles
- Chestnut Pond Play Area – 1 mile



## By car

- Pool in the Park/ Woking Leisure Centre – 1.2 miles
- Sutton Green Golf Club – 1.3 miles
- Woking Station – 1.4 miles
- Woking College – 1.7 miles
- The Lightbox – 2 miles
- Victoria Place – 2 miles
- Waitrose – 2.5 miles
- Horsell Common – 3 miles
- Pyrford Common – 3.3 miles
- Mizens Miniature Railway – 3.7 miles
- Walsham Lock & Weir – 5 miles
- Guildford – 6 miles
- RHS Wisley – 9 miles
- Heathrow – 15 miles



## By rail from from Woking train station

- Guildford – 7 minutes
- London Waterloo – 26 minutes
- Reading - 51 minutes

See a detailed view of the area and get directions >

# Chestnut Fields

## The development

	<b>The Laurel</b> 4 Bedroom detached home		<b>The Alder</b> 2 Bedroom terrace home
	<b>The Pecan</b> 4 Bedroom detached home		<b>The Bayberry</b> 2 Bedroom semi-detached/terrace home
	<b>The Rowan</b> 4 Bedroom detached home		<b>Care home</b>
	<b>The Everglade</b> 3 Bedroom detached home		<b>Housing Association</b>
	<b>The Fir</b> 3 Bedroom detached/ semi-detached home		



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our sales consultants prior to reservation. FP: Feeder pillar. BCP: Bin collection point.

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Visit our interactive siteplan for our latest availability 

# Choose the home that's right for you



**The Laurel**  
4 bedroom  
detached home



**The Rowan**  
4 bedroom  
detached home



**The Pecan**  
4 bedroom  
detached home



**The Fir**  
3 bedroom  
semi-detached/  
detached home



**The Everglade**  
3 bedroom  
detached home

[Click here for current availability and prices](#)





**The Bayberry**  
2 bedroom semi-detached/  
terraced home



**The Alder**  
2 bedroom  
terraced home



[Click here for current availability and prices](#) >





Photography from a previous Cala development

# Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.

If you need adaptations to make your home more accessible (for example a fire alarm for the deaf or hard of hearing), we can install these for you subject to build stage. There is no installation fee, just a charge (at cost) for the product.

[Click here to find out more about our Accessibility Features](#)



[Click here to view the full specification](#)





This image includes upgrades at an additional cost



Photography of Audley Chase

# What our customers say

“ We wanted a new build. Our previous house needed substantial work doing over the time we were living there and always felt like an ongoing process, so we wanted to leave that behind and find somewhere new, homely and ready.

Our Cala Home was perfect. We lifted and shifted our furniture in and we were ready to

start living. Being able to choose finishes in areas like the bathroom and kitchen from the outset meant that we felt like we were moving into a newbuild with our own style.”

The Staceyfounds,  
Purchasers at St Peter's Quarter

See more customer stories, reviews and ratings





Photography from a previous Cala development



Stock photography

# Why buy new

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

What's more, you're buying a complete blank canvas on which to stamp your own individual style. Your new home is covered by an NHBC or similar industry-regulated insurance scheme covering the structural integrity of your new home from years three to 10. The first two years of the warranty is provided by us.

This means we take responsibility for fixing any quality issues during this period after you move in. We also provide you a 24-hour response service for emergency calls. We take personal pride in our customer service.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



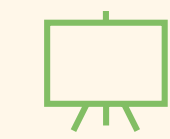
Less maintenance



Energy efficient



A chain free move



A blank canvas

[Click here to find out more about the top reasons to buy new](#)



# Cala Homes

Cala Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset - our people - and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

Cala is built on the foundation values of passion, quality, delivery and respect. Click on the arrows below to find out more about Cala Homes.



Our values >



Aspirational homes >



First class customer service >



Quality design and build >



Investment in our people >



Photography from a previous Cala development



# Sustainability the Cala way

Cala has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 50 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to Cala.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.

As part of our sustainability journey we are aiming to reduce our paper usage by 90% across the company, including the customer journey, which is why we are aiming for online only brochures at our developments.



Find out more about our sustainability journey here





# Welcome to your new home

Chestnut Fields,  
Egley Road,  
Woking, GU22 0BB

[Click here to arrange your viewing](#)



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