



Kingsmoor Park

Woking

An exclusive development of 1, 2 & 3 bedroom apartments and 2, 3 & 4 bedroom homes



Join the Kier way of living


As part of Kier Group PLC, Kier Living specialises in new homes construction. We apply our vast experience and technical expertise to every aspect of development - from carefully selecting locations where people want to live, through sensitive planning and design, to complex, high quality construction.

We take great pride in improving and transforming areas. Working closely with local planners, we ensure that each new development we build blends in sympathetically with its surroundings, bringing positive change to new communities with a genuine sense of place.

Each Kier Living development is thoughtfully designed to include the careful creation of open spaces, landscaping, and feature uniquely designed exteriors and street scenes to create attractive living environments.

With careful attention to detail, we combine high quality materials, modern construction methods and a superb internal specification to create award-winning new homes.

Buying a new home is exciting and we very much hope you purchase your new home here and enjoy the new community we have created. We want this to be *your home, your location.*



Chris King Managing Director
Kier Living - Central Region



your home

Kingsmoor Park's superb range of 2, 3 and 4 bedroom homes offer the ultimate in modern convenience and lifestyle. With attractive contemporary styling on the outside, they boast high specification on the inside, including integrated appliances, oak finished internal doors with chrome furniture, fitted wardrobes and en-suites to master bedrooms to name but a few. Every property has been created with care and imagination.

The same amount of careful thought has been put into the development itself with a mix of house styles set amongst beautiful landscaping designed for variety and harmony. There are a number of green public areas so that Kingsmoor Park feels spacious with a village-like sense of community. For the discerning homebuyer this development has everything required for a truly delightful living environment.

your location

Kingsmoor Park is in a prime location, situated in the Westfield area of Woking, with superb commuter links via the M25 and M3 as well as to Heathrow and Gatwick airports. Best of all for London commuters, Woking station provides a frequent service into Waterloo that takes less than half an hour. Woking itself is a thriving place boasting Surrey's largest covered shopping destination, with no less than 2 theatres and 6 cinemas, plus great nightlife along the Chertsey Road.

With an excellent choice of primary and secondary schools, as well as the nearby University of Surrey, Kingsmoor Park is perfect for growing families. Equally appealing are the many outdoor leisure opportunities available in the surrounding country parks, commons and heathlands. It's also well worth exploring the Basingstoke Canal and Wey Navigation. All in all, this is a location with so much to discover and enjoy.

Kingsmoor Park

1 & 2 BEDROOM APARTMENTS

 **Tudor House**
Plots 192-207


 **Stuart House**
Plots 223-230

Please refer to separate
Apartment Brochure

 Social Homes - Rented


2 BEDROOM HOMES

 **The James**
(70 sq mtr - 759 sq ft)
Plots 252, 253, 254

 **The Henry**
(74 sq mtr - 807 sq ft)
Plots 289, 290, 291, 292,
293, 294

3 BEDROOM HOMES


 **The Phillip**
(84 sq mtr - 911 sq ft)
Plots 235, 236


 **The Harold**
(87 sq mtr - 932 sq ft)
Plots 237, 238, 242, 243,
248, 249


 **The Albert**
(88 sq mtr - 948 sq ft)
Plots 239, 240, 241, 244,
245, 246, 247, 250, 251,
272, 273, 278, 279

 **The William**
(106 sq mtr - 1142 sq ft)
Plots 231, 232, 233, 234

4 BEDROOM HOMES

 **The George**
(108 sq mtr - 1163 sq ft)
Plots 122, 123, 124, 264, 265, 266,
267, 268, 269, 270, 271, 274, 275,
276, 277, 280, 281, 282, 283, 284,
285, 286, 287, 288, 295,

 **The Victoria**
(114 sq mtr - 1237 sq ft)
Plots 261, 262, 263

 **The Elizabeth**
(122 sq mtr - 1315 sq ft)
Plots 116, 117, 118, 119, 120, 121,
255, 256, 257, 258, 259, 260

Kingsmoor Park Apartments

■ Stuart House

Plots 223 - 230

1 BEDROOM APARTMENTS

The Kendall - 52.5 sq mtr 565 sq ft

Plots 226, 229

2 BEDROOM APARTMENTS

The Breton - 65 sq mtr 699 sq ft

Plots 223, 225, 228

The Milbourne - 73.6 sq mtr 792 sq ft

Plots 224, 227, 230

■ Tudor House

Plots 192 - 207

3 BEDROOM APARTMENTS

The Empson - 84.2 sq mtr 906 sq ft

Plots 193, 196, 199, 200, 202, 205

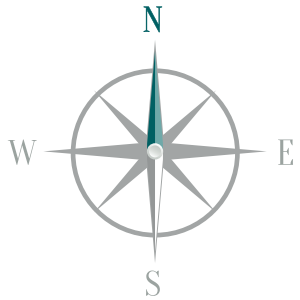
The Ashley - 88.2 sq mtr 949 sq ft

Plots 192, 195, 198, 201, 203, 206

The Berkeley - 91.4 sq mtr 984 sq ft

Plots 194, 197, 204, 207

development layout

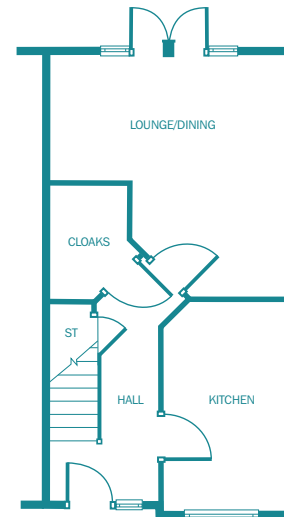


The development layout is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries.



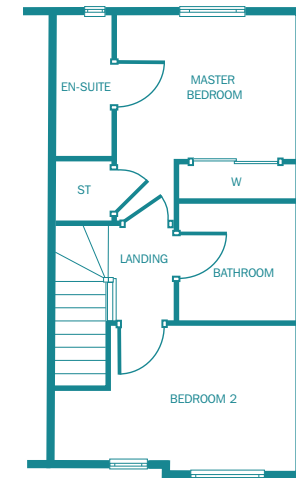
The James 2 bedroom home - 70 sq mtr 759 sq ft

Plots 252, 253, 254



GROUND FLOOR

Lounge/Dining	4.77m (max) x 4.39m 15' 8" (max) x 15' 5"
Kitchen	3.59m x 2.24m 11' 9" x 7' 4"
Cloaks	2.18m x 1.40m 7' 2" x 4' 7"



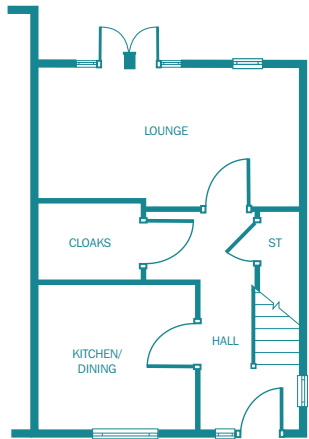
FIRST FLOOR

Master Bedroom	3.58m x 3.42m 11' 9" x 11' 2"
En-Suite	4.79m x 2.26m 11' 8" x 7' 5"
Bedroom 2	4.79m x 2.26m 11' 8" x 7' 5"
Bathroom	2.22m x 2.01m 7' 3" x 6' 7"

The James housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpets sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.

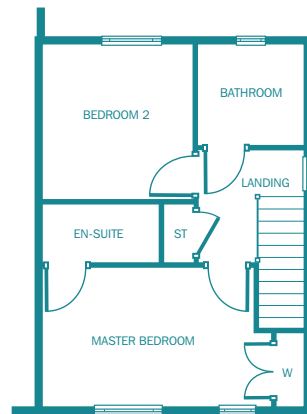
The Henry 2 bedroom home - 74 sq mtr 807 sq ft

Plots 289, 290, 291, 292, 293, 294



GROUND FLOOR

Lounge	2.75m (max) x 5.20m 9' 0" (max) x 17' 0"
Kitchen/Dining	2.87m x 3.10m 9' 5" x 10' 2"
Cloaks	1.47m x 1.76m 4' 10" x 5' 9"



FIRST FLOOR

Master Bedroom	2.74m x 4.52m 9' 0" x 14' 10"
En-Suite	1.14m x 2.30m 3' 9" x 7' 6"
Bedroom 2	3.08m x 3.00m 10' 1" x 9' 10"
Bathroom	1.98m x 2.08m 6' 6" x 6' 10"

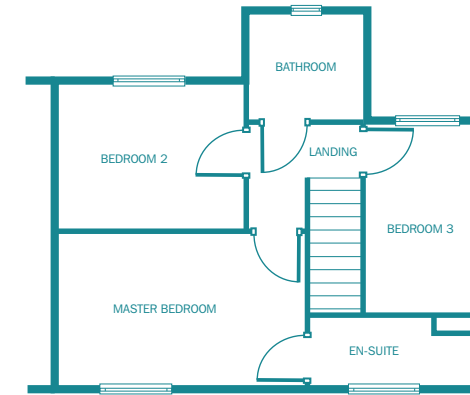


The Henry housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpets sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



The Phillip 3 bedroom home - 84 sq mtr 911 sq ft

Plots 235, 236



GROUND FLOOR

- Lounge/Dining **5.45m x 3.08m**
17' 10" x 10' 1"
- Kitchen **1.96m x 4.73m**
6' 5" x 15' 6"
- Cloaks **1.87m x 2.05m**
6' 1" x 6' 9"

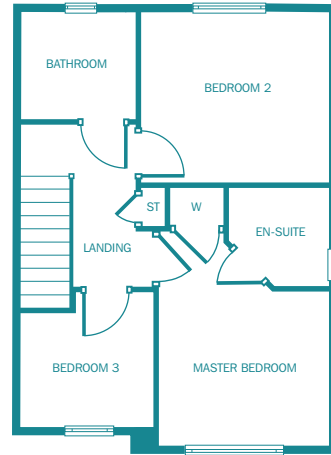
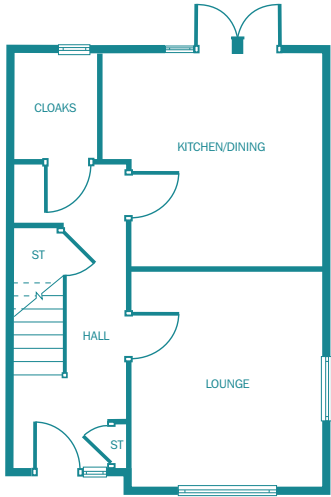
FIRST FLOOR

- Master Bedroom **2.73m x 4.45m**
9' x 14' 7"
- En-Suite **1.19m x 2.98m**
3' 11" x 9' 9"
- Bedroom 2 **2.60m x 3.32m**
8' 6" x 10' 11"
- Bedroom 3 **3.42m x 1.96m**
11' 2" x 6' 5"
- Bathroom **1.87m x 2.05m**
6' 1" x 6' 9"

The Phillip housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpets sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.

The Harold 3 bedroom home - 87 sq mtr 932 sq ft

Plots 237, 238, 242, 243, 248, 249



GROUND FLOOR

Lounge	3.46m x 3.89m 11' 4" x 12' 9"
Kitchen/Dining	3.99m (max) x 3.85m 13' 1" (max) x 12' 8"
Cloaks	1.85m x 1.5m 6' 1" x 4' 11"

FIRST FLOOR

Master Bedroom	3.90m (max) x 3.08m 12' 9" (max) x 10' 1"
En-Suite	1.77m x 1.80m 5' 10" x 5' 11"
Bedroom 2	3.08m x 3.40m 10' 1" x 11' 2"
Bedroom 3	2.43m (max) x 2.40m 8' (max) x 7' 10"
Bathroom	1.93m x 2.08m 6' 4" x 6' 10"

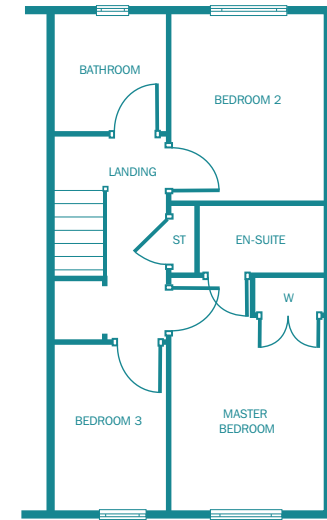
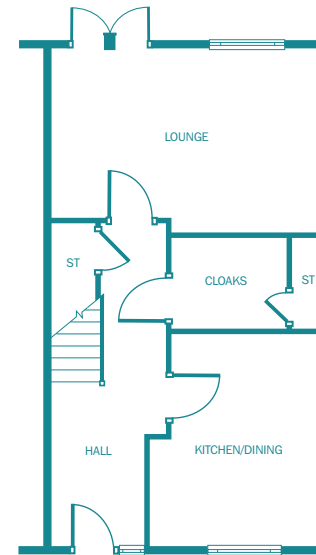


The Harold housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpets sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



The Albert 3 bedroom home - 88 sq mtr 948 sq ft

Plots 239, 240, 241, 244, 245, 246, 247, 250, 251, 272, 273, 278, 279



GROUND FLOOR

Lounge	3.31m (max) x 4.90m 10' 10" (max) x 16' 1"
Kitchen/Dining	3.10m (max) x 3.80m 10' 2" (max) x 12' 5"
Cloaks	1.62m x 2.08m 5' 4" x 6' 10"

FIRST FLOOR

Master Bedroom	4.20m (max) x 2.75m 13' 9" (max) x 9'
En-Suite	1.18m x 2.23m 3' 10" x 7' 4"
Bedroom 2	3.38m x 2.75m 11' 1" x 9'
Bedroom 3	2.97m x 2.03m 9' 9" x 6' 8"
Bathroom	2.10m x 2.03m 6' 11" x 6' 8"

The Albert housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpets sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.

The William 3 bedroom home - 106 sq mtr 1142 sq ft

Plots 231, 232, 233, 234



GROUND FLOOR

- Lounge **4.9m x 2.72m**
16' 0" x 8' 11"
- Kitchen/Dining **3.73m x 3.13m (max)**
12' 2" x 10' 3" (max)
- Cloaks **1.77m x 1.48m**
5' 9" x 4' 10"

SECOND FLOOR

- Master Bedroom **4.57m (max) x 3.42m (max)**
14' 11" (max) x 11' 2" (max)
- En-Suite **1.93m (max) x 1.36m (max)**
6' 4" (max) x 4' 5" (max)

FIRST FLOOR

- Bedroom 2 **4.9m x 2.38m**
16' 0" x 7' 9"
- Bedroom 3 **4.9m x 2.56m (max)**
16' 0" x 8' 4" (max)
- Bathroom **2.08m x 1.95m**
6' 9" x 6' 4"

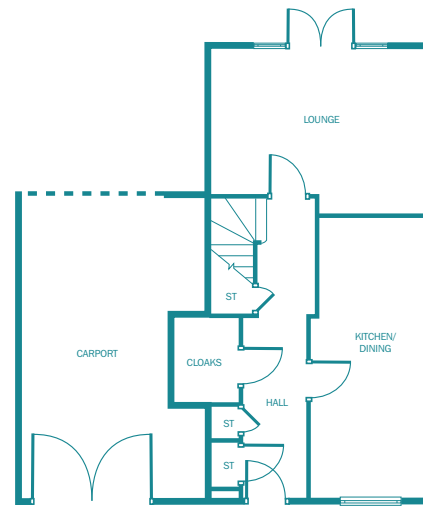


The William housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpets sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



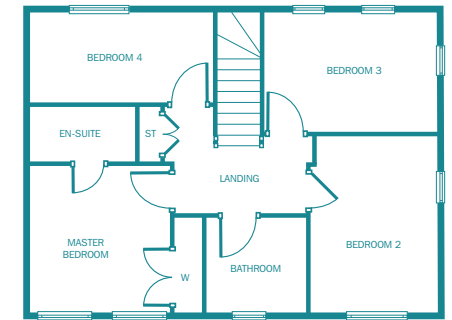
The George 4 bedroom home - 108 sq mtr 1163 sq ft

Plots 122, 123, 124, 264, 265, 266, 267, 268, 269, 270, 271, 274, 275, 276, 277, 280, 281, 282, 283, 284, 285, 286, 287, 288, 295,



GROUND FLOOR

Lounge	3.61m x 4.80m 11' 10" x 15' 9"
Kitchen/Dining	6.14m x 2.60m (max) 20' 2" x 8' 6" (max)
Cloaks	1.82m x 1.37m 6' x 4' 6"



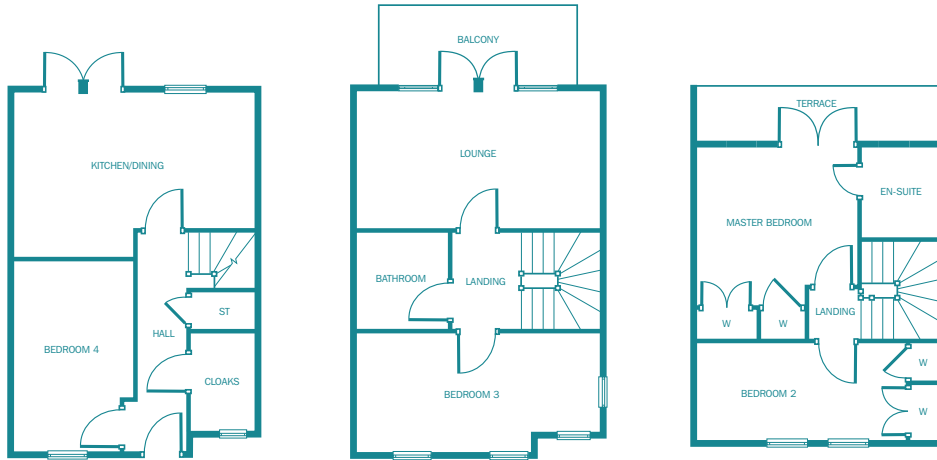
FIRST FLOOR

Master Bedroom	3.22m x 3.06m 10' 7" x 10'
En-Suite	1.16m x 2.30m 3' 10" x 7' 7"
Bedroom 2	3.19m x 2.75m 10' 6" x 9'
Bedroom 3	2.59m x 3.78m 8' 6" x 12' 5"
Bedroom 4	1.97m x 4.00m 6' 6" x 13' 1"
Bathroom	2.08m x 2.18m 6' 10" x 7' 2"

The George housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpets sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.

The Victoria 4 bedroom home - 114 sq mtr 1237 sq ft

Plots 261, 262, 263



GROUND FLOOR

- Kitchen/Dining **3.59m (max) x 5.30m**
11' 9" (max) x 17' 5"
- Bedroom 4 **4.16m x 2.63m**
13' 8" x 8' 7"
- Cloaks **2.04m x 1.38m**
6' 8" x 4' 6"

SECOND FLOOR

- Master Bedroom **3.18m (max) x 3.54m**
10' 5" (max) x 11' 7"
- En-Suite **1.68m x 1.63m**
5' 6" x 5' 4"
- Bedroom 2 **2.13m x 4.58m**
7' x 15'

FIRST FLOOR

- Lounge **2.98m x 5.30m**
9' 9" x 17' 5"
- Bedroom 3 **2.58m (max) x 5.30m**
8' 6" (max) x 17' 5"
- Bathroom **2.10m x 1.74m**
6' 10" x 5' 8"



The Victoria housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpets sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



The Elizabeth 4 bedroom home - 122 sq mtr 1315 sq ft

Plots 116, 117, 118, 119, 120, 121, 255, 256, 257, 258, 259, 260



GROUND FLOOR

Kitchen/Dining Family Room **3.32m (max) x 8.50m**
 10' 11" (max) x 27' 11"

Cloaks **1.85m x 1.75m**
 6' 1" x 5' 9"

SECOND FLOOR

Master Bedroom **3.39m x 2.83m**
 11' 2" x 9' 3"

En-Suite **2.23m x 1.93m**
 7' 4" x 6' 4"

Bedroom 2 **2.68m (max) x 4.43m**
 8' 9" (max) x 14' 6"

FIRST FLOOR

Lounge **2.93m x 5.15m**
 9' 7" x 16' 11"

Bedroom 3 **3.33m x 2.83m**
 10' 11" x 9' 3"

Bedroom 4 **2.03m x 2.83m**
 6' 8" x 9' 3"

Bathroom **1.96m x 2.20m**
 6' 5" x 7' 3"

The Elizabeth housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpets sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.

Your specification

External Features

- Double glazed PVCu windows
- Steel front door with security lock and chrome effect furniture
- PVCu rear glazed door with security lock - subject to plot
- Door numerals
- Door bell
- Outside light to front
- Paving slabs to patio
- Block paved driveways
- Outside tap to rear of property
- Turf to front and rear garden
- 1.8m larch lap fencing panels to rear gardens
- Photovoltaic panels

Internal Features

- Ceilings skimmed throughout finished in white emulsion
- All woodwork including stairs, spindles and handrail in white gloss finish
- Brilliant white emulsion to all internal walls
- Oak finish internal doors with chrome furniture
- Fitted wardrobes to master bedroom
- *TV points to lounge and master bedroom
- *BT telephone points to lounge and master bedroom
- Smoke detectors (mains powered)

Kitchen Features

- Choice of fitted kitchen** and worksurfaces - subject to build stage
- Kitchen sink one and a half stainless steel or single round bowl and single round drainer (subject to plot)
- Stainless steel electric double oven, gas hob and stainless steel/glass cooker hood
- Plumbing for washing machine
- Chrome downlighters to 4 bedroom homes
- Chrome track lights to 2 and 3 bedroom homes
- Integrated dishwasher and fridge freezer

Bathroom/Cloakroom Features

- Choice of wall tiles - subject to build stage
- Shower to bathroom or en-suite
- Extractor fan to cloakroom, bathroom and en-suite
- Shaver point to bathroom or en-suite - subject to plot
- All sanitaryware white
- Chrome downlighters to bathroom and en-suite for 4 bedroom homes
- Flush fitting lights to bathroom and chrome downlighters to en-suite for 2 and 3 bedroom homes
- Chrome ladder heated towel rail to bathroom and en-suite

Upgraded Specification Items

Only available on Plots 116-121 and 255-263:

- Wardrobes to Bedroom 2
- Upgraded choice of kitchen cupboards and worksurfaces (subject to build stage)
- Upgraded Porcelanosa kitchen tile choices (subject to build stage)
- Glass screen to bath
- Full height tiling to three walls and half height to basin/wc wall in bathroom
- Full height tiling to shower cubicle and half height tiling to other walls
- Floor coverings:
 - Kitchen/dining – Porcelanosa ceramic floor tiles
 - Bathroom – Porcelanosa ceramic floor tiles
 - Ensuite – Porcelanosa ceramic floor tiles
 - Cloakroom – Porcelanosa ceramic floor tiles
- Pre-wired for satellite and BT infinity
- Chrome down lighters to kitchens, bathrooms, en-suites and cloakrooms

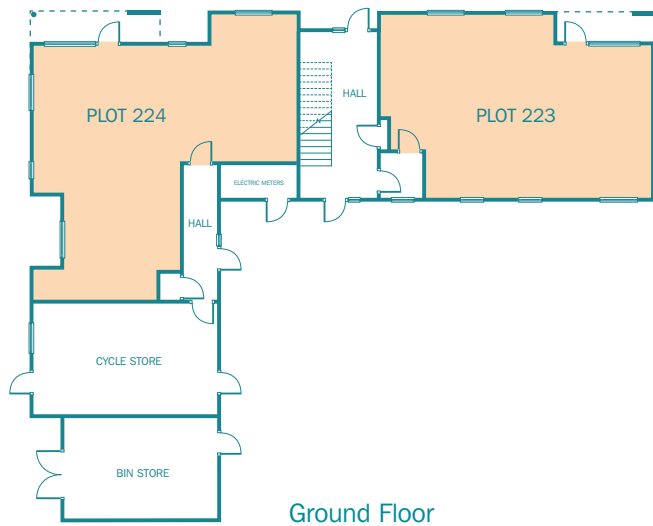
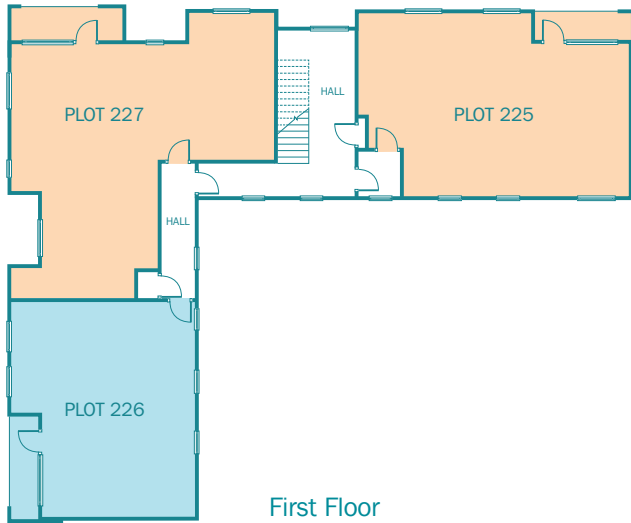
Please confirm all details with the Development Sales Advisor at point of purchase. Specifications are correct at the time of printing. We reserve the right to change or substitute alternative items of the same quality. This specification is only for general guidance and we recommend that you inspect the full specification prior to reservation. *Please note TV and telephone points only are provided, purchaser to arrange own connections, including extensions. A TV aerial is not provided.

**See the Development Sales Advisor for plot specific kitchen layout. †Subject to build stage. Photographs show typical Kier Living Central properties taken from previous developments

 **Stuart House** Plots 223-230



■ *Stuart House* Footprints



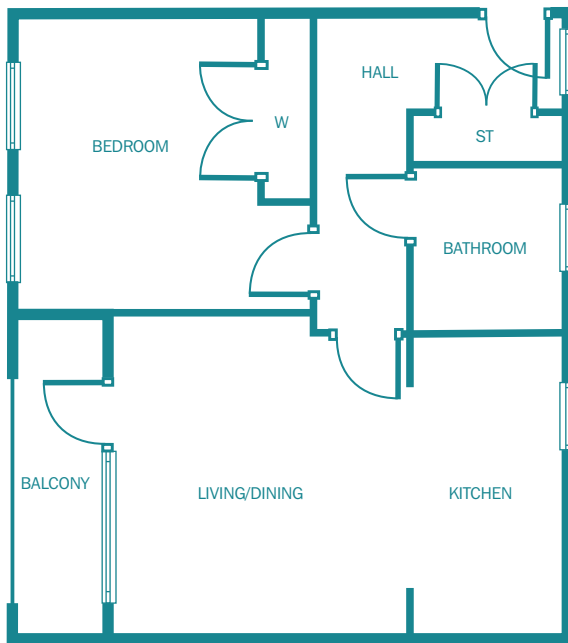
- 1 bedroom apartments
- 2 bedroom apartments

■ *Stuart House* Floorplans

The Kendall - 52.5 sq mtr 565 sq ft

1 Bedroom Apartment

Plots 226, 229



Living/Dining/
Kitchen **4.17m (max) x 5.91m**
13' 8" (max) x 19' 5"

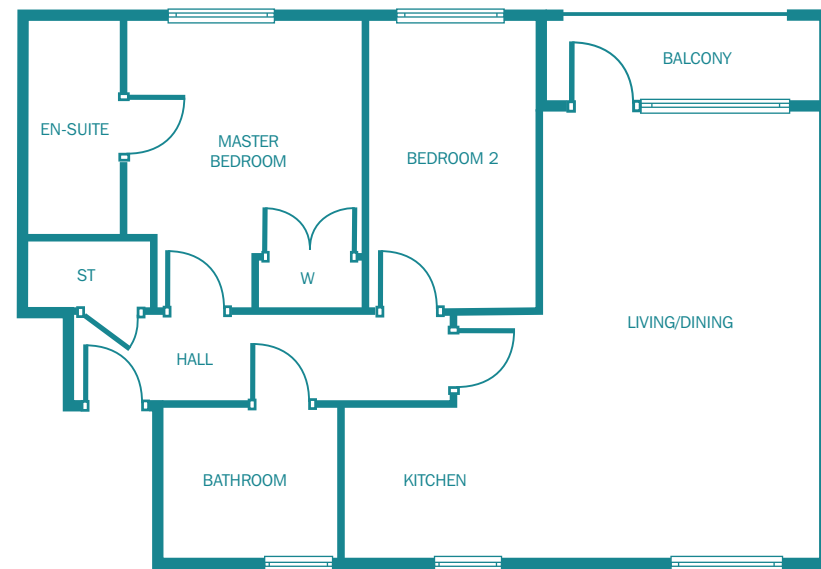
Bedroom **3.80m x 3.78m**
12' 6" x 12' 5"

Bathroom **2.10m x 1.94m**
6' 11" x 6' 4"

The Breton - 65 sq mtr 699 sq ft

2 Bedroom Apartment

Plots 223, 225, 228



Living/Dining/
Kitchen **5.91m (max) x 6.28m (max)**
19' 5" (max) x 20' 7" (max)

Master
Bedroom **3.78m (max) x 3.08m**
12' 5" (max) x 10' 1"

En-Suite **2.81m x 1.20m**
9' 3" x 3' 11"

Bedroom 2 **3.78m x 2.18m**
12' 5" x 7' 2"

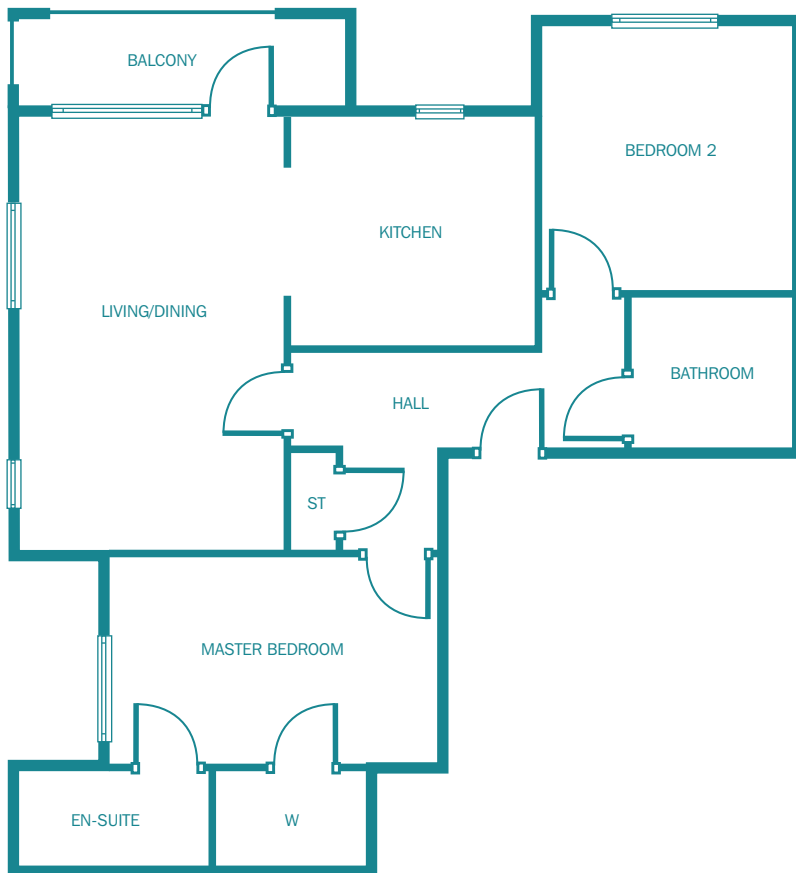
Bathroom **1.97m x 2.10m**
6' 6" x 6' 11"

■ *Stuart House* Floorplans

The Milbourne - 73.6 sq mtr 792 sq ft

2 Bedroom Apartment

Plots 224, 227, 230



Living/Dining **5.69m x 3.47m**
18' 8" x 11' 4"

Kitchen **3.00m x 3.23m**
9' 10" x 10' 7"

Master Bedroom **4.29m x 2.71m**
14' 1" x 8' 10"

En-Suite **2.48m x 1.23m**
8' 2" x 4' 0"

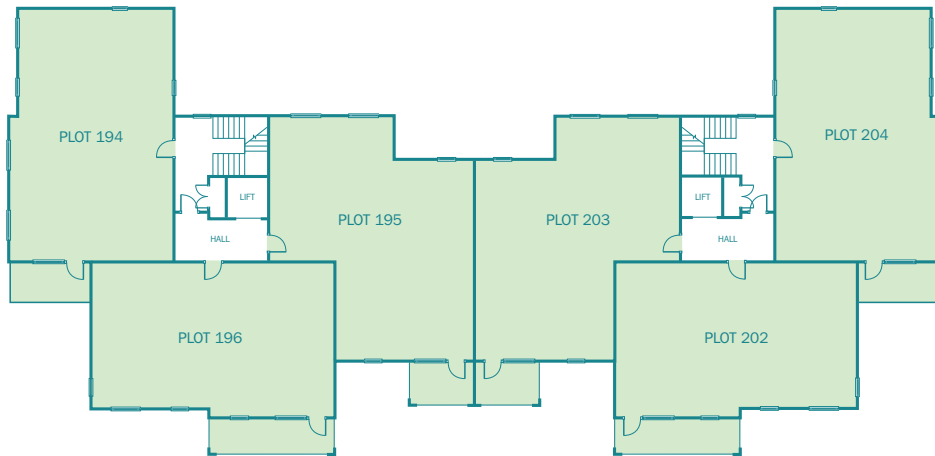
Bedroom 2 **3.46m x 3.26m**
11' 4" x 10' 8"

Bathroom **2.10m x 1.94m**
6' 10" x 6' 4"

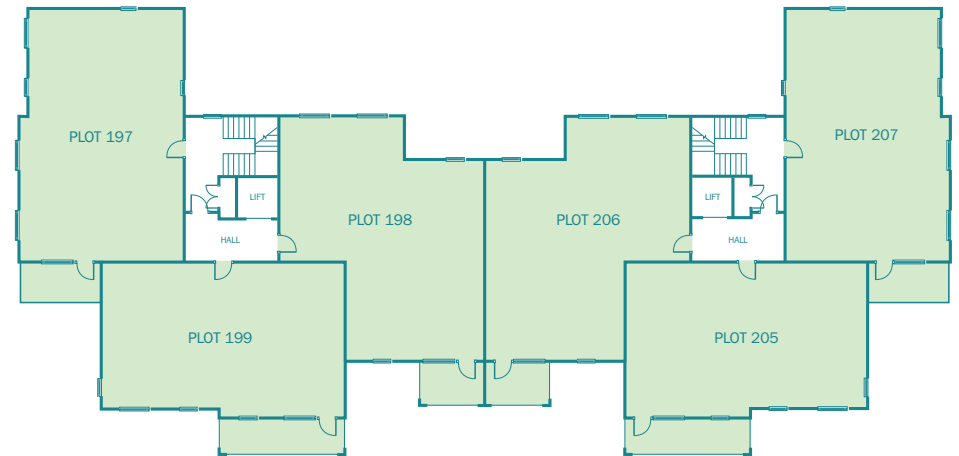
■ *Tudor House* Apartments Plots 192-207



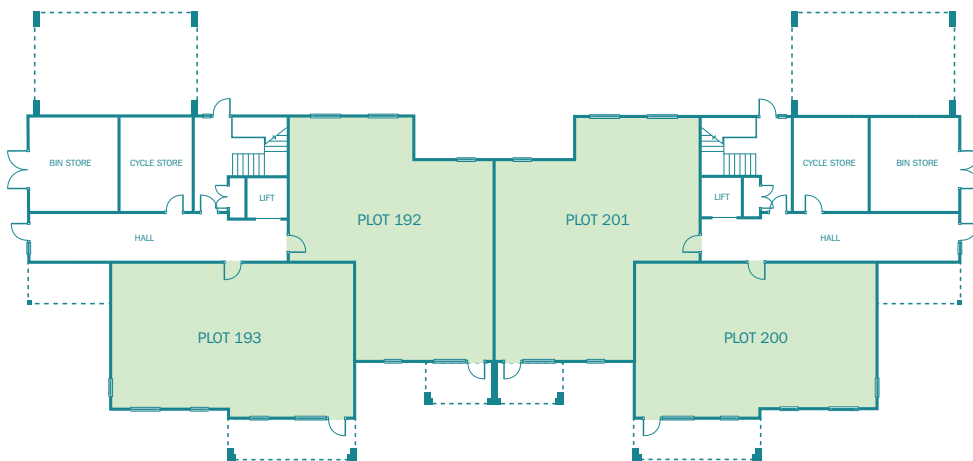
Tudor House Footprints



First Floor



Second Floor



Ground Floor

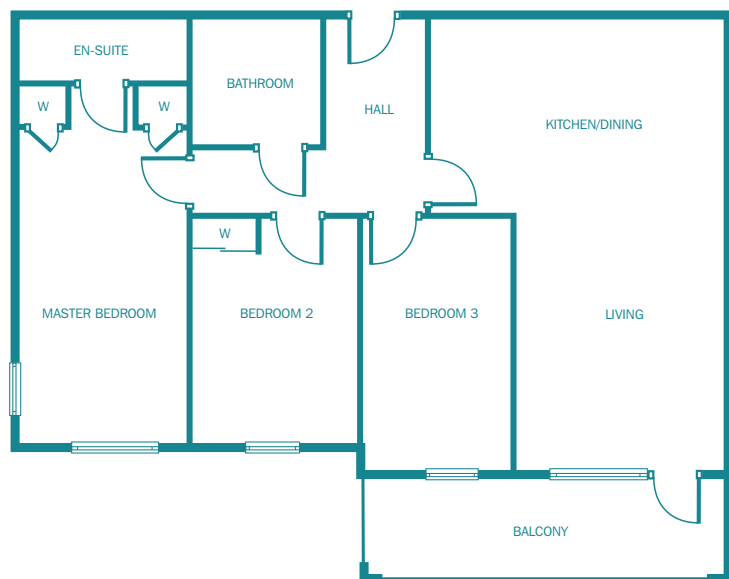
■ 3 bedroom apartments

Tudor House Floorplans

The Empson - 84.2 sq mtr 906 sq ft

3 Bedroom Apartment

Plots 193, 196, 199, 200, 202, 205

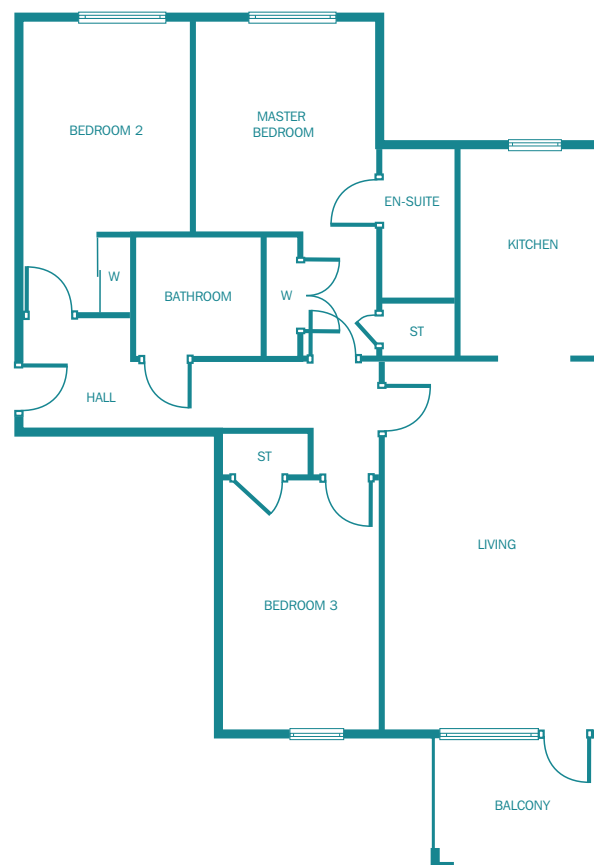


Living/Kitchen/ Dining	7.45m x 4.82m (max) 24' 5" x 15' 10" (max)	Bedroom 2	3.70m x 2.71m 12' 2" x 8' 11"
Master Bedroom	5.88m (max) x 2.75m 19' 3" (max) x 9' 0"	Bedroom 3	4.15m x 2.40m 13' 7" x 7' 10"
En-Suite	0.99m x 2.75m 3' 3" x 9' 10"	Bathroom	2.10m x 2.10m 6' 11" x 6' 11"

The Ashley - 88.2 sq mtr 949 sq ft

3 Bedroom Apartment

Plots 192, 195, 198, 201, 203, 206



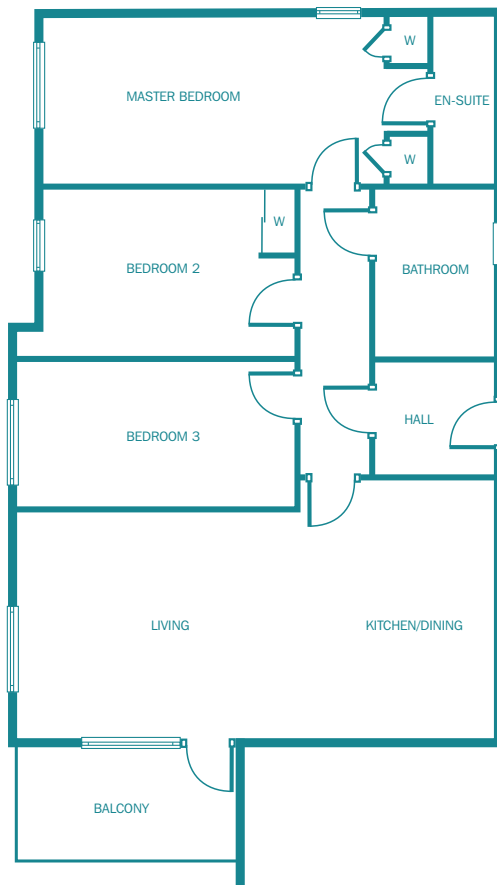
Living	6.10m x 3.65m 20' 0" x 12' 0"
Kitchen	3.42m x 2.40m 11' 3" x 7' 10"
Master Bedroom	5.5m (max) x 2.96m 18' 0" (max) x 9' 8"
En-Suite	2.40m x 1.18m 7' 10" x 3' 10"
Bedroom 2	4.78m (max) x 2.74m 15' 8" (max) x 9' 0"
Bathroom	1.95m x 2.05m 6' 1" x 6' 9"

Tudor House Floorplans

The Berkeley - 91.4 sq mtr 984 sq ft

3 Bedroom Apartment

Plots 194, 197, 204, 207



Living/Kitchen/
Dining

4.22m (max) x 7.87m
13' 10" (max) x 25' 10"

Master
Bedroom

2.74m x 6.34m (max)
8' 12" x 20' 10" (max)

En-Suite

2.78m x 0.99m
9' 1" x 3' 3"

Bedroom 2

2.73m x 4.12m
8' 11" x 13' 6"

Bedroom 3

2.36m x 4.56m
7' 9" x 14' 11"

Bathroom

2.72m x 1.96m
8' 11" x 6' 5"

Your specification

External Features

- Audio door entry system
- Allocated parking spaces
- Double glazed PVCu windows
- Dekodor oak finished front door with security locks and chrome effect furniture
- Door numerals
- Postal boxes in communal area

Internal Features

- Ceilings skimmed throughout and finished in white emulsion
- Brilliant white emulsion to all internal walls
- All woodwork in white gloss finish
- Oak finished internal doors
- Fitted wardrobes to master bedroom
- *TV points to lounge and master bedroom
- *BT telephone points to lounge and master bedroom
- Prewired for satellite & BT Infinity
- Smoke detectors (mains powered)

Central Heating

- Gas fired central heating and hot water system
- All radiators have thermostatic radiator valves except room where the thermostat is located

Kitchen Features

- Choice of fitted kitchen** and worksurfaces – subject to build stage
- Stainless steel double oven, hob and extractor hood
- Opaque glass splashback to hob
- Stainless steel sink with monobloc mixer tap
- Integrated dishwasher, washer/dryer and fridge freezer
- Chrome track light

Bathroom/En-suite Features

- All sanitaryware white
- Shower mixer taps to bathrooms – subject to plot
- En-suites with electric shower – subject to plot
- Choice of Porcelanosa wall tiles – subject to build stage
- Flush fitting lights to bathrooms and chrome downlighters to en-suites
- Extractor fan
- Shaver socket to bathroom and en-suite
- Chrome ladder heated towel rails to bathroom and en-suite

Additional specification items included in Plots 192-207:

- Wardrobes to bedroom 2
- Upgraded choice of kitchen cupboards - subject to build stage
- Choice of granite worksurfaces to kitchen
- Stainless steel sink, bowl and a half with monobloc mixer tap
- Villeroy Boch sanitaryware
- Mounted shower bar over bath with glass screen
- Full height Porcelanosa wall tiles to three walls in bathroom
- Ceramic Porcelanosa floor tiles to kitchens
- Ceramic Porcelanosa floor tiles to bathrooms
- Ceramic Porcelanosa floor tiles to en-suites
- Chrome downlighters to kitchens, bathrooms and en-suites

All our homes come with a 10 year LABC home warranty and 2 year Customer Service support

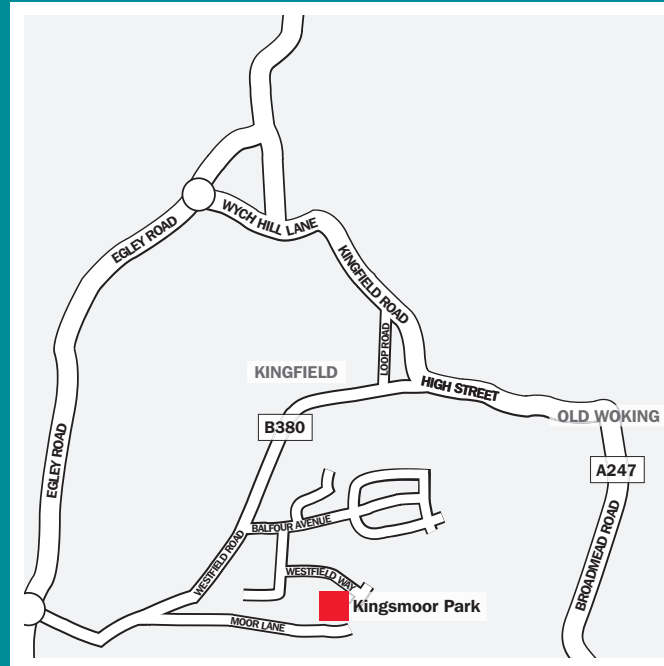




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