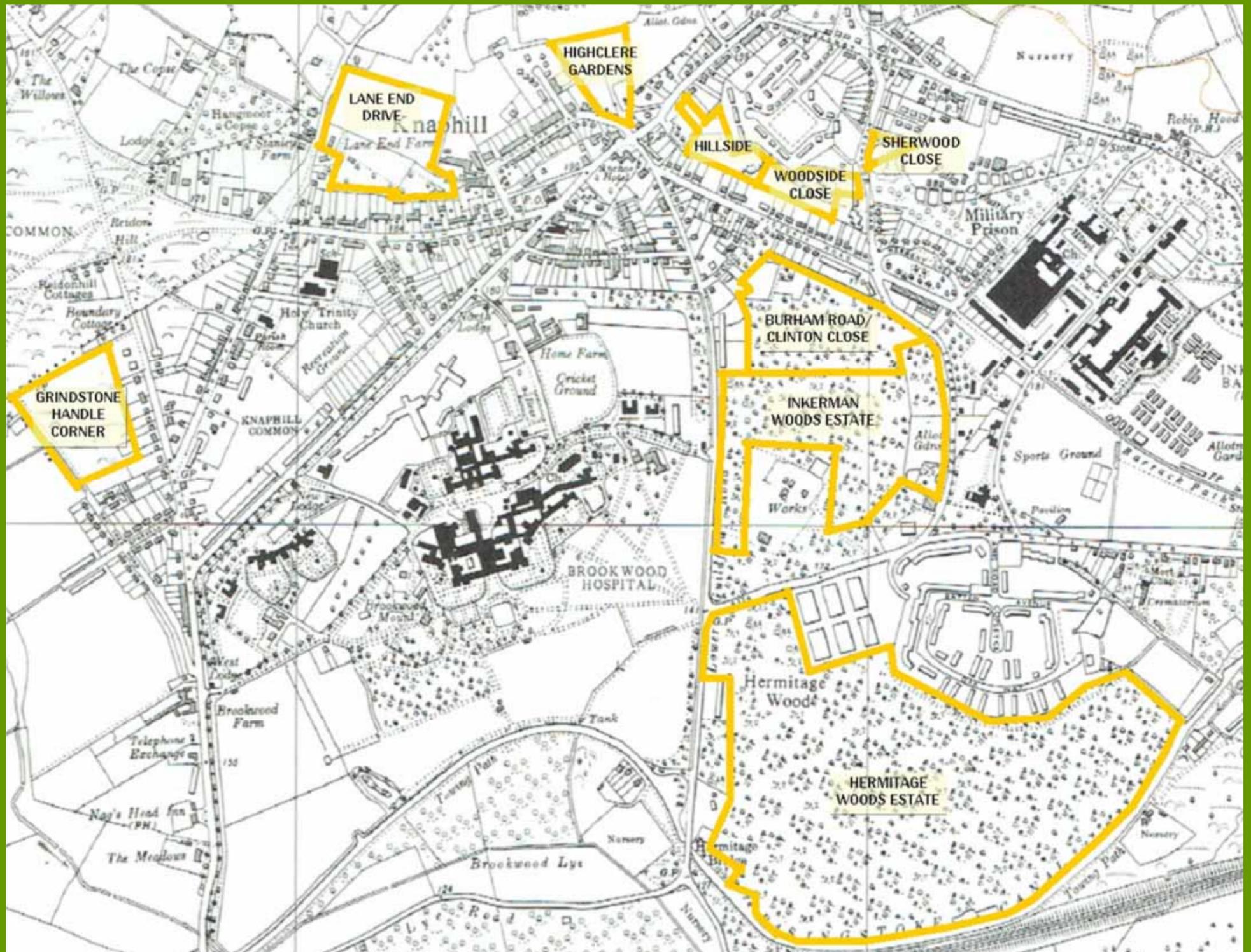


# THE WOODLAND ESTATES OF WEST WOKING

Iain Wakeford 2017



I mentioned last week Walter Deakin's development at Connaught Crescent in Brookwood and noted that during the late 1950's and early 60's his firm was busy building other estates in and around Woking. One of those was the 'Highclere Garden Estate' at Knaphill, given planning permission by Woking Council in March 1958 for fifty-five dwellings - one of the first major private estates to be built at that time in Knaphill.

Until then most of the post-war private developments had been quite small scale, such as the seventeen houses of Hillside Close (so named in September 1955), but gradually other tracts of land came to the attention of developers and, as I said last week, Knaphill gradually started to merge with the neighbouring St Johns. Part of that infill was in the former brick yards off Beechwood Road, where Sherwood Close and Woodside Close were built by R H Dance Ltd..

In some cases development went against the wishes of the local authority, such as the 'Lane End Estate' off Chobham Road which had initially been refused by Woking Council, only to

be overturned by the Ministry of Housing and Local Government. The best the council could get out of the development by E. Cheeseman & Sons was some land at the entrance to the estate dedicated for road widening and improvements.

On the other side of Chobham Road the council did stop the development of Stanley Farm at that time, but off the Bagshot Road the pre-war

The poor Ordnance Survey couldn't keep up with the developments in Woking, with the new six inch map already out of date before it was published in 1961.

development of Oak Tree Road and Sparvell Road (for the workers at Brookwood Hospital), gave developers the ideal opportunity to argue that development of what was called the 'Grindstone Handle Corner Estate' should be considered 'in-fill' and so in the early 1960's





The Highclere Garden Estate, built by W Deakin & Co.

Grindstone Crescent, Oak Tree Close and the continuation of Oak Tree Road were built (the Council agreeing the new road names in May of 1960).

Although, as we saw last week, Classic Homes Ltd were unsuccessful in building on the woods at Sheets Heath, they did manage to get permission for an estate off Inkerman Road in Knaphill - building Burnham Road, Burnham Close and Clinton Close.

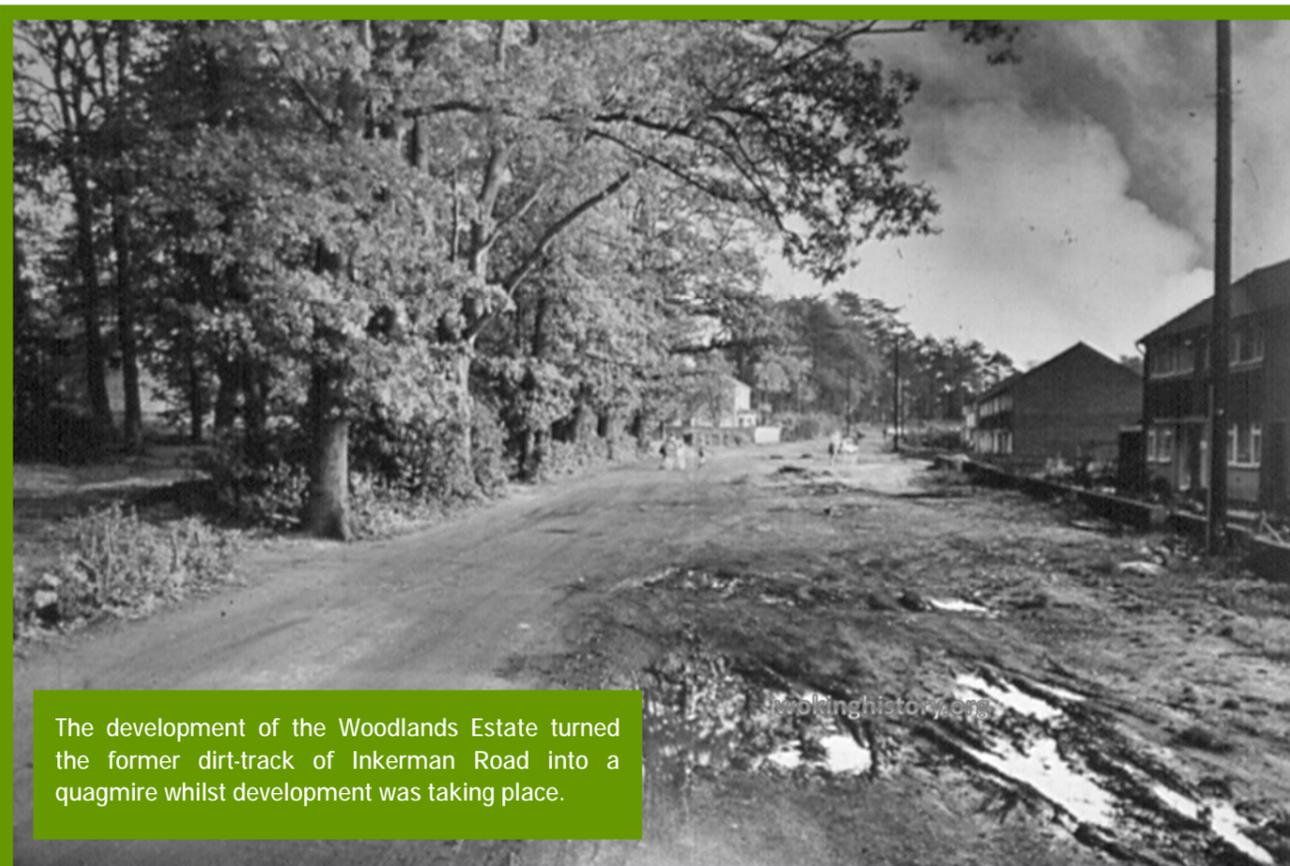
That estate, of course, soon merged with the new Woodlands Estate (Northwood Avenue, Southwood Avenue, etc), between Inkerman Road and the Lower Guildford Road, which in turn linked up across Hermitage Road with the new Hermitage Woods Estate developed by A & J Waite & Co Ltd, of New Malden.

Like the Inkerman Wood Estate, Wait's too favoured 'wooden' names for their roads, although at one stage Woking Urban District Council were looking to give at least one of the roads a historical connection with the estate's past, when they suggested 'Percival Road' - after the family that last lived in the Hermitage House before its demolition in the 1930's.

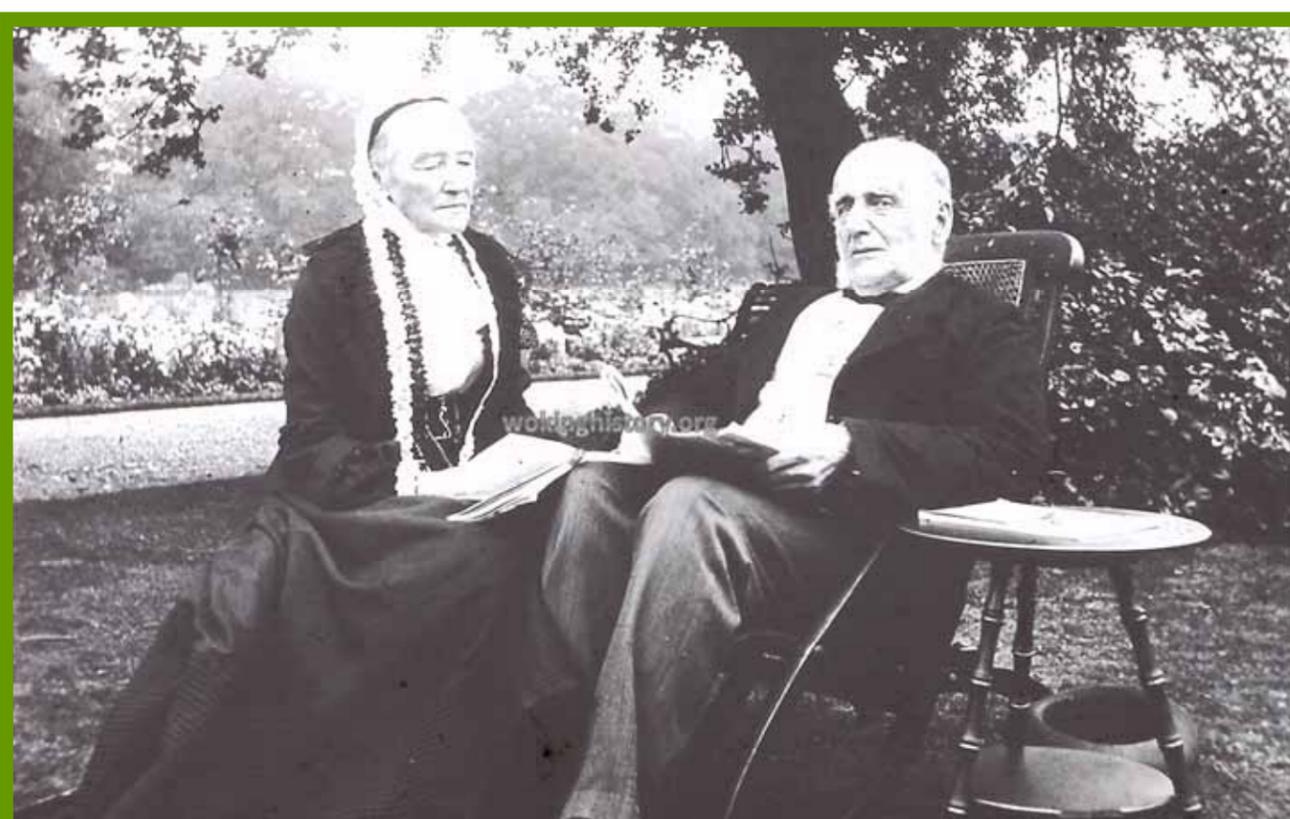
Sadly, despite being advised by the council the reason for the name, the residents of the road formed a petition against it, and in December 1958 the council agreed to the alternative name of Hermitage Woods Crescent.

Lower down Hermitage Hill in the early 1960's the 'Temple Bar Estate' of Lansdown Close was built, whilst on the other side of St Johns new developments were replacing the large houses and gardens off St Johns Road and St Johns Hill Road.

The suggested name, Percival Road, was not liked by the residents, despite its historical connection with the old Hermitage House, and was changed in December 1958 to Hermitage Woods Crescent.



The development of the Woodlands Estate turned the former dirt-track of Inkerman Road into a quagmire whilst development was taking place.



# THE HERMITAGE WOODS ESTATE

FROM A CONTEMPORARY BROCHURE PRODUCED BY A J WAIT & Co Ltd

An A. J. WAIT Project

## HERMITAGE WOODS ESTATE ST. JOHN'S, WOKING



**RAILWAY STATION** WOKING (Waterloo 27 minutes) about 2½ miles distant. Quarterly Season Ticket £12/16/6.

**BUS ROUTES** (Only about 10 minutes from Woking Station.) Nos. 34, 34A, 34B, from Woking Station to Knaphill, Bagshot, Camberley, etc., also serving Guildford. No. 48A from Woking Car Park to Knaphill, Bagshot, Camberley, also serving Chertsey. The Estate is within 7 minutes' walk of these Bus Routes.

**SHOPS** A parade of Shops is situated adjacent to the Bus Stop and a site is reserved for ADDITIONAL SHOPS on the Estate.

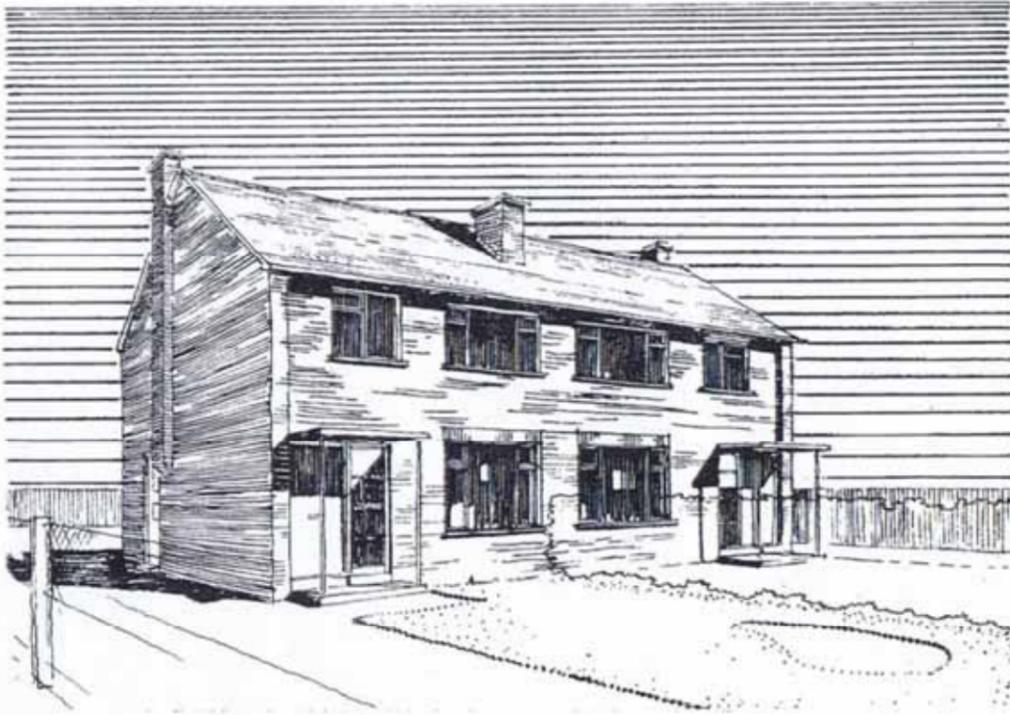
**SCHOOLS** St. John's Primary School is about ¼ mile distant and Knaphill Primary and Secondary Schools are approximately 1 mile away, all being served by buses. There are sites reserved for TWO NEW SCHOOLS on the Estate. In addition, Woking Grammar Schools can be reached by bus, and several excellent Private Schools are situated in the Woking area.

**DETACHED, SEMI-DETACHED HOUSES and BUNGALOWS  
HOUSES for SALE at prices from £2,595 to £2,990 FREEHOLD  
BUNGALOWS from £2,550**

**Builders :**  
A. J. WAIT & Co., Ltd.  
WELLINGTON CRESCENT, NEW MALDEN  
SURREY  
Tel. Malden 0081 (10 lines)

**Sole Selling Agents :**  
MANN & Co. and EWBANK & Co.  
Chartered Surveyors  
WEST SURREY HOUSE  
19 COMMERCIAL ROAD, WOKING  
Tel. Woking 3800 (6 lines)

THE WELLINGTON



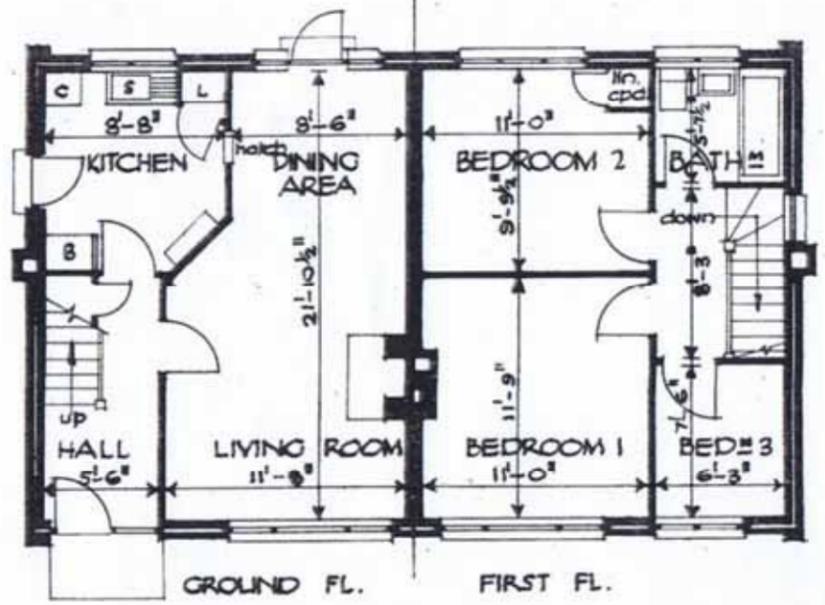
SEMI-DETACHED HOUSE

PRICE £2,595 FREEHOLD

<p><b>Accommodation</b> 3 Bedrooms, Bathroom and W.C. Approx. 22 ft. Lounge/Dining Room with Serving Hatch. Entrance Hall. Kitchen.</p>	<p><b>Mortgage Terms</b> 25 Years Period. 6% Interest. DEPOSIT: £260. REPAYMENTS: £15-5-7 per month.</p>
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For FLOOR PLAN see over

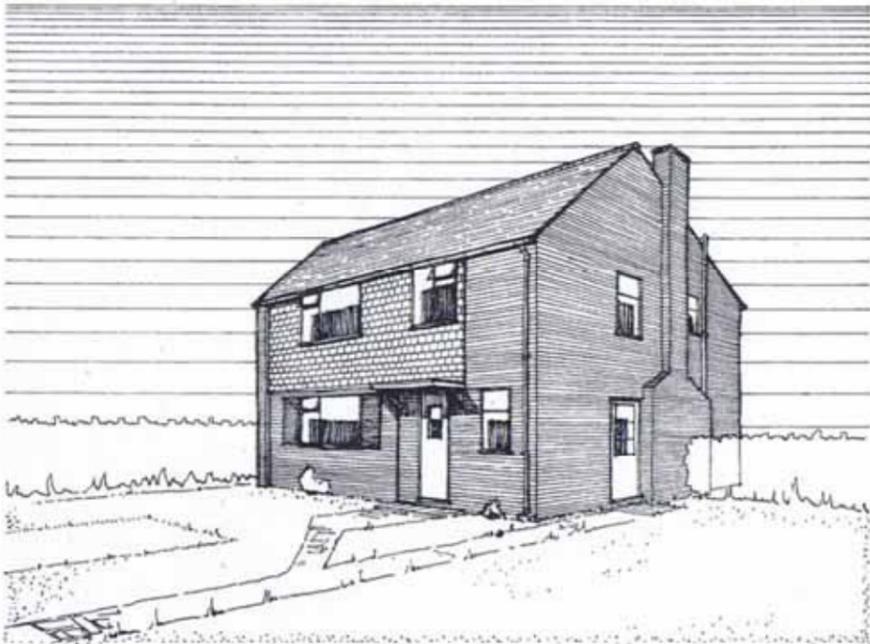
THE WELLINGTON



EXTERNAL TREATMENT — BRICKS AND TILING

Type	Flank Walls	Front/Rear Panel Walls	Front Panel Tile Hanging	Front Panel Spa Render	Roof Tiles
A	Sandfaced	Tuscan	—	—	Red
A/1	Golden	Sandfaced	—	—	Brown
A/2	Tuscan	Sandfaced	—	—	Antique
B	Sandfaced	Golden	Brown	—	Red
B/1	Golden	Sandfaced	Antique	—	Brown
B/2	Tuscan	Sandfaced	Red	—	Antique
C	Sandfaced	Tuscan	—	Red & White	Red
C/1	Golden	Sandfaced	—	White	Brown
C/2	Tuscan	Sandfaced	—	Black & White	Antique

THE CONTOUR



DETACHED HOUSE

PRICE £2,990 FREEHOLD

<p><b>Accommodation</b> 3 Bedroom, Bathroom, Separate W.C. Approx. 20 ft. Lounge/Dining Room with Serving Hatch. Entrance Hall. Kitchen.</p>	<p><b>Mortgage Terms</b> 25 Years Period. 6% Interest. DEPOSIT: £300. REPAYMENTS: £17-12-0 per month.</p>
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For FLOOR PLAN see over

THE CONTOUR



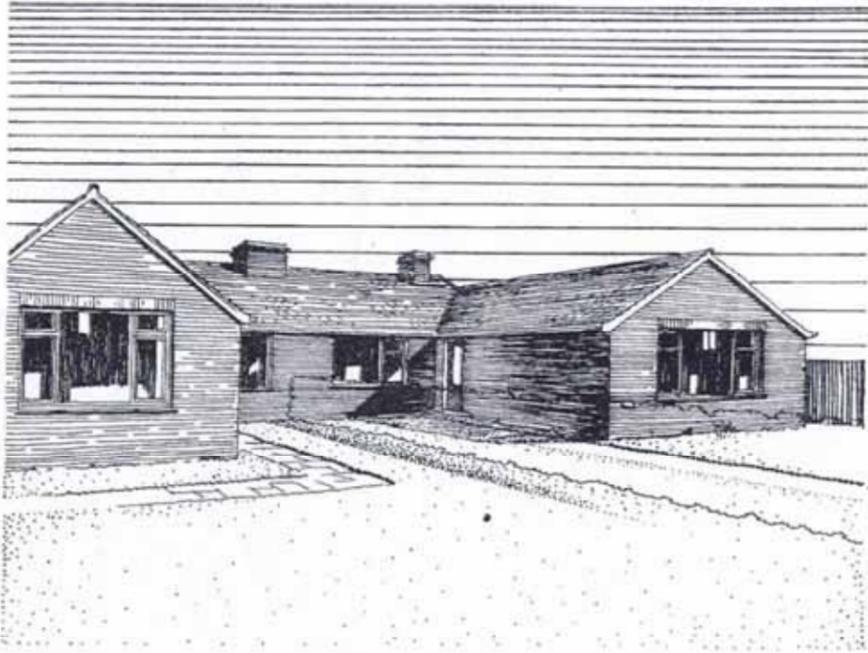
FIRST FLOOR PLAN.

GROUND FLOOR PLAN.

EXTERNAL TREATMENT — BRICKS AND TILES

Type	External Treatment
D	Sandfaced brickwork all round except front panel which will be Tuscan facings. Red roof tiles with Antique tile hanging.
D/1	Tuscan faced brickwork all round except front panel which will be Sandfaced brickwork. Antique roof tiles with red tile hanging.
D/2	Golden faced brickwork all round except front panel which will be Sandfaced brickwork. Brown roof tiles with Antique tile hanging.

THE STAFFORD

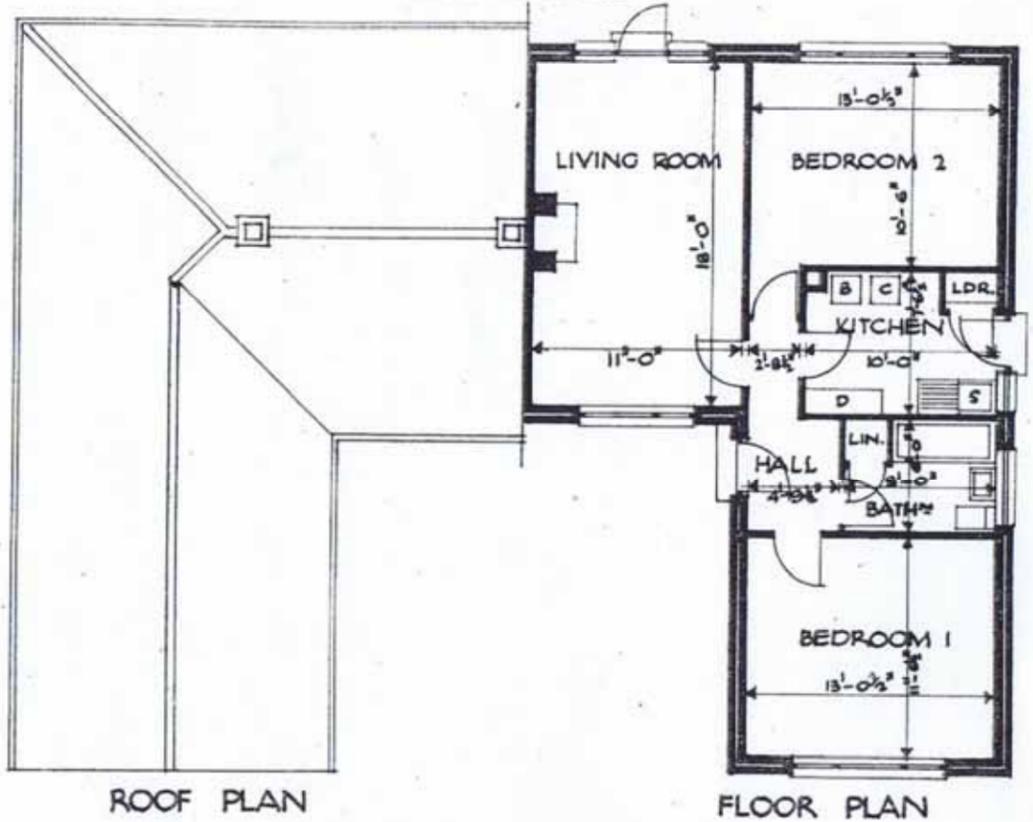


SEMI-DETACHED BUNGALOW  
 PRICE £2,550 FREEHOLD

<b>Accommodation</b>	<b>Mortgage Terms</b>
2 Bedrooms. Bathroom and W.C.	25 Years Period. 6% Interest.
18 ft. Living Room. Entrance Hall.	DEPOSIT: £255.
Kitchen.	REPAYMENTS: £15-0-4 per month.

For FLOOR PLAN see over

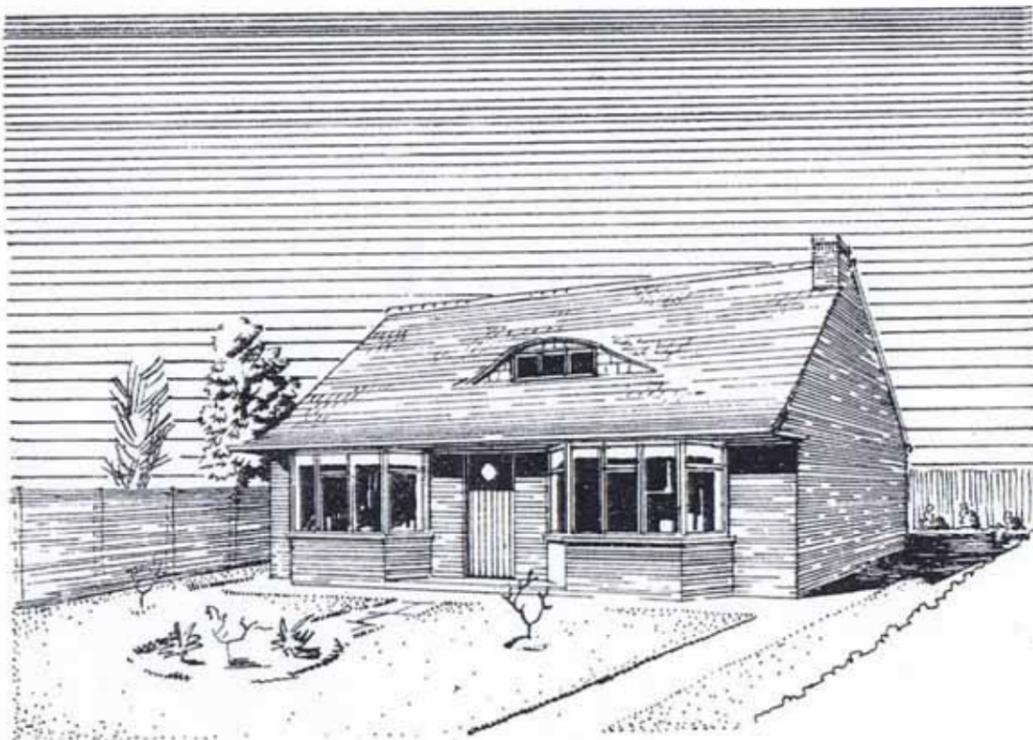
THE STAFFORD



EXTERNAL TREATMENT  
 BRICKS AND TILING

Type	Facing Bricks	Roof Tiles
H	Sandfaced	Red
H/1	Tuscan	Antique
H/2	Golden	Brown
H/3	Sandfaced	Brown

THE KENLEY

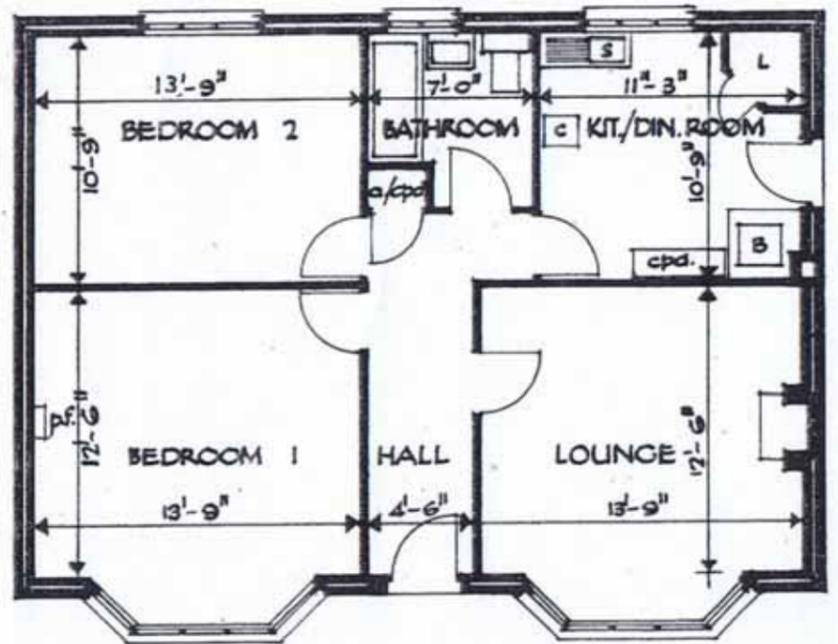


DETACHED BUNGALOW  
 PRICE £2,875 FREEHOLD

<b>Accommodation</b>	<b>Mortgage Terms</b>
2 Bedrooms. Bathroom and W.C.	25 Years Period. 6% Interest.
Living Room. Entrance Hall.	DEPOSIT: £290.
Kitchen.	REPAYMENTS: £16-18-3 per month.

For FLOOR PLAN see over

THE KENLEY



EXTERNAL TREATMENT — BRICKS AND TILES

Type	Facing Bricks	Spa Rendering	Brickwork Plinth and Stacks	Tiling
F	Sandfaced	—	—	Antique
F/1	Tuscan	—	—	Red
F/2	Golden	—	—	Brown
G	—	Red & White	Sandfaced	Antique
G/1	—	Black & White	Tuscan	Red
G/2	—	White	Golden	Brown

# HERMITAGE WOODS ESTATE

The A. J. WAIT organisation will bring to this site the enthusiasm, craftsmanship and integrity that has created thousands of homes and brought happiness to countless people.

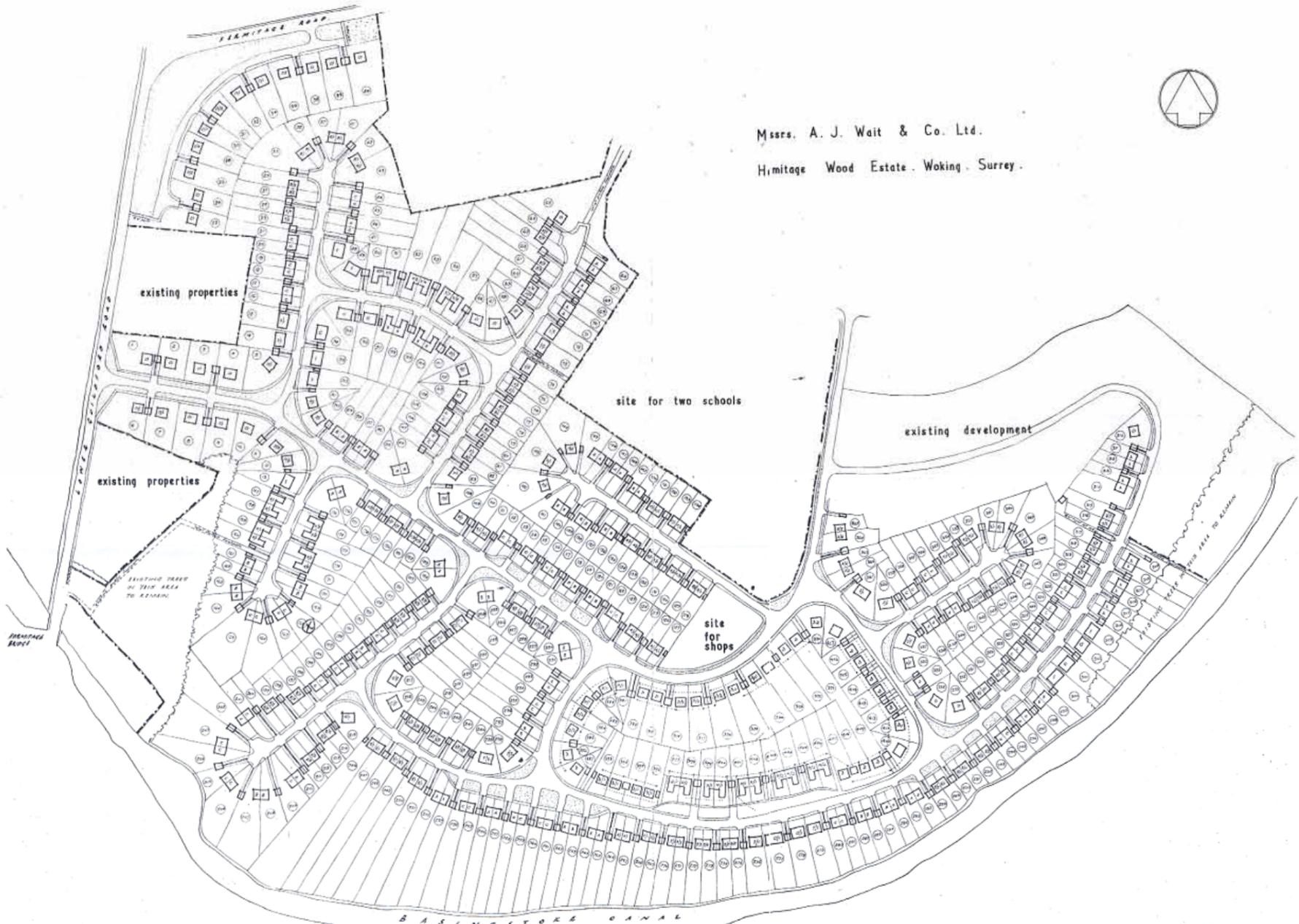
The Estate is being developed on a Woodland site and the existing trees will remain wherever possible. Although so conveniently situated for those working in London, with fast services from Woking to Waterloo in only 27 minutes, the properties are on the edge of open country with Bisley, Chobham and Horsell Commons nearby. West Hill, Worplesdon and Woking Golf Courses are all within easy reach, whilst the interesting City of Guildford is only about five miles away.

A wide variety of first-class homes are being constructed with the following:

## SPECIFICATION DETAIL

<b>ROOF</b>	Sandfaced concrete tiles on felt underlay; roof timbers to be treated with Cuprinol.
<b>BRICKWORK</b>	Exterior walls in 11½" cavity construction with varied elevations treatment.
<b>WINDOWS</b>	Standard timber construction.
<b>FLOORS</b>	Suspended joisted floors with tongued and grooved flooring.
<b>LOUNGE</b>	Fireplace to Purchaser's choice p.c. £10-0-0.
<b>KITCHEN</b>	White vitreous enamel sink top with cupboard under, tiled splashback. Kitchen cabinet with plastic work-top. Ideal boiler, point for gas and electric cooker, etc.
<b>BATHROOM</b>	Partly tiled with enclosed bath.
<b>SERVICES</b>	Main Drainage and Water Supply. Ample gas and electric points including panel electric fire in Bedroom 1 and Immersion Heater in hot water tank.
<b>DECORATIONS</b>	All decorations to Purchaser's choice. Wallpaper from our range at allowance of 5/- per roll.
<b>FUEL STORES</b>	Concrete bunker erected on solid base.
<b>FENCES</b>	Front boundaries of dwarf brick walls, other boundaries of post and wire.
<b>GARAGES</b>	Garage space to all plots. Garages £190 extra. All properties will have their own garage access.
<b>VARIATIONS AND EXTRAS</b>	Whilst no structural variation can be permitted the builder will be prepared to quote for variation of contents and additional items. Such enquiries should be sent direct to A. J. WAIT & CO. LTD.

<b>TITLE</b>	All properties on this Estate will be sold with a State Registered Title.
<b>ROADS AND STREET LIGHTING</b>	All Estate roads, paths and street lighting will be completed to the requirements of the Woking Urban District Council. NO ROAD CHARGES are payable.
<b>MORTGAGES</b>	Loans to 90% available, subject only to status of applicant.
<b>OPTION AND DEPOSIT</b>	A free option upon your choice of plot can be given for 14 days. Upon your decision to proceed, a deposit of 10% is payable. Variation of this procedure can, in special cases, be arranged with the A. J. WAIT organisation. The deposit is, of course, paid and received "subject to contract".
<b>INSPECTIONS</b>	Prospective purchasers will be conducted to the site by car if required.



Messrs. A. J. Wait & Co. Ltd.  
Hermitage Wood Estate, Woking, Surrey.