

LEIGHWOOD
— FIELDS —

THE ASHWOODS

THE
ASHWOODS

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The Development

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Sustainability

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2 Bedroom Homes

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Designed for Life

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3 Bedroom Homes

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Our Vision 2030

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4 Bedroom Homes

» 78 «

Development Location

LEIGHWOOD
— FIELDS —

YOUR FOREVER HOME

— FOUND —

Discover a truly superb place to call home,
and build a life for the years to come.

At Leighwood Fields, you'll find stunning Arts and
Crafts-inspired houses surrounded by tree-lined
avenues, fields and woodland. Elegant, traditional
features adorn every home, such as bay windows,
gables, chimneys and porches.

Inside, the rooms are spacious and filled with light,
offering designer kitchens and bathrooms with
luxury finishes throughout. Outside, every house
comes with a well-sized garden and ample parking.

LEIGHWOOD
— FIELDS —

THE ASHWOODS

When you put down roots at Leighwood Fields, you'll soon feel like you've been here forever.

Carefully planned to make the most of the timeless local landscape, the development features ancient woodlands, a community orchard, village green, play areas and views across to open farmland, all moments from your front door.

Just a few minutes' walk away, the area will feature a new 60 acre country park, offering combined footpaths and cycle paths, adventure park, and lake, all on your doorstep.

Stroll along quiet leafy streets or follow the flowing Littlemead Brook to the village pond, stopping off along the way at one of the natural outdoor play areas with just a short walk taking you to the charming cafés, restaurants and boutiques of Cranleigh high street.

This is the ultimate in tranquil rural living.



HOUSING ASSOCIATION

2 BEDROOM HOMES

The Ainley
Plot: 82

The Bennett
Plots: 97, 113, 146, 188 & 189

The Corran
Plots: 83, 98, 110 & 147

3 BEDROOM HOMES

The Goodman
Plot: 80

The Gordon
Plot: 81

The Heron
Plots: 92 & 93

The Abney
Plot: 96

The Howard
Plot: 109

The Herrick
Plots: 99 & 145

The Roberts
Plots: 111 & 112

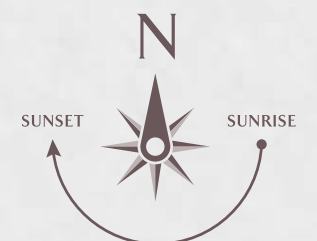
The Worsley
Plot: 114

The Warren
Plot: 148

4 BEDROOM HOMES

The Braid
Plots: 76, 77, 78, 79, 94 & 95

The Harper
Plot: 91



The Leighwood Fields site plan is indicative only and subject to change (and subject to planning). In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.



Computer generated images are indicative only

2 BEDROOM HOME

THE AINLEY

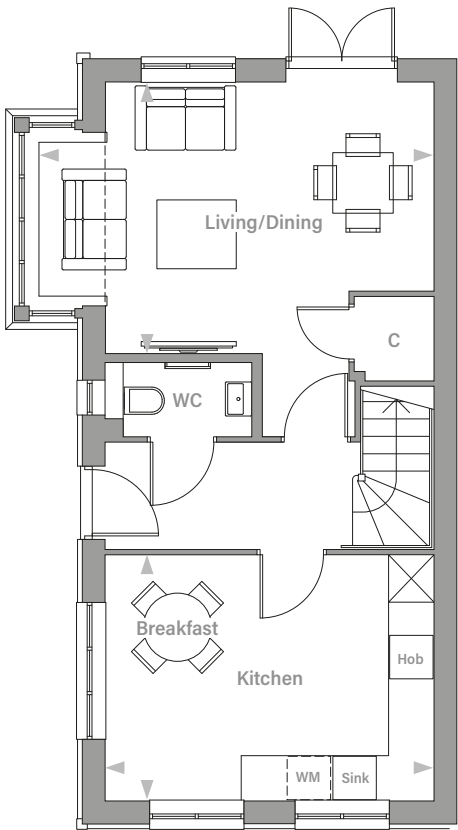
— PLOT: 82 —



LEIGHWOOD
— FIELDS —

THE AINLEY

Plot: 82 | 896 SQ FT



GROUND FLOOR

Living/Dining	5.20m [†] x 3.56m [†]	17' 1" [†] x 11' 8" [†]
Kitchen/Breakfast	4.30m x 3.22m	14' 1" [†] x 10' 7"

†Maximum Measurement

B

Boiler

WM

Washing Machine

C Cupboard

W Fitted Wardrobe

LH

Loft Access Hatch

----- Reduced Head Height

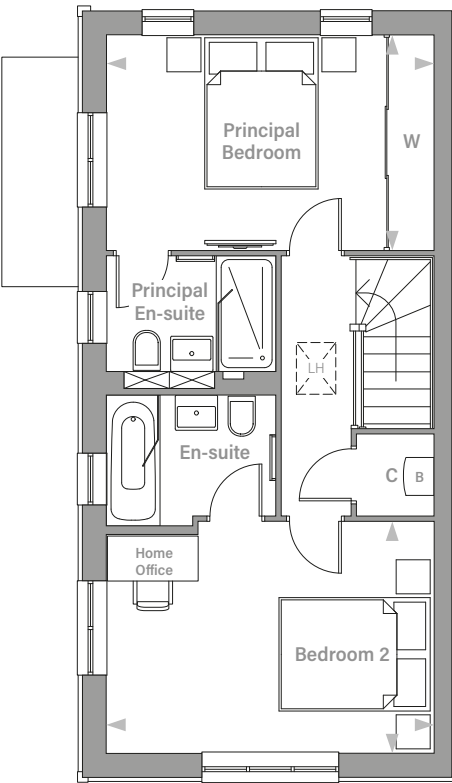
XL

Roof Light

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary.
All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

THE AINLEY

Plot: 82 | 896 SQ FT



FIRST FLOOR

Principal Bedroom	4.30m x 2.82m	14' 1" x 9' 3"
Bedroom 2	4.30m [†] x 3.03m [†]	14' 1" [†] x 9' 11" [†]

†Maximum Measurement

B

Boiler

WM

Washing Machine

C Cupboard

W Fitted Wardrobe

LH

Loft Access Hatch

----- Reduced Head Height

XL

Roof Light

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2 BEDROOM HOME

THE BENNETT

PLOTS: 97, 113, 146, 188 & 189



LEIGHWOOD
— FIELDS —



Computer generated images are indicative only

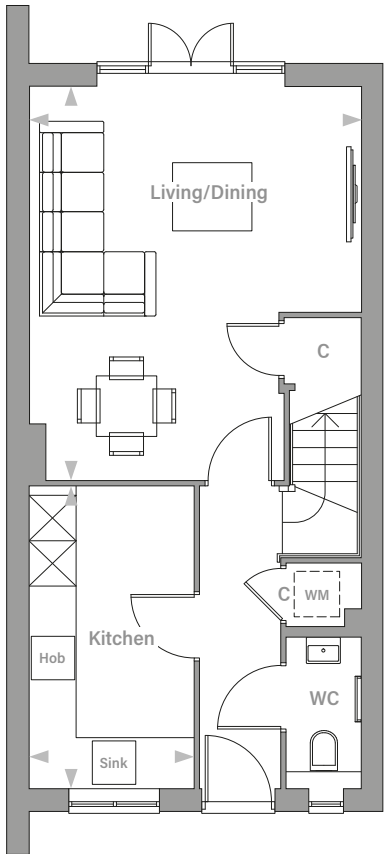
Plot 146



Plot 188 & 189

THE BENNETT

Plots: 97, 113, 146, 188 & 189 | 865 SQ FT



GROUND FLOOR

Living/Dining	5.17m [†] x 4.35m	17' 0" ⁱ x 14' 3"
Kitchen	3.96m x 2.14m	13' 0" x 7' 0"

†Maximum Measurement

B

Boiler

WM

Washing Machine

C Cupboard

W Fitted Wardrobe

LH

Loft Access Hatch

----- Reduced Head Height

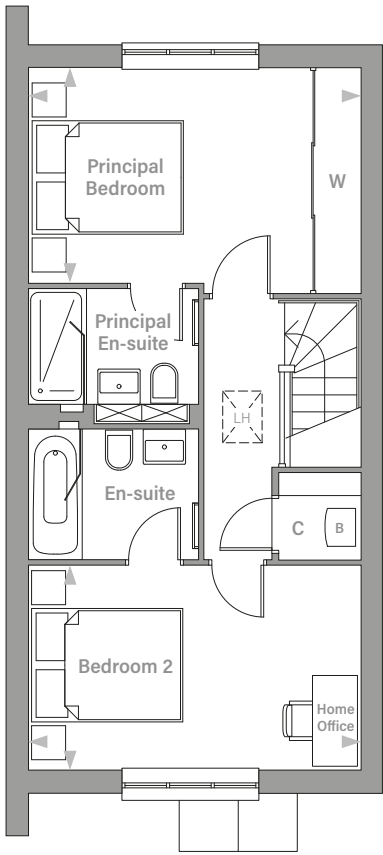
XL

Roof Light

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THE BENNETT

Plots: 97, 113, 146, 188 & 189 | 865 SQ FT



FIRST FLOOR

Principal Bedroom	4.35m [†] x 2.81m	14' 3" ⁱ x 9' 3"
Bedroom 2	4.35m x 2.67m	14' 3" x 8' 9"

†Maximum Measurement

B

Boiler

WM

Washing Machine

C Cupboard

W Fitted Wardrobe

LH

Loft Access Hatch

----- Reduced Head Height

XL

Roof Light

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2 BEDROOM HOME

THE CORRAN

— PLOTS: 83, 98, 110 & 147 —



LEIGHWOOD
— FIELDS —



Plot 83

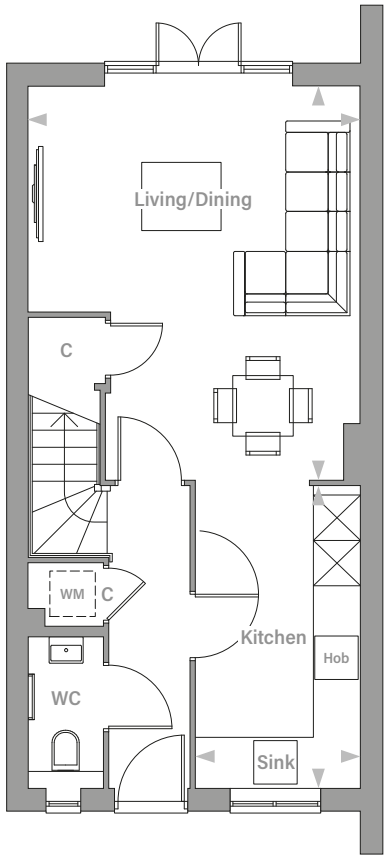


Computer generated images are indicative only

Plot 147

THE CORRAN

Plots: 83, 98, 110 & 147 | 865 SQ FT



GROUND FLOOR

Living/Dining	5.17m [†] x 4.35m	17' 0" ⁱ x 14' 3"
Kitchen	4.07m x 2.14m	13' 4" x 7' 0"

†Maximum Measurement

B

Boiler

WM

Washing Machine

C Cupboard

W Fitted Wardrobe

LH

Loft Access Hatch

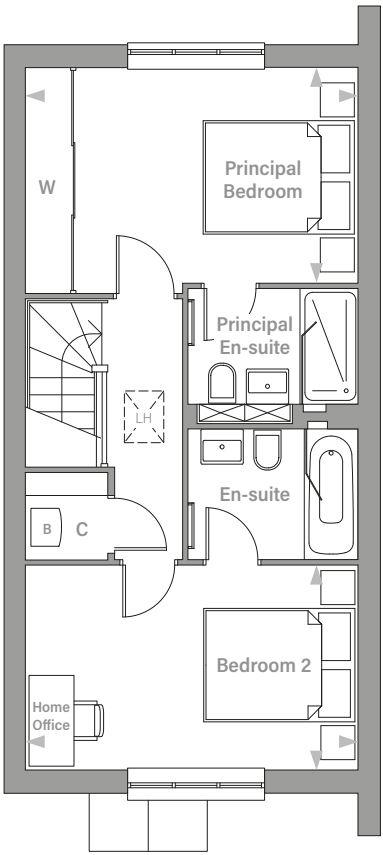
Reduced Head Height

Roof Light

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THE CORRAN

Plots: 83, 98, 110 & 147 | 865 SQ FT



FIRST FLOOR

Principal Bedroom	4.35m [†] x 2.81m	14' 3" ⁱ x 9' 3"
Bedroom 2	4.35m x 2.67m	14' 3" x 8' 9"

†Maximum Measurement

B

Boiler

WM

Washing Machine

C Cupboard

W Fitted Wardrobe

LH

Loft Access Hatch

Reduced Head Height

Roof Light

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3 BEDROOM HOME
THE
GOODMAN

— PLOT: 80 —



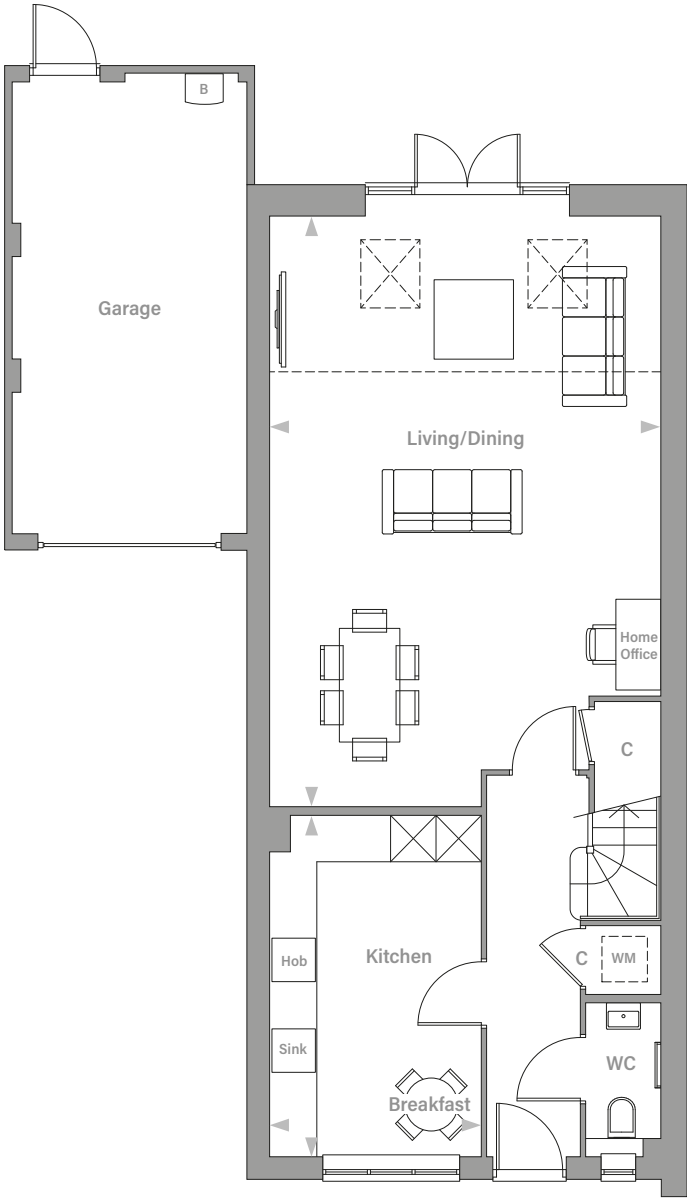
LEIGHWOOD
— FIELDS —



Computer generated images are indicative only

THE GOODMAN

Plot: 80 | 1238 SQ FT



GROUND FLOOR

Living/Dining	7.77m [†] x 5.13m [†]	25' 6" [†] x 16' 10" [†]
Kitchen	4.48m x 2.76m	14' 8" x 9' 1"
Garage	6.09m x 3.11m	20' 0" x 10' 2"

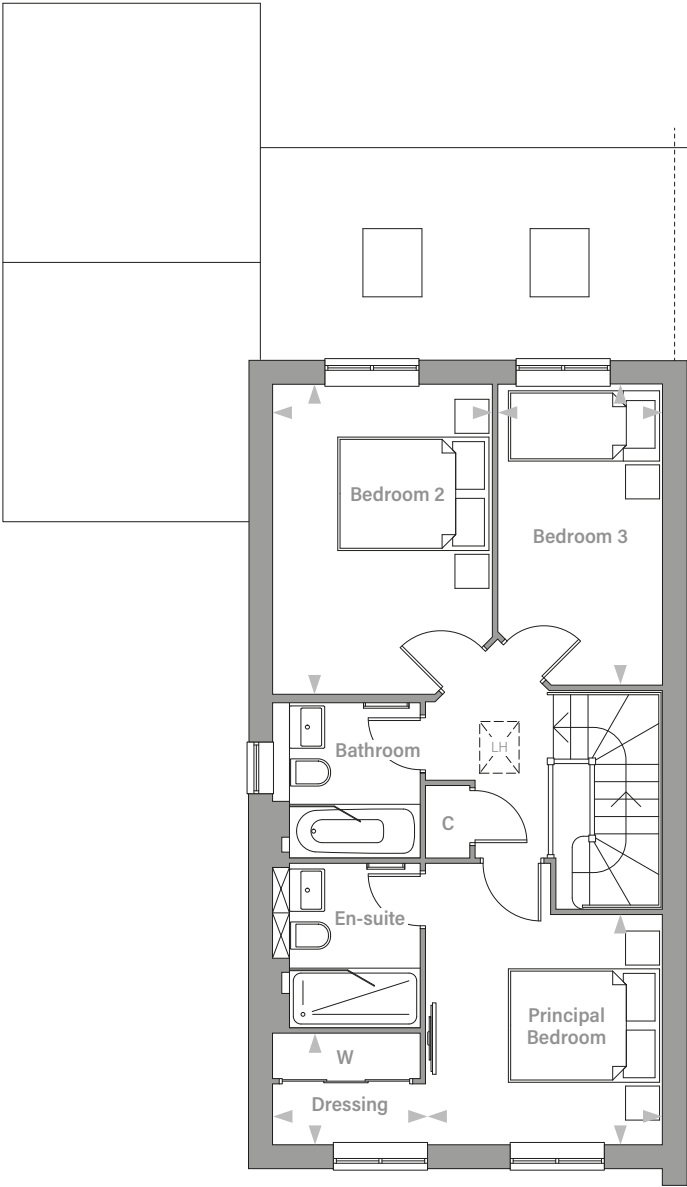
†Maximum Measurement



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THE GOODMAN

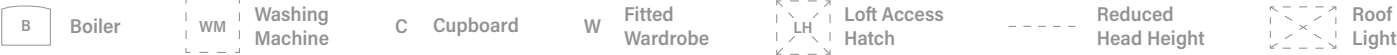
Plot: 80 | 1238 SQ FT



FIRST FLOOR

Principal Bedroom	3.12m x 3.02m	10' 3" x 9' 11"
Dressing	2.01m x 1.45m	6' 7" x 4' 9"
Bedroom 2	4.07m [†] x 2.88m [†]	13' 4" [†] x 9' 5" [†]
Bedroom 3	3.96m [†] x 2.15m [†]	13' 0" [†] x 7' 1" [†]

†Maximum Measurement



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3 BEDROOM HOME
THE
GORDON

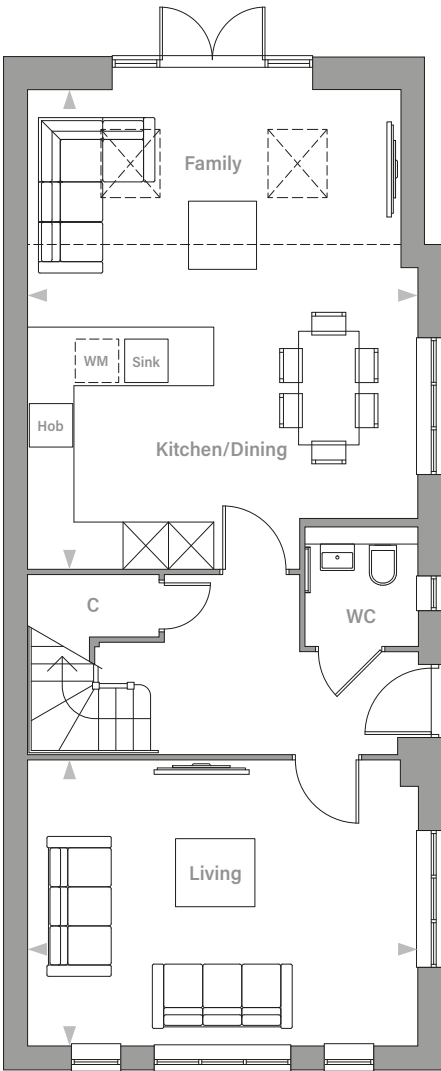
— PLOT: 81 —



LEIGHWOOD
— FIELDS —

THE GORDON

Plot: 81 | 1257 SQ FT



GROUND FLOOR

Family/Kitchen/Dining	6.32m x 5.13m [†]	20' 9" x 16' 10" [†]
Living	5.13m x 3.75m	16' 10" x 12' 4"

†Maximum Measurement

B

Boiler

WM

Washing Machine

C Cupboard

W Fitted Wardrobe

LH

Loft Access Hatch

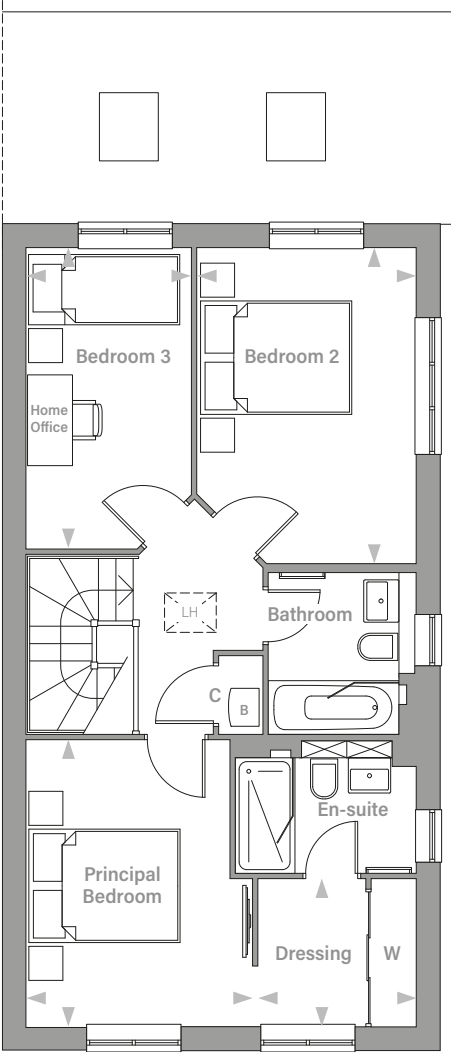
----- Reduced Head Height

Roof Light

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THE GORDON

Plot: 81 | 1257 SQ FT



FIRST FLOOR

Principal Bedroom	3.75m [†] x 2.97m [†]	12' 4" [†] x 9' 9" [†]
Dressing	2.06m x 1.92m	6' 9" x 6' 3"
Bedroom 2	4.15m [†] x 2.87m [†]	13' 7" [†] x 9' 5" [†]
Bedroom 3	3.96m [†] x 2.16m [†]	13' 0" [†] x 7' 1" [†]

†Maximum Measurement

B

Boiler

WM

Washing Machine

C Cupboard

W Fitted Wardrobe

LH

Loft Access Hatch

----- Reduced Head Height

Roof Light

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3 BEDROOM HOME
THE
HERON

— PLOTS: 92 & 93 —



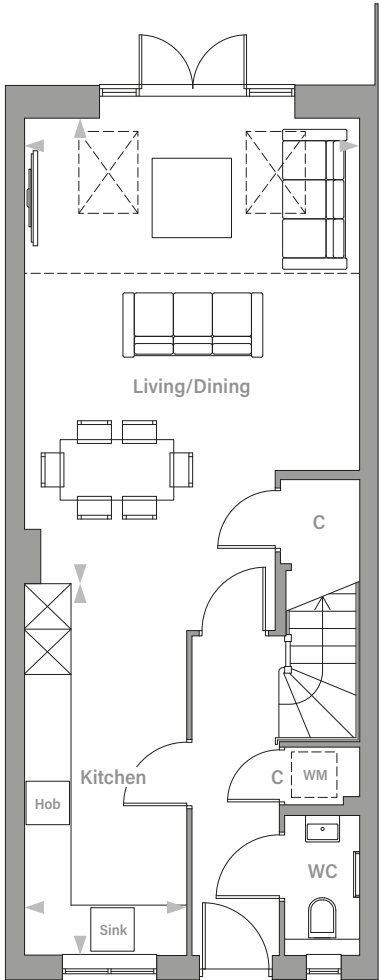
LEIGHWOOD
— FIELDS —



Computer generated Images are indicative only

THE HERON

Plots: 92 & 93 | 1300 SQ FT



GROUND FLOOR

Living/Dining	6.14m [†] x 4.40m [†]	20' 2" [†] x 14' 5" [†]
Kitchen	4.90m [†] x 2.12m	16' 1" [†] x 6' 11"

†Maximum Measurement

Plot 93 as shown. Handed plot 92.
* Window to plot 93 only

B

Boiler

WM

Washing Machine

C Cupboard

W Fitted Wardrobe

LH

Loft Access Hatch

----- Reduced Head Height

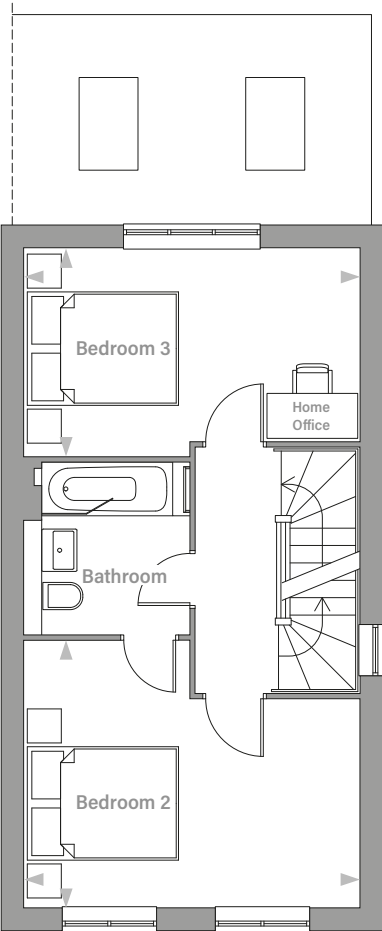
XL

Roof Light

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THE HERON

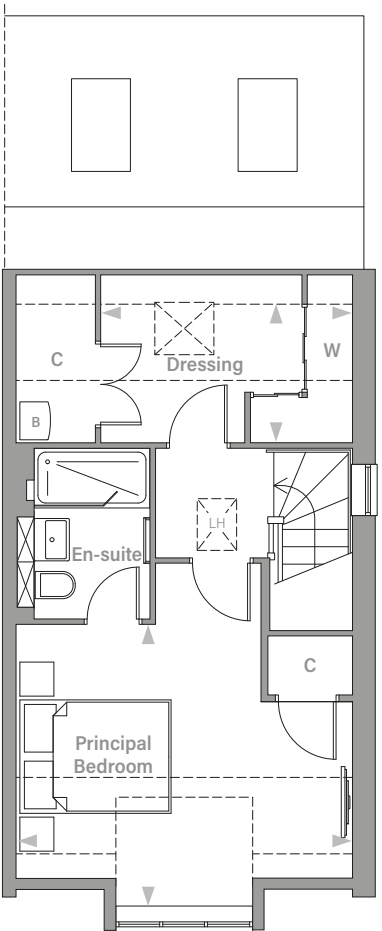
Plots: 92 & 93 | 1300 SQ FT



FIRST FLOOR

Bedroom 2	4.40m [†] x 3.50m [†]	14' 5" [†] x 11' 6" [†]
Bedroom 3	4.40m [†] x 2.73m [†]	14' 5" [†] x 8' 11" [†]

†Maximum Measurement



SECOND FLOOR

Principal Bedroom	4.40m [†] x 3.73m [†]	14' 5" [†] x 12' 3" [†]
Dressing	3.29m x 1.82m	10' 10" x 6' 0"

†Maximum Measurement

B

Boiler

WM

Washing Machine

C Cupboard

W Fitted Wardrobe

LH

Loft Access Hatch

----- Reduced Head Height

XL

Roof Light

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3 BEDROOM HOME

THE ABNEY

— PLOT: 96 —



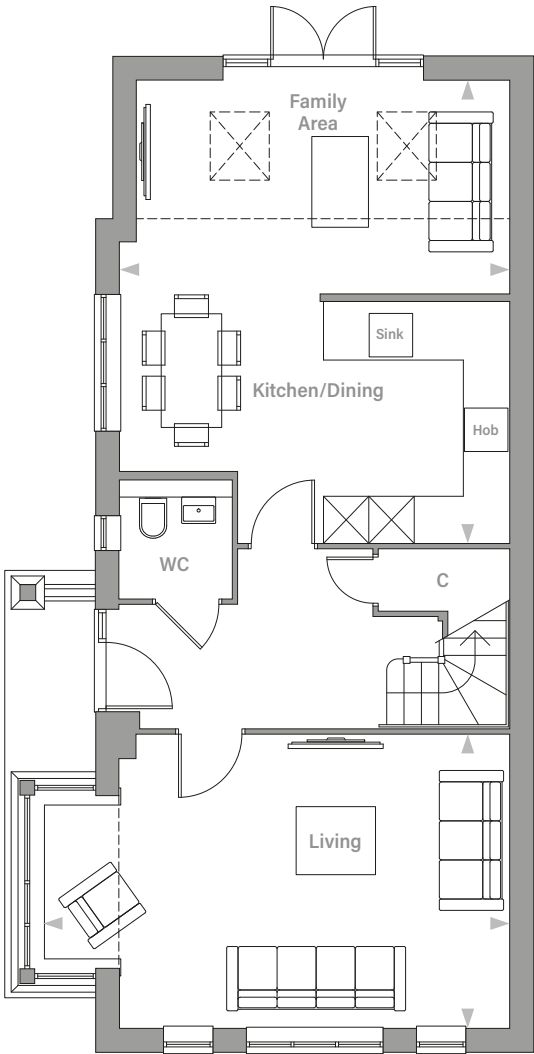
LEIGHWOOD
— FIELDS —



Computer generated images are indicative only

THE ABNEY

Plot: 96 | 1279 SQ FT



GROUND FLOOR

Living	6.14m [†] x 3.86m	20' 2" ⁱ x 12' 8"
Kitchen/Dining	6.09m [†] x 5.13m	20' 0" [†] x 16' 10"

[†]Maximum Measurement

B

Boiler

WM

Washing Machine

C Cupboard

W Fitted Wardrobe

LH

Loft Access Hatch

Reduced Head Height

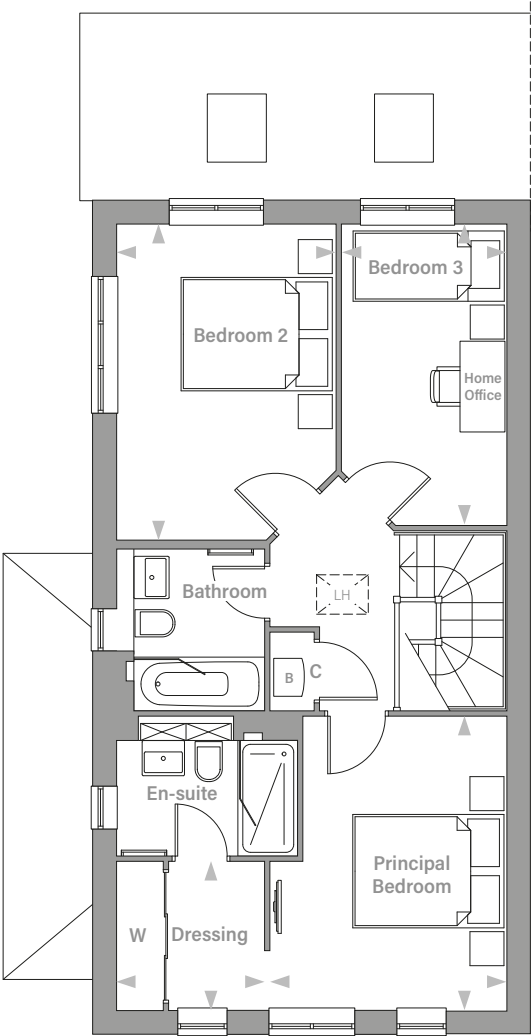
XL

Roof Light

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THE ABNEY

Plot: 96 | 1279 SQ FT



FIRST FLOOR

Principal Bedroom	3.86m x 3.11m	12' 8" x 10' 2"
Dressing	1.94m x 1.92m	6' 4" x 6' 4"
Bedroom 2	4.15m x 2.87m	13' 7" x 9' 5"
Bedroom 3	3.95m x 2.16m	13' 0" x 7' 1"

[†]Maximum Measurement

B

Boiler

WM

Washing Machine

C Cupboard

W Fitted Wardrobe

LH

Loft Access Hatch

Reduced Head Height

XL

Roof Light

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3 BEDROOM HOME

THE HERRICK

— PLOTS: 99 & 145 —



LEIGHWOOD
— FIELDS —



Plot 99

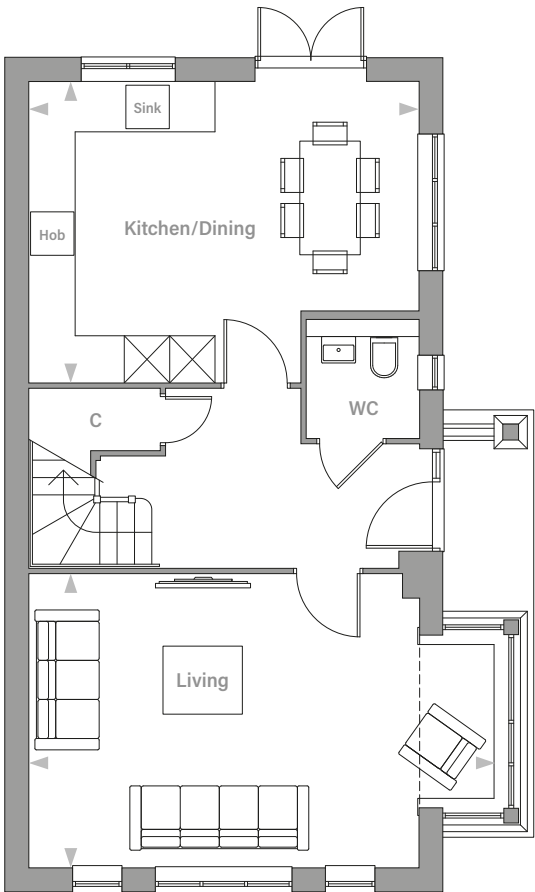


Computer generated images are indicative only

Plot 145

THE HERRICK

Plots: 99 & 145 | 1166 SQ FT



GROUND FLOOR

Living	6.14m [†] x 3.86m	20' 2" ⁱ x 12' 8"
Kitchen/Dining	5.13m [†] x 3.95m	16' 10" [†] x 13' 0"

[†]Maximum Measurement

B

Boiler

WM

Washing Machine

C Cupboard

W Fitted Wardrobe

LH

Loft Access Hatch

----- Reduced Head Height

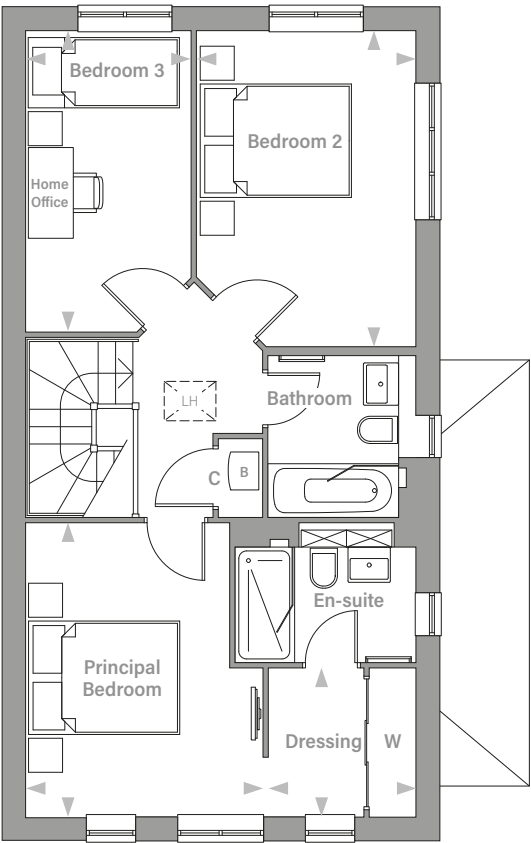
XL

Roof Light

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THE HERRICK

Plots: 99 & 145 | 1166 SQ FT



FIRST FLOOR

Principal Bedroom	3.86m x 3.11m	12' 8" x 10' 2"
Dressing	1.94m x 1.92m	6' 4" x 6' 4"
Bedroom 2	4.15m x 2.87m	13' 7" x 9' 5"
Bedroom 3	3.95m x 2.16m	13' 0" x 7' 1"

[†]Maximum Measurement

B

Boiler

WM

Washing Machine

C Cupboard

W Fitted Wardrobe

LH

Loft Access Hatch

----- Reduced Head Height

XL

Roof Light

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3 BEDROOM HOME
THE
HOWARD

— PLOT: 109 —

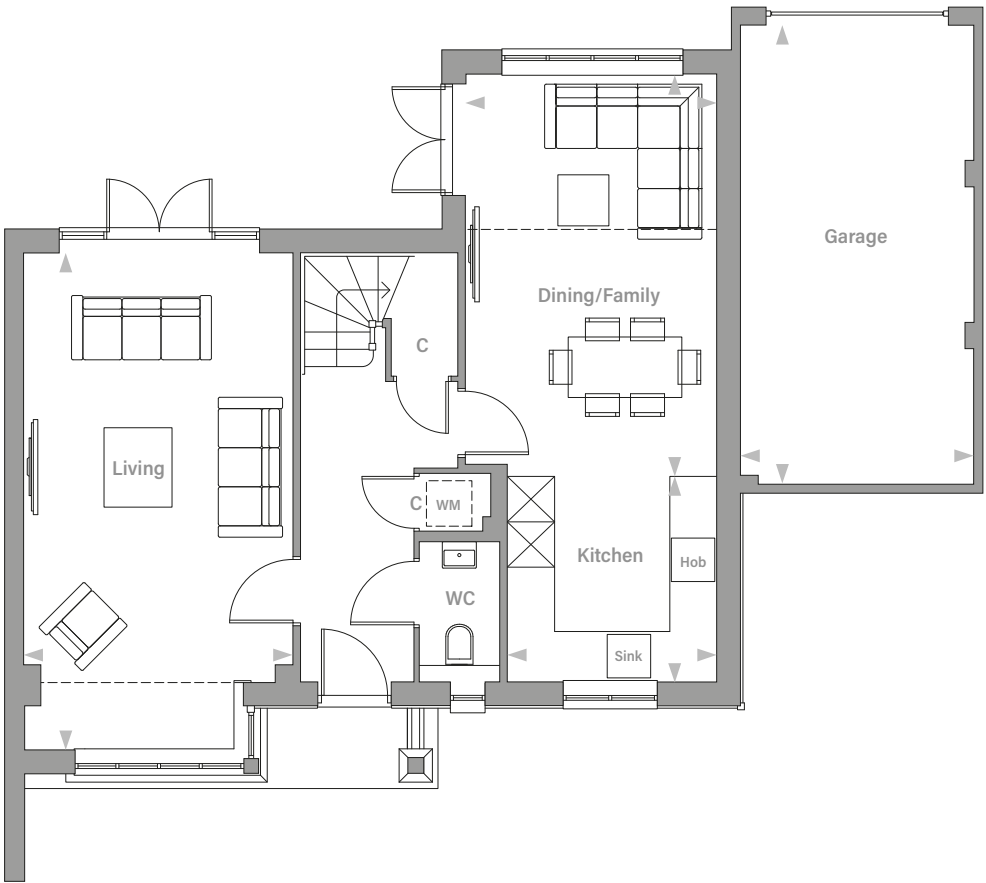


LEIGHWOOD
— FIELDS —



THE HOWARD

Plot: 109 | 1218 SQ FT



GROUND FLOOR

Living	6.54m [†] x 3.52m	21' 5" [†] x 11' 7"
Kitchen	2.85m x 2.72m	9' 4" x 8' 11"
Dining/Family	5.15m [†] x 3.28m	16' 11" [†] x 10' 9"
Garage	5.75m x 2.87m	18' 10" x 9' 5"

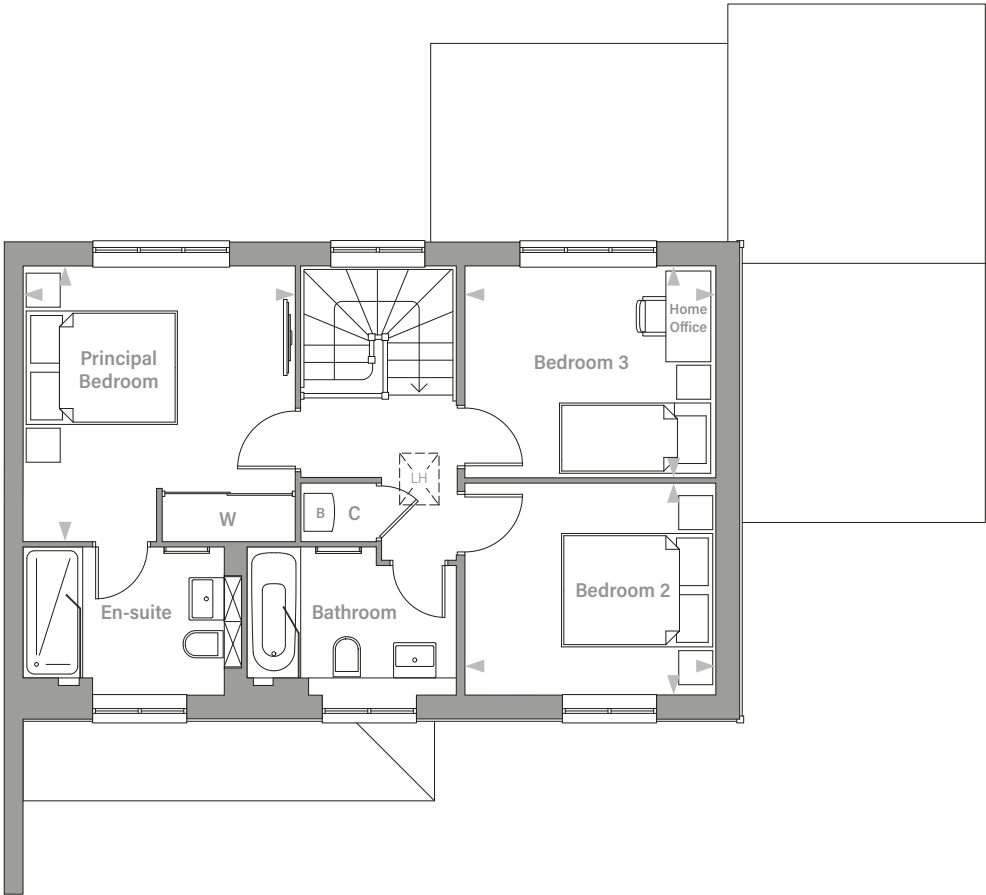
[†]Maximum Measurement



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THE HOWARD

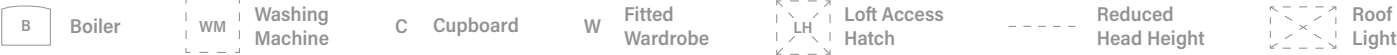
Plot: 109 | 1218 SQ FT



FIRST FLOOR

Principal Bedroom	3.61m [†] x 3.57m	11' 10" [†] x 11' 9"
Bedroom 2	3.29m x 2.77m	10' 9" x 9' 1"
Bedroom 3	3.29m x 2.77m	10' 9" x 9' 1"

[†]Maximum Measurement



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3 BEDROOM HOME

THE
ROBERTS

PLOTS: III & II2

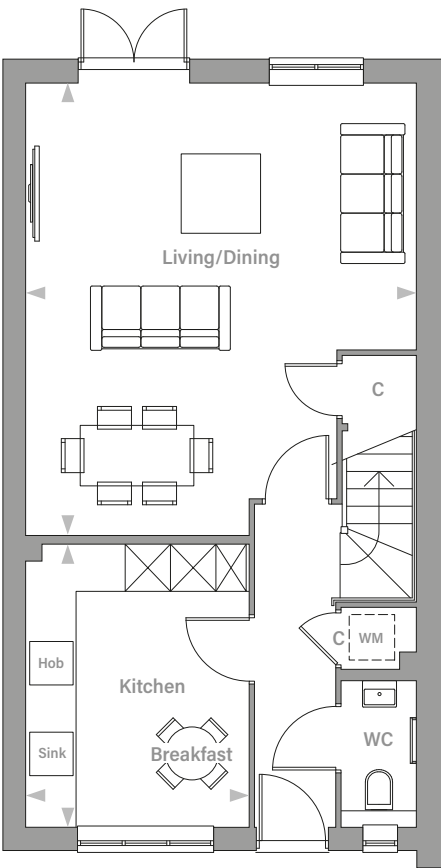
LEIGHWOOD
— FIELDS —

Computer generated images are indicative only

Plot 111

THE ROBERTS

Plots: 111 & 112 | 1082 SQ FT



GROUND FLOOR

Living/Dining	5.95m† x 5.13m	19' 6"† x 16' 10"
Kitchen	3.71m x 2.91m	12' 2" x 9' 7"

†Maximum Measurement

B

Boiler

WM

Washing Machine

C Cupboard

W Fitted Wardrobe

LH

Loft Access Hatch

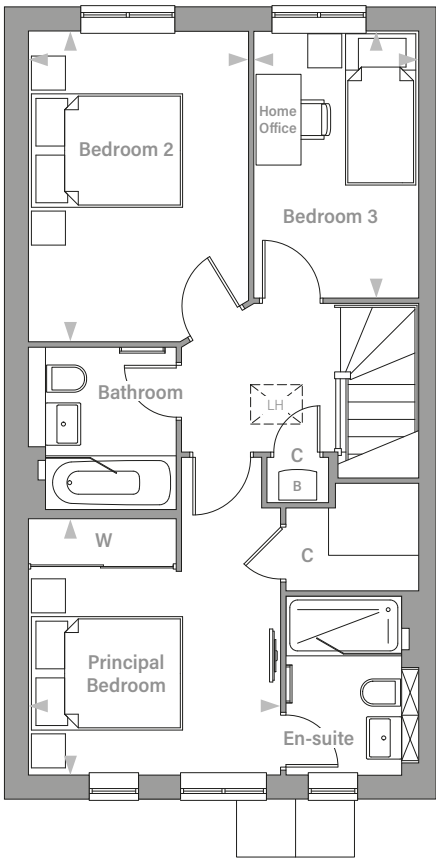
----- Reduced Head Height

Roof Light

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THE ROBERTS

Plots: 111 & 112 | 1082 SQ FT



FIRST FLOOR

Principal Bedroom	3.40m† x 3.30m	11' 2"† x 10' 10"
Bedroom 2	4.07m x 2.88m	13' 4" x 9' 5"
Bedroom 3	3.50m x 2.15m	11' 6" x 7' 1"

†Maximum Measurement

B

Boiler

WM

Washing Machine

C Cupboard

W Fitted Wardrobe

LH

Loft Access Hatch

----- Reduced Head Height

Roof Light

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3 BEDROOM HOME
THE
WORSLEY

— PLOT: 114 —



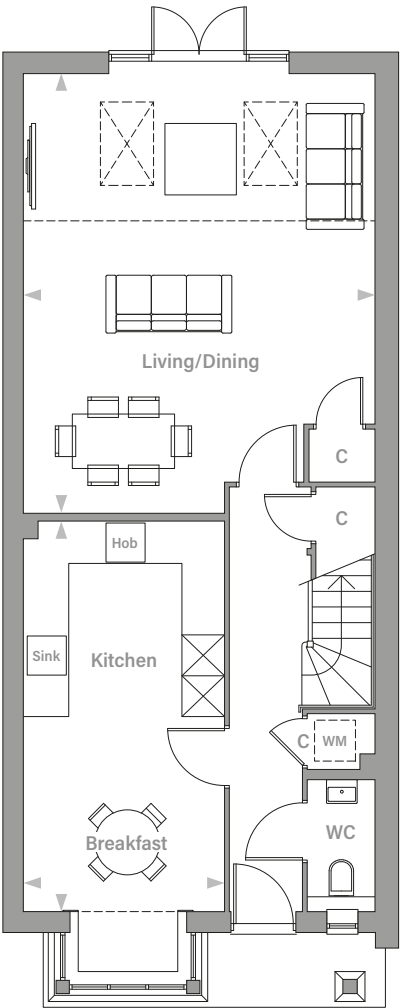
LEIGHWOOD
— FIELDS —



Computer generated images are indicative only

THE WORSLEY

Plot: 114 | 1233 SQ FT



GROUND FLOOR

Living/Dining	6.47m [†] x 5.13m	21' 3" [†] x 16' 10"
Kitchen	6.60m [†] x 2.91m	21' 8" [†] x 9' 7"

†Maximum Measurement

B

Boiler

WM

Washing Machine

C Cupboard

W Fitted Wardrobe

LH

Loft Access Hatch

Reduced Head Height

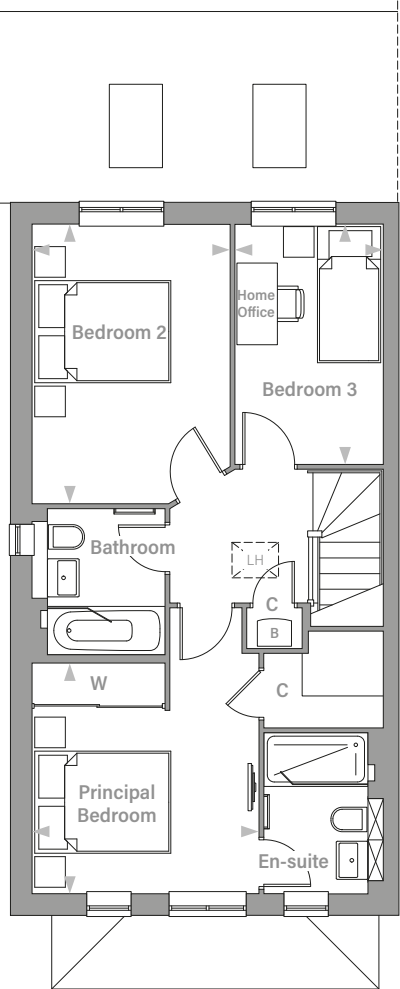
XL

Roof Light

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THE WORSLEY

Plot: 114 | 1233 SQ FT



FIRST FLOOR

Principal Bedroom	3.36m [†] x 3.30m	11' 0" [†] x 10' 10"
Bedroom 2	4.08m x 2.88m	13' 5" x 9' 5"
Bedroom 3	3.50m x 2.15m	11' 6" x 7' 1"

†Maximum Measurement

B

Boiler

WM

Washing Machine

C Cupboard

W Fitted Wardrobe

LH

Loft Access Hatch

Reduced Head Height

XL

Roof Light

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3 BEDROOM HOME

THE WARREN

— PLOT: 148 —



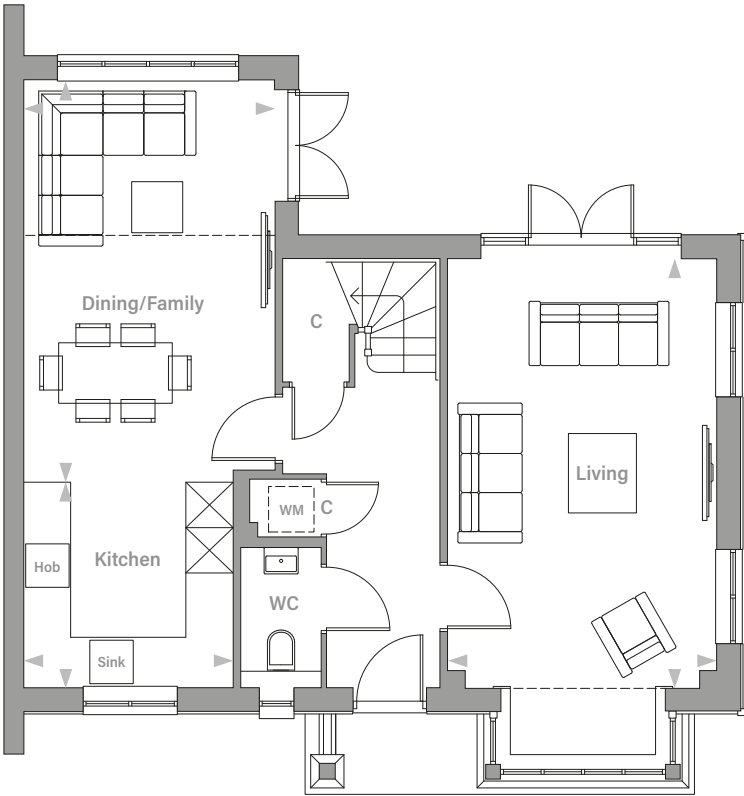
LEIGHWOOD
— FIELDS —



Computer generated images are indicative only

THE WARREN

Plot: 148 | 1210 SQ FT



GROUND FLOOR

Living	6.54m [†] x 3.52m	21' 5" [†] x 11' 7"
Kitchen	2.85m x 2.72m	9' 4" x 8' 11"
Dining/Family	5.15m [†] x 3.28m	16' 11" [†] x 10' 9"

[†]Maximum Measurement

B

Boiler

WM

Washing Machine

C Cupboard

W Fitted Wardrobe

LH

Loft Access Hatch

----- Reduced Head Height

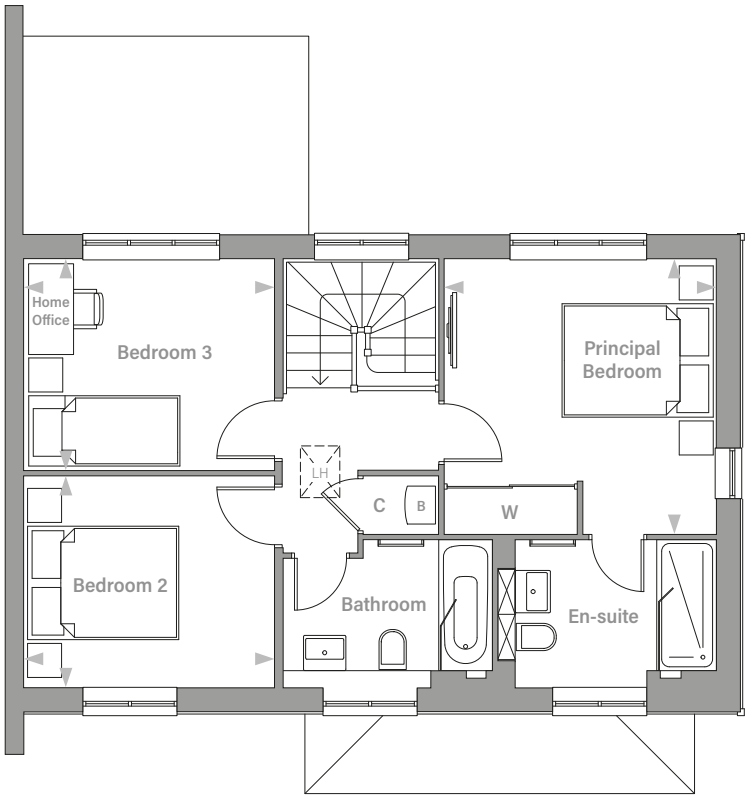
XL

Roof Light

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary.
All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

THE WARREN

Plot: 148 | 1210 SQ FT



FIRST FLOOR

Principal Bedroom	3.61m [†] x 3.57m	11' 10" [†] x 11' 9"
Bedroom 2	3.29m x 2.77m	10' 9" x 9' 7"
Bedroom 3	3.29m x 2.77m	10' 9" x 9' 7"

[†]Maximum Measurement

B

Boiler

WM

Washing Machine

C Cupboard

W Fitted Wardrobe

LH

Loft Access Hatch

----- Reduced Head Height

XL

Roof Light

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4 BEDROOM HOME

THE
BRAID

— PLOTS: 76, 77, 78, 79, 94 & 95 —



LEIGHWOOD
— FIELDS —



Plots 78 & 79

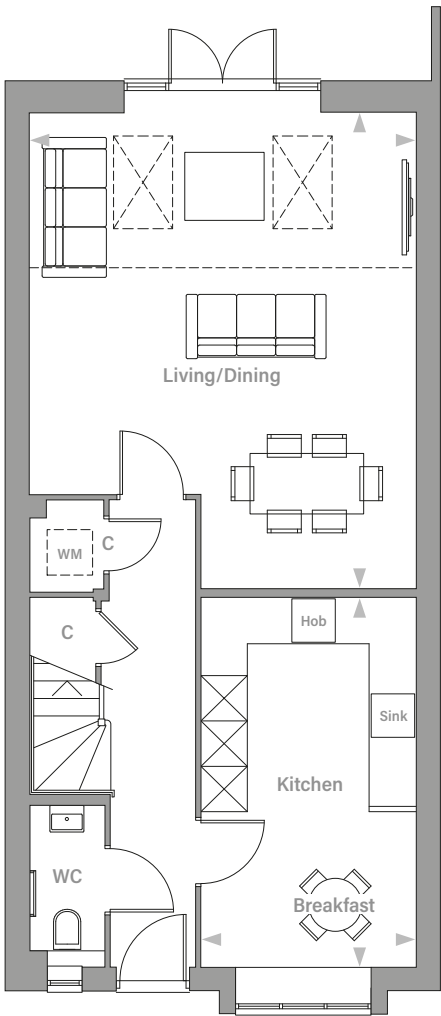


Computer generated images are indicative only

Plots 94 & 95

THE BRAID

Plots: 76, 77, 78, 79, 94 & 95 | 1464 SQ FT



GROUND FLOOR

Living/Dining	6.26m [†] x 5.07m [†]	20' 6" [†] x 16' 8" [†]
Kitchen	4.86m x 2.81m	15' 11" x 9' 3"

†Maximum Measurement

Plots 77, 79 & 95 as shown. Handed plots: 76, 78 & 94.

B

Boiler

WM

Washing Machine

C

Cupboard

W

Fitted Wardrobe

LH

Loft Access Hatch

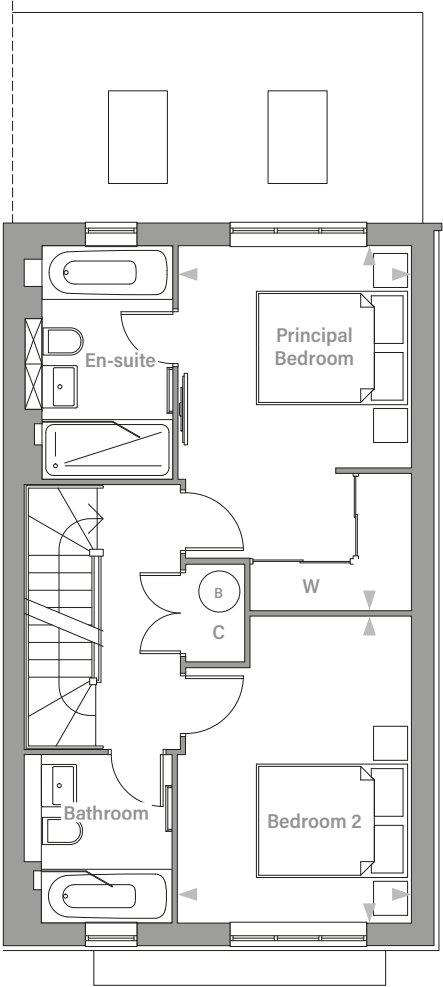
Reduced Head Height

Roof Light

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THE BRAID

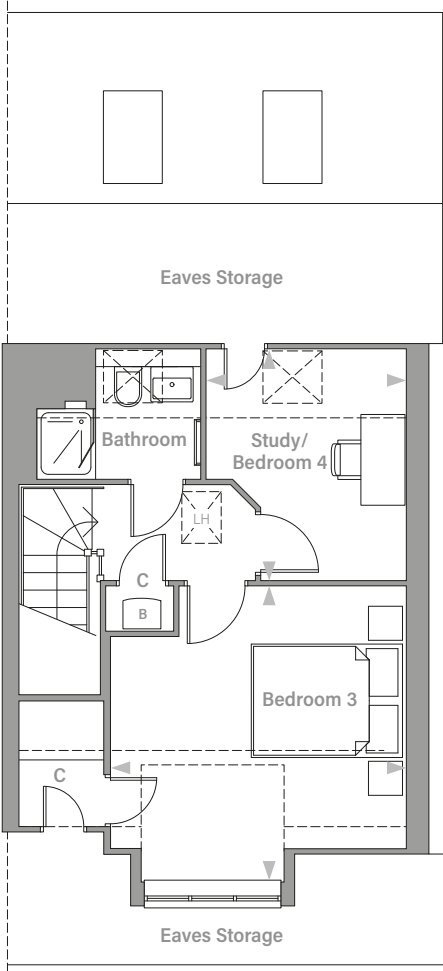
Plots: 76, 77, 78, 79, 94 & 95 | 1464 SQ FT



FIRST FLOOR

Principal Bedroom	4.79m [†] x 3.05m [†]	15' 8" [†] x 10' 0" [†]
Bedroom 2	4.02m [†] x 3.06m [†]	13' 2" [†] x 10' 0" [†]

†Maximum Measurement



SECOND FLOOR

Bedroom 3	3.88m [†] x 3.87m [†]	12' 9" [†] x 12' 8" [†]
Study/Bedroom 4	3.04m [†] x 2.61m [†]	9' 11" [†] x 8' 7" [†]

†Maximum Measurement

B

Boiler

WM

Washing Machine

C

Cupboard

W

Fitted Wardrobe

LH

Loft Access Hatch

Reduced Head Height

Roof Light

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4 BEDROOM HOME

THE HARPER

— PLOT: 91 —



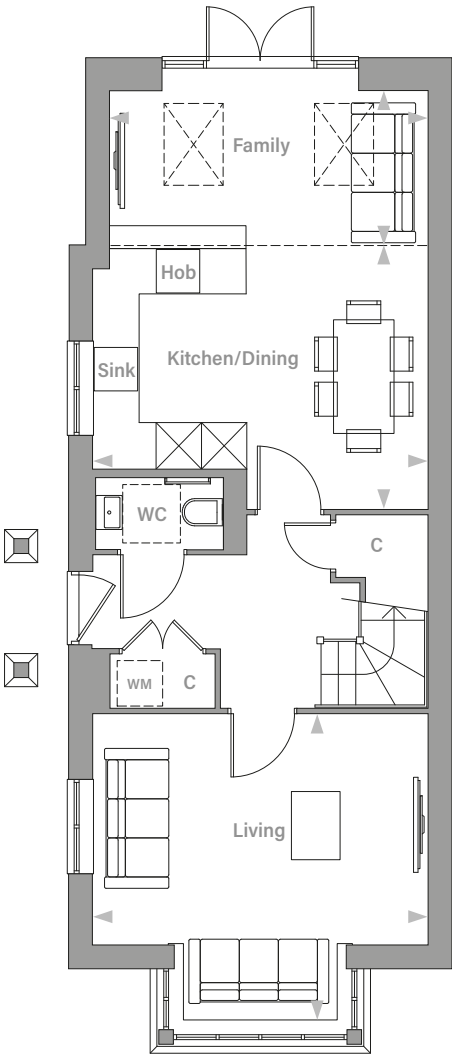
LEIGHWOOD
— FIELDS —



Computer generated images are indicative only

THE HARPER

Plot: 91 | 1395 SQ FT



GROUND FLOOR

Family	4.18m x 2.01m	13' 9" x 6' 7"
Kitchen/Dining	4.41m† x 3.51m†	14' 5"† x 11' 6"†
Living	4.41m x 4.04m†	14' 5"† x 13' 3"†

†Maximum Measurement

B

Boiler

WM

Washing Machine

C Cupboard

W Fitted Wardrobe

LH

Loft Access Hatch

----- Reduced Head Height

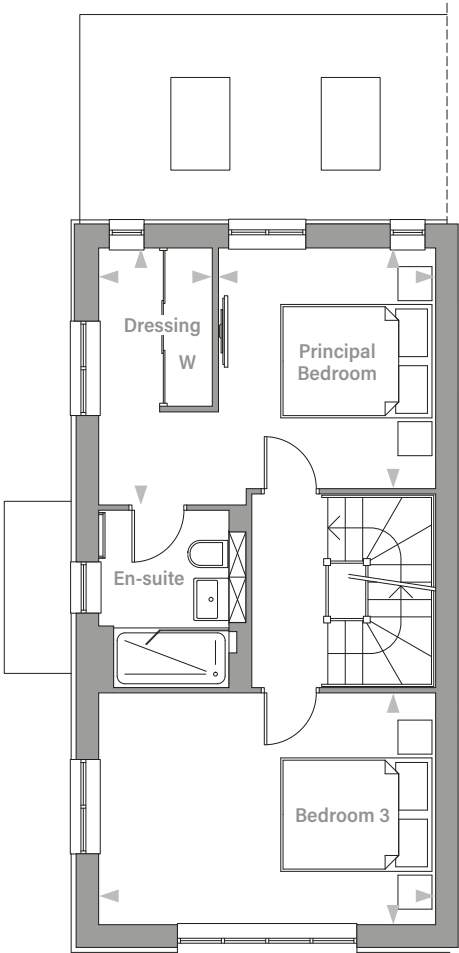
XL

Roof Light

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THE HARPER

Plot: 91 | 1395 SQ FT



FIRST FLOOR

Principal Bedroom	3.15m x 2.84m	10' 4" x 9' 4"
Dressing	3.37m x 1.47m	11' 0" x 4' 10"
Bedroom 3	4.41m† x 3.03m	14' 5" x 9' 11"

†Maximum Measurement

B

Boiler

WM

Washing Machine

C Cupboard

W Fitted Wardrobe

LH

Loft Access Hatch

----- Reduced Head Height

XL

Roof Light

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary.
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Photography of Showhome is indicative only

LUXURY
FINISHES
— FOUND —

Berkeley has built a reputation for creating homes of the highest standards in terms of design, quality of construction, and our vision for sustainable development.

INDIVIDUALLY
DESIGNED KITCHENS

A choice of a contemporary or classically styled kitchen, incorporating a choice of door and Mistral worktop with matching upstand

Bosch single oven

Bosch stainless steel microwave

Bosch induction hob with touch controls

Integrated extractor

Bosch integrated fridge/freezer

Bosch integrated dishwasher

Provision for freestanding washer/dryer when within utility cupboard – see Sales Plan for location

Bosch integrated washer/dryer provided when within the kitchen

Integrated wine cooler to 3 and 4 bedroom homes

Stainless steel one and a half bowl sink with chrome mixer tap

LED under wall unit lighting

Chrome power sockets above worktops

QUALITY BATHROOMS

Contemporary styled bathrooms incorporating Laufen suites and bathroom furniture

Washbasin with chrome taps

Vanity drawer to bathroom

Inset mirrored cabinet to en-suite or bathroom as applicable

Full width mirror to bathroom and cloaks

Walk-in shower with fixed head and hand held shower to en-suite

Bath with shower and screen to bathroom

WC with chrome dual flush plate, concealed cistern and soft close seat

Chrome dual fuel heated towel rail

Ceramic wall tiles to selected areas

Ceramic floor tiles with tiled skirting

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

HOME ENTERTAINMENT
AND COMMUNICATIONS

TV points to living room/area, breakfast or family area (as applicable), dining room when separate and all bedrooms

Satellite dish provided and wired for Sky Q to living room/area

Digital TV aerial and distribution system provided

Telephone points to living room/area and principal bedroom

Cat 6 pre-wired home network points to living room/area, breakfast or family area (as applicable), dining room when separate and all bedrooms

USB charging points provided to kitchen and all bedrooms

Bedroom home office includes media plate with power points, LAN cable and telephone point



Photography of Showhome is indicative only



Photography of Showhome is indicative only

HEATING, ELECTRICAL
AND LIGHTING

Energy efficient gas fired central heating and hot water system
with central programmer

Radiators with individual thermostatic control to all rooms
except where room thermostat fitted

Master light switch

LED Downlights to hall/landing, kitchen/breakfast, all bathrooms
and cloakroom

Power and light to loft with ladder access

SECURITY AND PEACE OF MIND

High security front entrance door with multi point locking system

External light with PIR control to front door

Facility for future wireless alarm system

Mains fed smoke detector with battery back up, fitted to hall
and landing

10 Year NHBC Buildmark Scheme and 2 year Berkeley warranty

INTERIOR FINISHES

Painted 2 panel internal doors with chrome finish door furniture

Painted staircase with stained oak handrail

Full height wardrobe with painted doors to principal bedroom

Satin paint finish to all internal joinery

Woodpecker flooring to hall, kitchen and cloakroom

Ceramic floor tiles to all bathrooms

Fitted carpets to the remainder of the property

EXTERNAL

Feature entrance door with chrome door furniture

PVCu windows and casement doors

Garage with power and light provided to selected plots

Parking space(s) provided

Landscaped front garden and turf to rear gardens

Natural sandstone paving to paths and patio areas

External tap and water butt

External power point

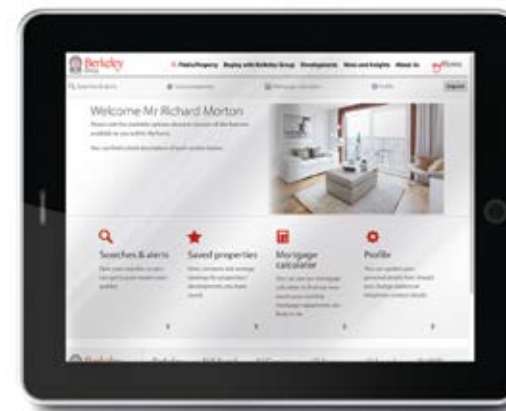
32 amp electric supply provided for future electric vehicle
charging to selected plots

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A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

MAKING YOUR MOVE — EASIER —

MyHome Plus is an online service designed to help you manage key aspects of your new home at anytime from anywhere around the world.

**myHome
PLUS**



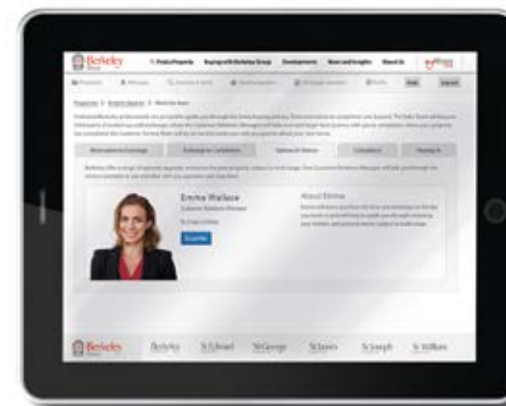
1. FILING CABINET

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.



2. MEET THE TEAM

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.



3. OPTIONS & CHOICES SELECTION

We are able to offer some choices on certain internal finishes of your new home. This will of course depend on what stage of construction the property has reached at the time of your reservation. We will invite you to view the interior selections available for the internal finishes that you have an option to choose from. Alternatively, the options can be discussed over the telephone and selected via MyHome Plus.



4. CONSTRUCTION PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

REGISTER BY VISITING BERKELEYGROUP.CO.UK/MY-HOME/SIGN-IN

OUR COMMITMENT TO SUSTAINABLE LIVING

**The Berkeley Group is a leader in
sustainable house building.**

Our goal is to be world-class in the area of sustainability, both in terms of running our business efficiently and considerately and by developing sustainable places for people to thrive in. Winners of the Sustainable Housebuilder of the Year 2019, we are committed to being a responsible business which thinks about the long-term. Sustainability to the Berkeley Group, in its simplest terms, is about people, the planet and prosperity. We think about these three aspects during our operational activities and also in terms of the places we create.

SIMPLY A BETTER WAY OF LIVING

The Berkeley Group has won many prestigious awards for the quality, design and sustainability of our developments. We have a strategy designed to raise our standards higher still. The 'Our Vision' strategy means that you are buying a home from a sustainable business that takes its responsibilities towards the environment, its workforce and the communities in which it works, very seriously.

GREENER, MORE ECONOMICAL HOMES

At Leighwood Fields we have incorporated a range of features that make it easy for residents to live a sustainable lifestyle, from energy saving light fittings and energy efficient kitchen appliances to recycling bins and high levels of thermal insulation. These homes are also designed to use less water and their CO2 emissions are lower than an average home, saving you significant amounts on your utility bills and reducing the overall contribution to climate change. PV panels are also used to supply energy.

REDUCING WATER USE

The water consuming fixtures and fittings in the homes at Leighwood Fields are carefully selected to make sure that they use less water than the average household in the UK. Water efficient features in these homes include toilets with dual flush mechanisms.

SUSTAINABLE TRAVEL

Leighwood Fields is in an extremely well-connected location, right near the centre of Cranleigh so there is little need for car use locally. For the regular commuter, Cranleigh offers several ways to reach London. Just over 9 miles away, Guildford Station is a popular choice, with frequent fast services to Waterloo. In terms of public transport, the village is on a good selection of useful bus routes, including Horsham, Godalming, Ewhurst and the Guildford park and ride service, available from four locations.

CREATING SPACE FOR NATURE

At Berkeley we recognise the importance of protecting and enhancing biodiversity and believe that our new developments can create places with more nature afterwards than before through providing higher quality habitats and more biodiversity. At Leighwood Fields, landscaped gardens will be created for residents. This will feature new planting to create a tranquil green environment, with a mix of species to enhance biodiversity.

A COMMITMENT TO THE FUTURE

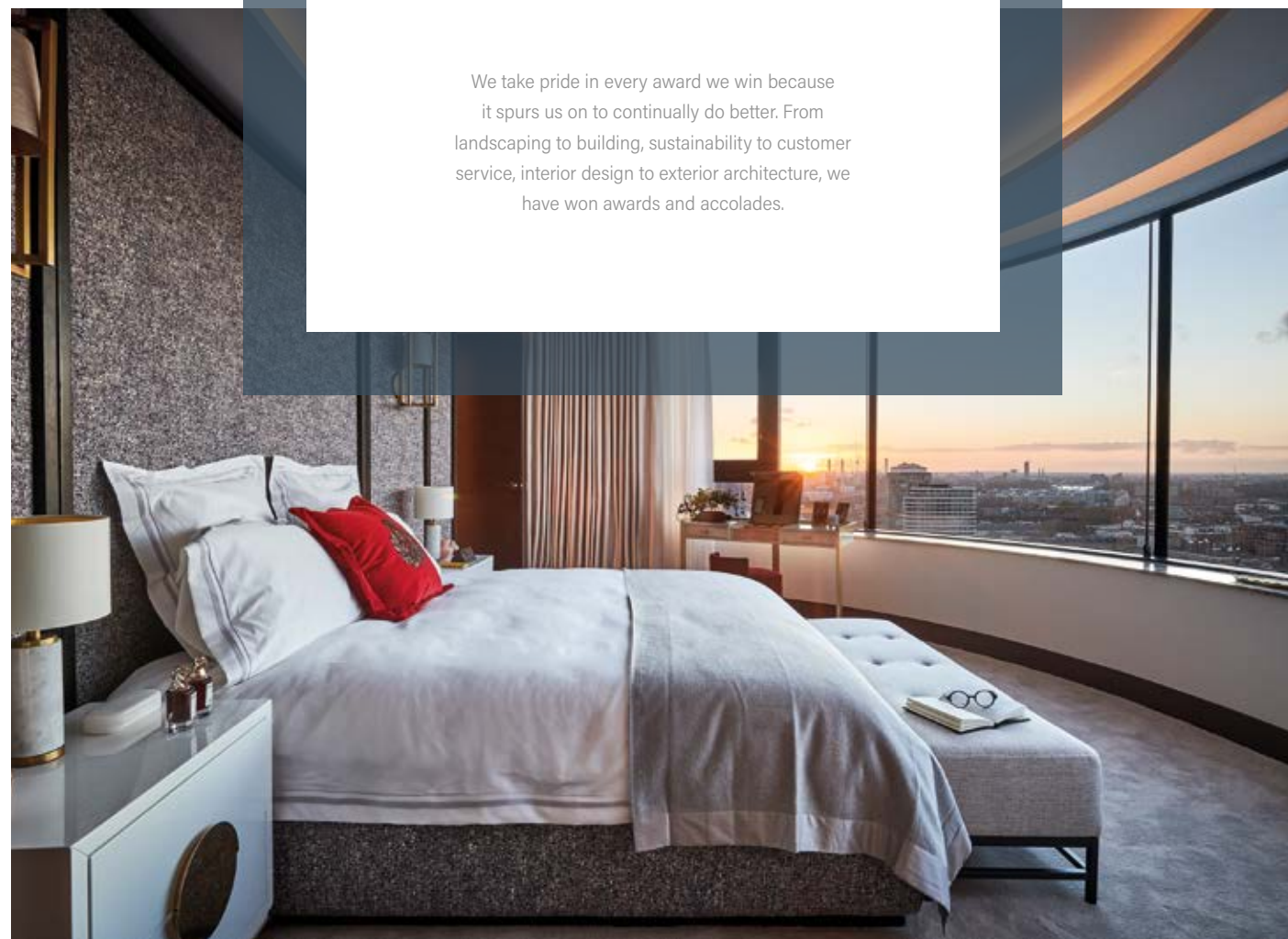
We set targets to reduce water use and CO2 emissions associated with our construction and business operations. We also aim to reuse or recycle a high proportion of our construction, demolition and excavation waste.



AN AWARD WINNING

— APPROACH —

We take pride in every award we win because it spurs us on to continually do better. From landscaping to building, sustainability to customer service, interior design to exterior architecture, we have won awards and accolades.



INVESTORS IN CUSTOMERS 2020

(Gold)

BUILDING AWARDS 2019

Housebuilder of the Year

WHAT HOUSE? AWARDS 2019

Large Housebuilder of the Year (Silver)
Best Interior Design (Gold)
Best Apartment Scheme (Silver)
Best Luxury Development (Silver)

HOUSEBUILDER AWARDS 2019

Sustainable Housebuilder of the Year

INTERNATIONAL PROPERTY AWARDS 2019

UK Best Sustainable Development

EVENING STANDARD NEW HOMES AWARDS 2019

Best Large Development
Architectural Merit (Highly Commended)
Best London Home (Highly Commended)



Photography of award winning Berkeley developments

DESIGNED
FOR LIFE

Our customers are at the heart of all our decisions.
We aim to understand their needs and consistently
meet or exceed their expectations.

The service we provide is professional, efficient and helpful
to make the home buying process as straightforward and
enjoyable as possible. Our levels of customer service aim
to be comparable to other top brands.

Customer Service is Our Priority

All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

Green Living and Sustainable Development is Top of Our Agenda

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

Quality is at the Heart of Everything We Do

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Unparalleled Choice of Homes in the Most Sought After Locations

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A Commitment to Creating Sustainable Communities

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Edenbrook Village / Fleet



Highwood / Horsham



Fairmiles Gate / Cobham

TRANSFORMING TOMORROW

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



Please scan this QR code for more information on how we are **TRANSFORMING TOMORROW**

OUR VISION
2030
TRANSFORMING TOMORROW



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GET IN TOUCH

Sales & Marketing Suite

Leighwood Fields • Alfold Road
Cranleigh • Surrey • GU6 8TA
T: 01483 397 800 • E: sales@leighwoodfields.co.uk

LEIGHWOODFIELDS.CO.UK



Maps are not to scale and show approximate locations only. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Leighwood Fields is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property.

LEIGHWOOD
— FIELDS —

CRANLEIGH

LEIGHWOODFIELDS.CO.UK

Berkeley
Designed for life