

LEIGHWOOD  
— FIELDS —

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THE MAPLES

# THE MAPLES

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Our Vision 2030

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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 parking.

LEIGHWOOD  
— FIELDS —

# THE MAPLES

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.



## 2 BEDROOM HOMES

**The Baxter**  
Plots: 226, 227, 228, 264, 269, 271 & 297

**The Hare**  
Plots: 229, 262, 263, 268, 270 & 296

## 3 BEDROOM HOMES

**The Warren**  
Plots: 230, 231 & 233

**The Arber**  
Plots: 232, 265, 295 & 308

**The Lennox**  
Plot: 266

**The Scaife**  
Plot: 267

**The Stokes**  
Plots: 272, 294 & 307

**The Goodman**  
Plots: 273, 275 & 312

**The Blackmore**  
Plots: 274 & 311

**The Pickett**  
Plots: 303 & 304

## 4 BEDROOM HOMES

**The Simons**  
Plots: 224, 225 & 309

**The Attwood**  
Plot: 234

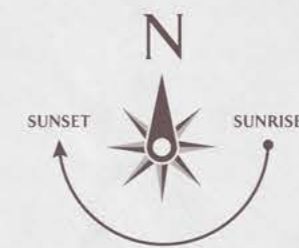
**The Russo**  
Plots: 276, 277, 278, 279, 280 & 281

**The Wells**  
Plots: 305 & 310

## 5 BEDROOM HOMES

**The Byron**  
Plot: 306

## AFFORDABLE HOMES



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.

2 BEDROOM HOME  
THE  
BAXTER

PLOTS: 226, 227, 228, 264, 269, 271 & 297



LEIGHWOOD  
— FIELDS —



Plots 226, 227 & 228



Plot 264



Computer generated images are indicative only

Plots 269 & 271



Plot 297

# THE BAXTER

Plots: 226, 227, 228\*, 264, 269, 271 & 297 | 850 SQ FT



## GROUND FLOOR

Living/Dining	5.20m <sup>†</sup> x 4.30m	17' 1" x 14' 1"
Kitchen	3.98m x 2.08m	13' 1" x 6' 10"

†Maximum Measurement

\*Plot 228 as shown, all other plots are handed



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# THE BAXTER

Plots: 226, 227, 228\*, 264, 269, 271 & 297 | 850 SQ FT



## FIRST FLOOR

Principal Bedroom	4.30m <sup>†</sup> x 2.95m	14' 1" x 9' 8"
Bedroom 2	4.30m x 2.62m	14' 1" x 8' 8"
Bedroom 2 (Plot 297)	4.30m x 2.57m	14' 1" x 8' 6"

†Maximum Measurement



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Plot 262 (image is also indicative of Plot 229)



Plot 263



Plots 268 & 270



Plot 296

Computer generated images are indicative only

2 BEDROOM HOME  
**THE HARE**

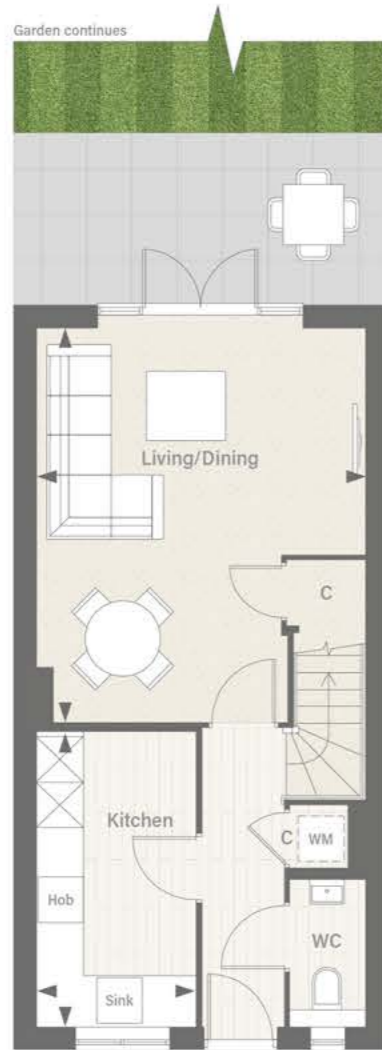
— PLOTS: 229, 262, 263, 268, 270 & 296 —



LEIGHWOOD  
— FIELDS —

# THE HARE

Plots: 229\*, 262, 263, 268, 270 & 296 | 850 SQ FT



## GROUND FLOOR

Living/Dining	5.18m <sup>†</sup> x 4.30m	17' 0" x 14' 1"
Kitchen	3.85m x 2.08m	12' 8" x 6' 10"
Kitchen (Plot 270)	3.90m x 2.08m	12' 10" x 6' 10"

†Maximum Measurement

\*Plot 229 is handed  
\*\*No window to Plot 270



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# THE HARE

Plots: 229\*, 262, 263, 268, 270 & 296 | 850 SQ FT



## FIRST FLOOR

Principal Bedroom	4.30m <sup>†</sup> x 2.95m	14' 1" x 9' 8"
Bedroom 2	4.30m x 2.57m	14' 1" x 8' 6"
Bedroom 2 (Plot 270)	4.30m x 2.62m	14' 1" x 8' 8"

†Maximum Measurement



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3 BEDROOM HOME  
THE  
WARREN

— PLOTS: 230, 231 & 233 —



LEIGHWOOD  
— FIELDS —



Plots 230 & 231



Computer generated images are indicative only

Plot 233

# THE WARREN

Plots: 230, 231\* & 233 | 1208 SQ FT

18



## GROUND FLOOR

Living	5.46m <sup>2</sup> x 4.03m	21' 5" <sup>†</sup> x 11' 8"
Dining/Family	5.30m <sup>2</sup> x 3.24m	17' 5" <sup>†</sup> x 10' 8"
Kitchen	2.93m x 2.70m <sup>†</sup>	9' 8" x 8' 10" <sup>†</sup>

<sup>†</sup>Maximum Measurement

\*Plot 231 is handed  
\*\*Additional windows to Plot 233 only

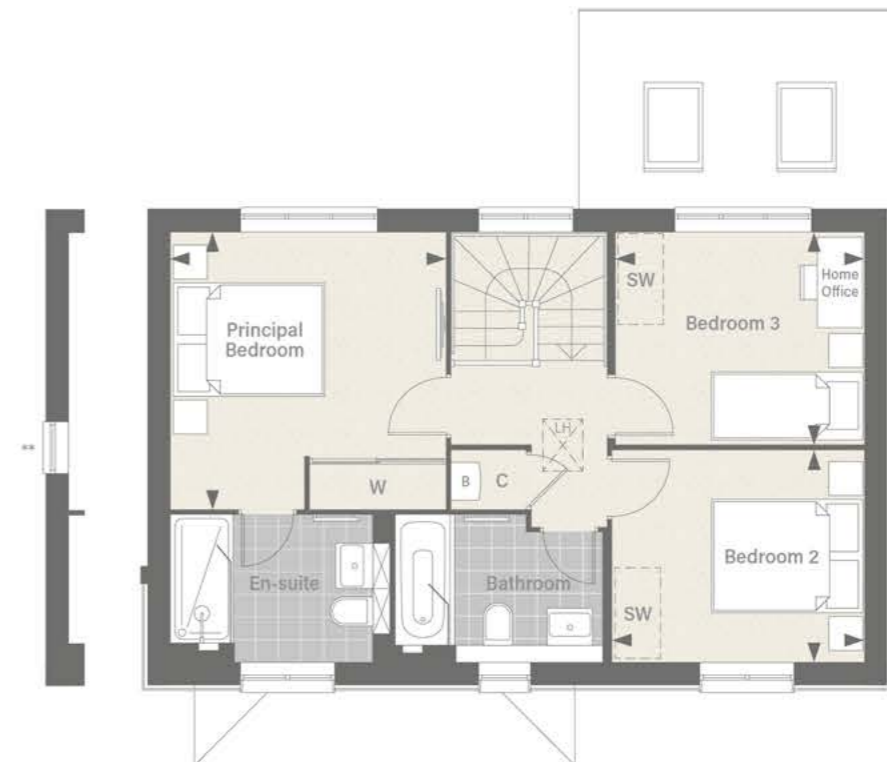


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# THE WARREN

Plots: 230, 231\* & 233 | 1208 SQ FT

19



## FIRST FLOOR

Principal Bedroom	3.63m <sup>2</sup> x 3.60m	11' 11" <sup>†</sup> x 11' 10"
Bedroom 2	3.25m x 2.77m	10' 8" x 9' 1"
Bedroom 3	3.30m x 2.77m	10' 10" x 9' 1"

<sup>†</sup>Maximum Measurement



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Plot 232



Plot 265



Plot 295 (image also indicative for Plot 308)

Computer generated images are indicative only

3 BEDROOM HOME

# THE ARBER

— PLOTS: 232, 265, 295 & 308 —



LEIGHWOOD  
— FIELDS —

# THE ARBER

Plot: 232 | 1127 SQ FT



## GROUND FLOOR

Living/Dining	6.02m <sup>2</sup> x 5.43m <sup>2</sup>	19' 9" <sup>2</sup> x 17' 10" <sup>2</sup>
Kitchen	4.45m x 2.75m	14' 7" x 9' 0"

†Maximum Measurement



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# THE ARBER

Plot: 232 | 1127 SQ FT



## FIRST FLOOR

Principal Bedroom	3.45m <sup>2</sup> x 3.12m <sup>2</sup>	11' 4" x 10' 3"
Dressing Room	2.00m <sup>2</sup> x 1.41m <sup>2</sup>	6' 7" x 4' 8"
Bedroom 2	4.12m <sup>2</sup> x 2.87m	13' 6" x 9' 5"
Bedroom 3	3.90m <sup>2</sup> x 2.16m	12' 10" x 7' 1"

†Maximum Measurement



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# THE ARBER

Plot: 265 | 1107 SQ FT



## GROUND FLOOR

Living/Dining	5.48m <sup>2</sup> x 5.13m <sup>2</sup>	18' 0" <sup>2</sup> x 16' 10" <sup>2</sup>
Kitchen	4.45m x 2.75m	14' 7" x 9' 0"

†Maximum Measurement



# THE ARBER

Plot: 265 | 1107 SQ FT



## FIRST FLOOR

Principal Bedroom	3.45m <sup>2</sup> x 3.12m <sup>2</sup>	11' 4" <sup>2</sup> x 10' 3" <sup>2</sup>
Dressing Room	2.00m <sup>2</sup> x 1.41m <sup>2</sup>	6' 7" <sup>2</sup> x 4' 8" <sup>2</sup>
Bedroom 2	4.17m <sup>2</sup> x 2.87m	13' 8" <sup>2</sup> x 9' 5"
Bedroom 3	3.90m <sup>2</sup> x 2.16m	12' 10" <sup>2</sup> x 7' 1"

†Maximum Measurement



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# THE ARBER

Plots: 295 & 308 | 1107 SQ FT



## GROUND FLOOR

Living/Dining	5.43m <sup>2</sup> x 5.13m <sup>2</sup>	17' 10" <sup>†</sup> x 16' 10" <sup>†</sup>
Kitchen	4.45m x 2.75m	14' 7" x 9' 0"

<sup>†</sup>Maximum Measurement



# THE ARBER

Plots: 295 & 308 | 1107 SQ FT



## FIRST FLOOR

Principal Bedroom	3.45m <sup>2</sup> x 3.12m <sup>2</sup>	11' 4" x 10' 3" <sup>†</sup>
Dressing Room	2.00m <sup>2</sup> x 1.41m <sup>2</sup>	6' 7" x 4' 8" <sup>†</sup>
Bedroom 2	4.12m <sup>2</sup> x 2.87m	13' 6" x 9' 5"
Bedroom 3	3.96m <sup>2</sup> x 2.16m	13' 0" x 7' 1"

<sup>†</sup>Maximum Measurement



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3 BEDROOM HOME  
THE  
LENNOX

— PLOT: 266 —



LEIGHWOOD  
— FIELDS —



Computer generated images are indicative only

# THE LENNOX

Plot: 266 | 1128 SQ FT



## GROUND FLOOR

Living	6.53m <sup>2</sup> x 3.55m	21' 5" <sup>†</sup> x 11' 8"
Dining	3.24m x 2.79m <sup>†</sup>	10' 8" x 9' 2" <sup>†</sup>
Kitchen	2.85m <sup>2</sup> x 2.70m	9' 4" x 8' 10"

<sup>†</sup>Maximum Measurement



# THE LENNOX

Plot: 266 | 1128 SQ FT



## FIRST FLOOR

Principal Bedroom	3.63m <sup>2</sup> x 3.60m <sup>†</sup>	11' 11" <sup>†</sup> x 11' 10" <sup>†</sup>
Bedroom 2	3.29m x 2.77m	10' 10" x 9' 1"
Bedroom 3	3.29m x 2.77m	10' 10" x 9' 1"

<sup>†</sup>Maximum Measurement



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CRANLEIGH

Computer generated images are indicative only

3 BEDROOM HOME  
 THE  
 SCAIFE

— PLOT: 267 —



LEIGHWOOD  
— FIELDS —

# THE SCAIFE

Plot: 267 | 1208 SQ FT



## GROUND FLOOR

Living	4.30m x 3.91m†	14' 1" x 12' 10"†
Kitchen	2.90m† x 2.88m†	9' 6"† x 9' 6"†
Dining	2.57m† x 2.43m†	8' 5"† x 8' 0"†
Family	3.88m† x 2.58m†	12' 9"† x 8' 6"†

†Maximum Measurement



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# THE SCAIFE

Plot: 267 | 1208 SQ FT



## FIRST FLOOR

Principal Bedroom	4.30m† x 2.96m†	14' 1"† x 9' 9"†
Bedroom 2	5.24m x 2.81m	17' 3" x 9' 3"
Bedroom 3	4.13m† x 2.56m	13' 7"† x 8' 5"

†Maximum Measurement



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3 BEDROOM HOME  
THE  
STOKES

PLOTS: 272, 294 & 307



LEIGHWOOD  
— FIELDS —



Plot 272



Computer generated images are indicative only

Plot 294 (image also indicative for Plot 307)

# THE STOKES

Plots: 272, 294\* & 307\* | 1157 SQ FT



## GROUND FLOOR

Living	5.13m x 4.60m†	16' 10" x 15' 1"†
Kitchen/Dining	5.13m x 3.97m†	16' 10" x 13' 0"†

†Maximum Measurement

\*Plots 294 & 307 are handed



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# THE STOKES

Plots: 272, 294\* & 307\* | 1157 SQ FT



## FIRST FLOOR

Principal Bedroom	3.75m† x 3.05m†	12' 4"† x 10' 0"†
Dressing Room	2.07m† x 1.81m	6' 10"† x 5' 11"†
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



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Plots 273 & 275



Computer generated images are indicative only

Plot 312

3 BEDROOM HOME  
 THE  
 GOODMAN

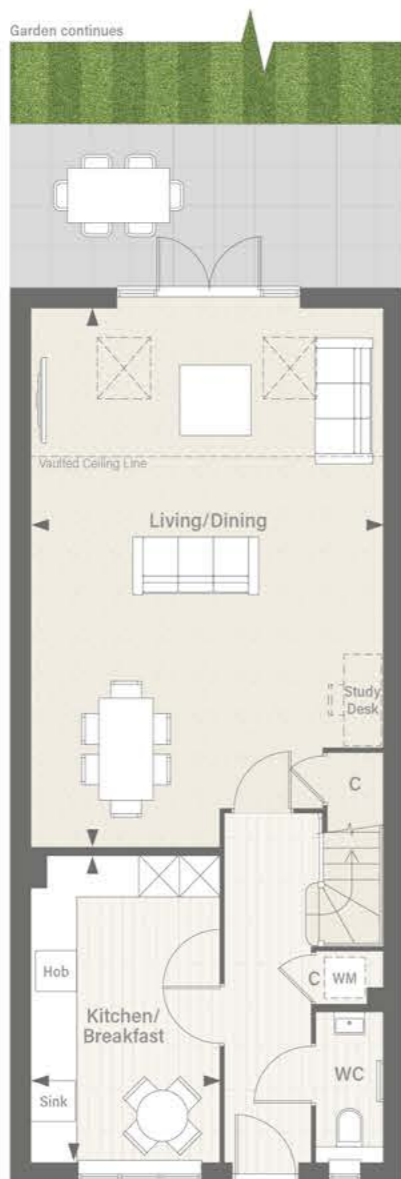
— PLOTS: 273, 275 & 312 —



LEIGHWOOD  
— FIELDS —

# THE GOODMAN

Plots: 273, 275\* & 312\* | 1244 SQ FT



## GROUND FLOOR

Living/Dining	7.88m <sup>2</sup> x 5.13m	25' 11" x 16' 10"
Kitchen/Breakfast	4.47m x 2.74m	14' 8" x 9' 0"

†Maximum Measurement

\*Plots 275 & 312 are handed.

\*\*No window to Plot 275



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# THE GOODMAN

Plots: 273, 275\* & 312\* | 1244 SQ FT



## FIRST FLOOR

Principal Bedroom	3.45m <sup>2</sup> x 3.12m <sup>2</sup>	11' 4" x 10' 3"
Dressing Room	2.01m <sup>2</sup> x 1.41m <sup>2</sup>	6' 7" x 4' 8"
Bedroom 2	4.12m <sup>2</sup> x 2.87m	13' 6" x 9' 5"
Bedroom 3	3.96m <sup>2</sup> x 2.16m	13' 0" x 7' 1"

†Maximum Measurement



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3 BEDROOM HOME  
THE  
BLACKMORE

PLOTS: 274 & 311



LEIGHWOOD  
— FIELDS —



Plot 274

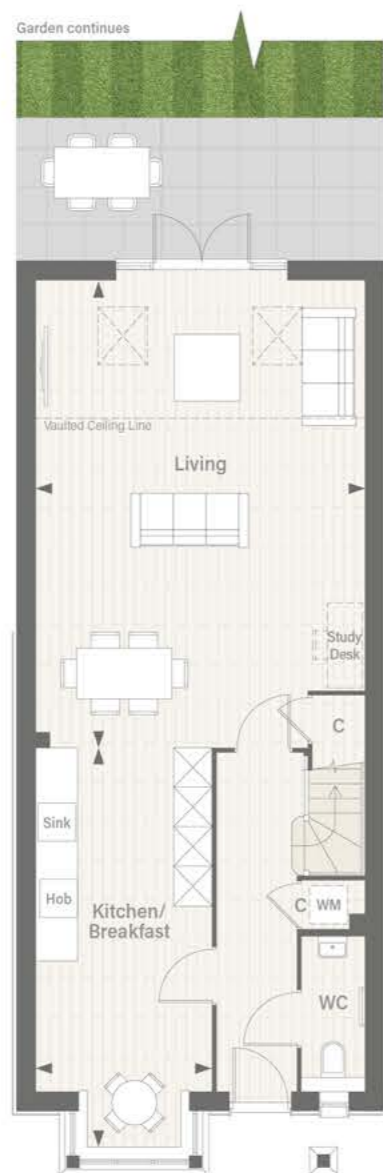


Computer generated images are indicative only

Plot 311

# THE BLACKMORE

Plots: 274\* & 311 | 1283 SQ FT



## GROUND FLOOR

Living	7.34m <sup>2</sup> x 5.13m	24' 1" x 16' 10"
Kitchen/Breakfast	6.28m <sup>2</sup> x 2.74m	20' 8" x 9' 0"

†Maximum Measurement

\*Plot 274 is handed



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# THE BLACKMORE

Plots: 274\* & 311 | 1283 SQ FT



## FIRST FLOOR

Principal Bedroom	3.67m <sup>2</sup> x 3.12m <sup>2</sup>	12' 1" x 10' 3"
Dressing Room	2.01m <sup>2</sup> x 1.63m	6' 7" x 5' 4"
Bedroom 2	4.17m <sup>2</sup> x 2.87m	13' 8" x 9' 5"
Bedroom 3	3.96m <sup>2</sup> x 2.16m	13' 0" x 7' 1"

†Maximum Measurement



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Computer generated images are indicative only

3 BEDROOM HOME  
 THE  
 PICKETT

— PLOTS: 303 & 304 —



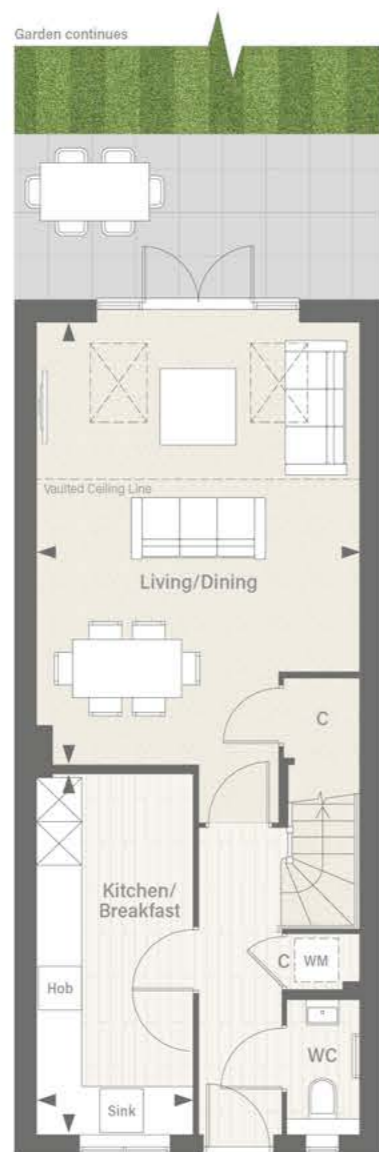
LEIGHWOOD  
— FIELDS —

# THE PICKETT

Plots: 303 & 304\* | 1296 SQ FT

# THE PICKETT

Plots: 303 & 304\* | 1296 SQ FT



GROUND FLOOR

Living/Dining	6.07m <sup>2</sup> x 4.40m	19' 9" <sup>†</sup> x 14' 5"
Kitchen/Breakfast	4.94m <sup>2</sup> x 2.11m	16' 2" <sup>†</sup> x 6' 11"

<sup>†</sup>Maximum Measurement



FIRST FLOOR

Bedroom 2	4.40m <sup>2</sup> x 3.45m <sup>2</sup>	14' 5" <sup>†</sup> x 11' 4" <sup>†</sup>
Bedroom 3	4.40m <sup>2</sup> x 2.73m <sup>2</sup>	14' 5" <sup>†</sup> x 9' 0" <sup>†</sup>

<sup>†</sup>Maximum Measurement



SECOND FLOOR

Principal Bedroom	4.54m <sup>2</sup> x 4.40m	14' 11" <sup>†</sup> x 14' 5"
Dressing	3.29m <sup>2</sup> x 1.82m <sup>2</sup>	10' 10" <sup>†</sup> x 6' 0" <sup>†</sup>

<sup>†</sup>Maximum Measurement

\*Plot 304 is handed



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4 BEDROOM HOME  
THE  
SIMONS

PLOTS: 224, 225 & 309



LEIGHWOOD  
— FIELDS —



Computer generated images are indicative only

# THE SIMONS

Plots: 224\* & 225 | 1576 SQ FT



## GROUND FLOOR

Living	5.46m <sup>2</sup> x 4.03m	17' 11" x 13' 3"
Dining/Family	7.23m x 3.62m <sup>†</sup>	23' 9" x 11' 11"†
Kitchen	4.03m x 2.91m <sup>†</sup>	13' 3" x 9' 7"†
Utility	1.90m x 1.56m	6' 3" x 5' 2"

†Maximum Measurement

\*Plot 224 is handed  
\*\*Chimney to Plot 225 only



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# THE SIMONS

Plots: 224\* & 225 | 1576 SQ FT



## FIRST FLOOR

Principal Bedroom	4.03m x 3.49m <sup>†</sup>	13' 3" x 11' 6"†
Bedroom 2	3.99m x 2.68m <sup>†</sup>	13' 1" x 8' 10"†
Bedroom 3	3.62m x 3.13m	11' 11" x 10' 4"
Bedroom 4	3.55m x 3.10m	11' 8" x 10' 2"

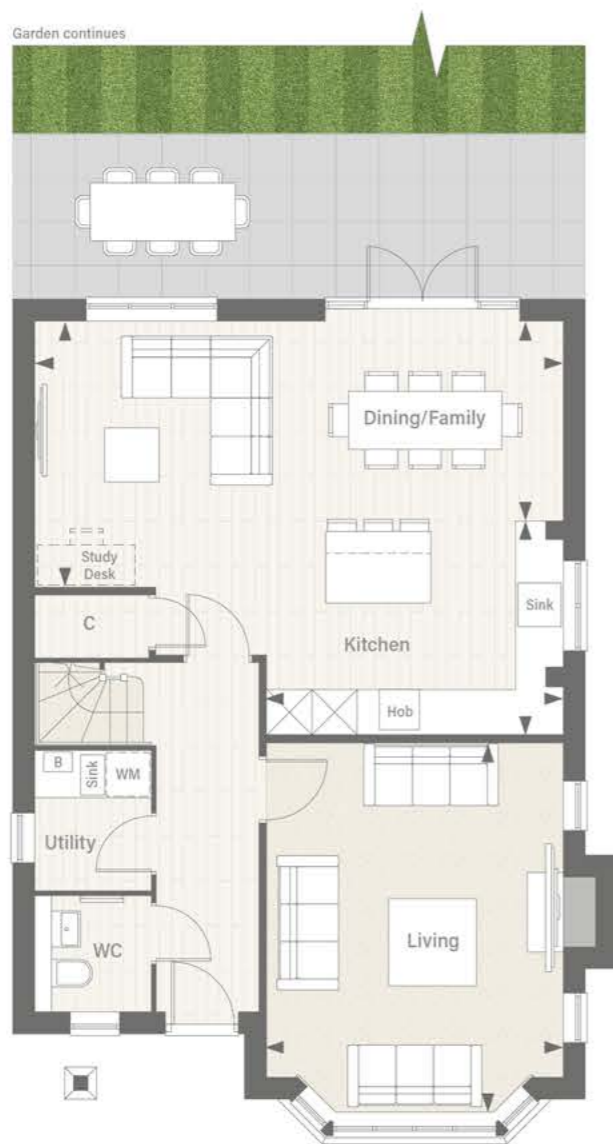
†Maximum Measurement



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# THE SIMONS

Plot: 309 | 1566 SQ FT



## GROUND FLOOR

Living	5.07m <sup>2</sup> x 4.03m	16' 8" x 13' 3"
Dining/Family	7.23m x 3.62m <sup>†</sup>	23' 9" x 11' 11"
Kitchen	4.03m x 2.91m <sup>†</sup>	13' 3" x 9' 7"
Utility	1.90m x 1.56m	6' 3" x 5' 2"

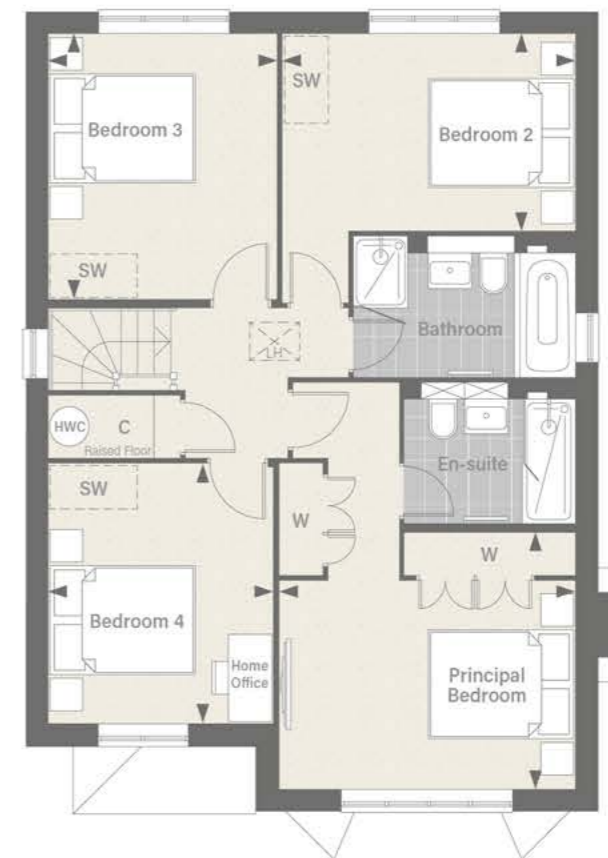
†Maximum Measurement



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# THE SIMONS

Plot: 309 | 1566 SQ FT



## FIRST FLOOR

Principal Bedroom	4.03m x 3.49m <sup>†</sup>	13' 3" x 11' 6"
Bedroom 2	3.99m x 2.68m <sup>†</sup>	13' 1" x 8' 10"
Bedroom 3	3.62m x 3.13m	11' 11" x 10' 4"
Bedroom 4	3.50m x 3.10m	11' 6" x 10' 2"

†Maximum Measurement



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Computer generated images are indicative only

4 BEDROOM HOME  
 THE  
 ATTWOOD

— PLOT: 234 —



LEIGHWOOD  
— FIELDS —

# THE ATTWOOD

Plot: 234 | 1500 SQ FT



## GROUND FLOOR

Living	5.46m <sup>2</sup> x 4.03m	23' 4" <sup>†</sup> x 12' 3"
Family	6.09m x 2.15m <sup>†</sup>	20' 0" x 7' 1" <sup>†</sup>
Dining	4.12m <sup>†</sup> x 2.65m <sup>†</sup>	13' 6" <sup>†</sup> x 8' 9" <sup>†</sup>
Kitchen	3.57m x 3.55m <sup>†</sup>	11' 9" x 11' 8" <sup>†</sup>

<sup>†</sup>Maximum Measurement



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# THE ATTWOOD

Plot: 234 | 1500 SQ FT



## FIRST FLOOR

Principal Bedroom	3.75m <sup>2</sup> x 3.51m <sup>2</sup>	12' 4" <sup>†</sup> x 11' 6" <sup>†</sup>
Bedroom 2	3.79m <sup>2</sup> x 2.75m <sup>2</sup>	12' 5" <sup>†</sup> x 9' 1" <sup>†</sup>
Bedroom 3	3.35m x 3.13m <sup>†</sup>	11' 0" x 10' 3" <sup>†</sup>
Bedroom 4	3.85m <sup>2</sup> x 2.35m	12' 8" <sup>†</sup> x 7' 9"

<sup>†</sup>Maximum Measurement



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4 BEDROOM HOME

# THE RUSSO

— PLOTS: 276, 277, 278, 279, 280 & 281 —



LEIGHWOOD  
— FIELDS —



Computer generated images are indicative only

Plots 278 to 281 (image also indicative of Plots 276 & 277)

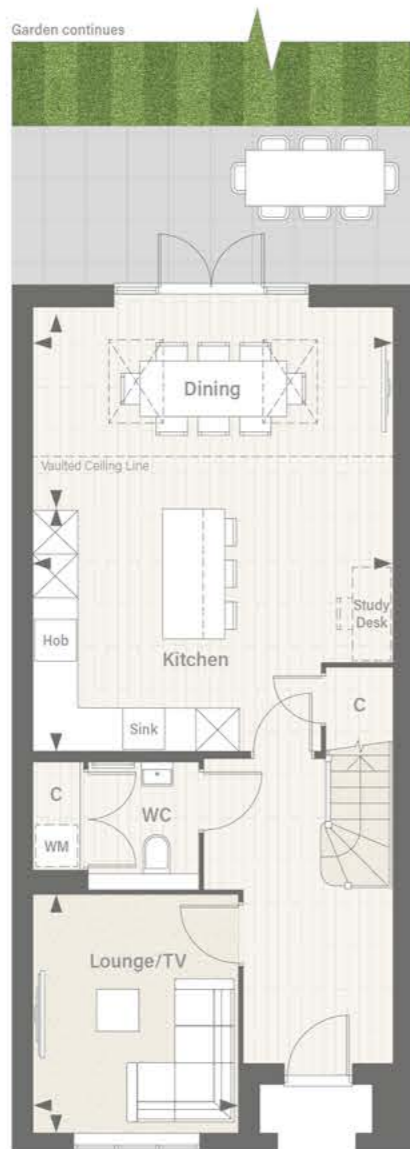


# THE RUSSO

Plots: 276, 277\*, 278, 279\*, 280 & 281\* | 1665 SQ FT

# THE RUSSO

Plots: 276, 277\*, 278, 279\*, 280 & 281\* | 1665 SQ FT



## GROUND FLOOR

Lounge/TV	3.39m x 2.91m	11' 2" x 9' 7"
Dining	5.13m x 2.90m†	16' 10" x 9' 6"†
Kitchen	5.13m x 3.46m†	16' 10" x 11' 4"†

†Maximum Measurement

\*Plots 277, 279 & 281 are handed



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## FIRST FLOOR

Principal Bedroom	3.80m x 3.02m	12' 6" x 11' 9"
Dressing	2.62m x 2.01m†	8' 7" x 6' 7"†
Living	5.13m x 3.40m	16' 10" x 11' 2"

†Maximum Measurement

## SECOND FLOOR

Bedroom 2	4.36m x 3.32m†	14' 4" x 10' 11"†
Bedroom 3	2.88m x 2.61m	9' 5" x 8' 7"
Bedroom 4	3.59m x 2.15m	11' 10" x 7' 1"

†Maximum Measurement



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Plot 305



Plot 310

Computer generated images are indicative only

4 BEDROOM HOME

# THE WELLS

PLOTS: 305 & 310



LEIGHWOOD  
— FIELDS —

# THE WELLS

Plot: 305 | 1787 SQ FT



## GROUND FLOOR

Living	6.22m <sup>†</sup> x 4.07m	20' 5" <sup>†</sup> x 13' 4"
Family	3.39m x 3.14m <sup>†</sup>	11' 2" x 10' 4" <sup>†</sup>
Kitchen/Dining	6.24m <sup>†</sup> x 4.09m <sup>†</sup>	20' 6" <sup>†</sup> x 13' 5" <sup>†</sup>
Utility	1.90m x 1.56m	6' 3" x 5' 2"

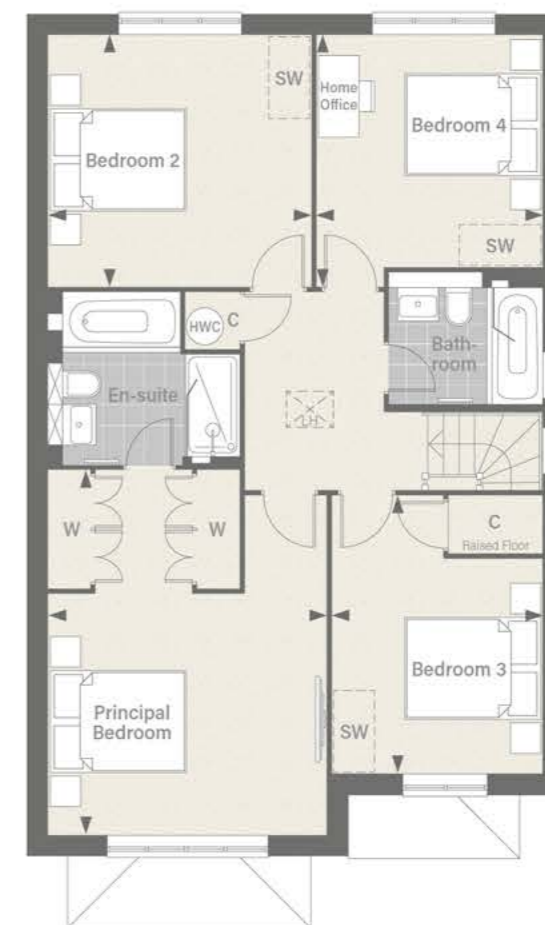
<sup>†</sup>Maximum Measurement



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# THE WELLS

Plot: 305 | 1787 SQ FT



## FIRST FLOOR

Principal Bedroom	4.06m <sup>†</sup> x 3.33m <sup>†</sup>	17' 6" <sup>†</sup> x 13' 4" <sup>†</sup>
Bedroom 2	3.84m x 3.67m	12' 7" x 12' 1"
Bedroom 3	4.06m <sup>†</sup> x 3.07m	13' 4" <sup>†</sup> x 10' 1"
Bedroom 4	3.67m <sup>†</sup> x 3.29m	12' 1" <sup>†</sup> x 10' 10"

<sup>†</sup>Maximum Measurement



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# THE WELLS

Plot: 310 | 1776 SQ FT



## GROUND FLOOR

Living	5.83m <sup>†</sup> x 4.07m	19' 2" <sup>†</sup> x 13' 4"
Family	3.39m x 3.14m <sup>†</sup>	11' 2" x 10' 4" <sup>†</sup>
Kitchen/Dining	6.24m <sup>†</sup> x 4.09m <sup>†</sup>	20' 6" <sup>†</sup> x 13' 5" <sup>†</sup>
Utility	1.90m x 1.89m	6' 3" x 6' 2"

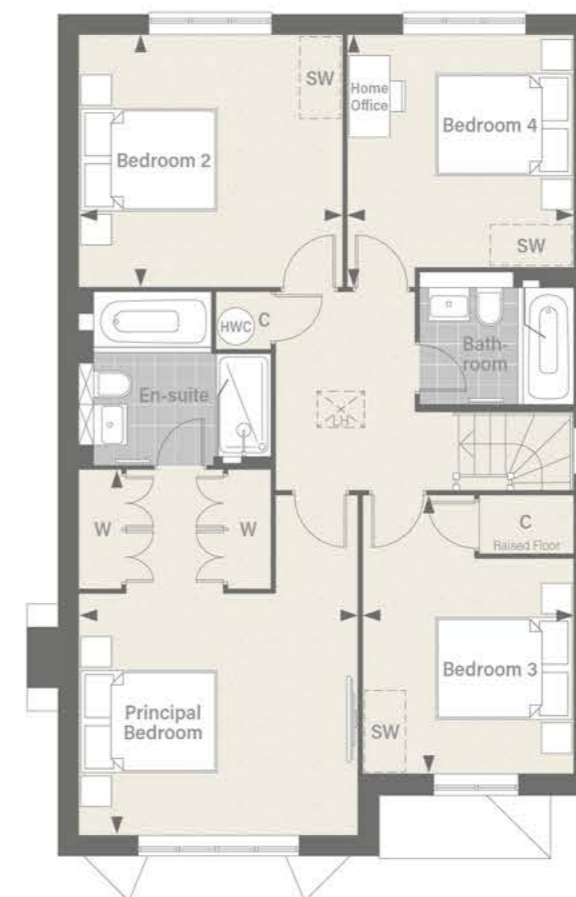
<sup>†</sup>Maximum Measurement



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. For exact details of garden sizing and patio layouts, please speak to our Sales Consultants.

# THE WELLS

Plot: 310 | 1776 SQ FT



## FIRST FLOOR

Principal Bedroom	4.06m <sup>†</sup> x 3.33m <sup>†</sup>	17' 6" <sup>†</sup> x 13' 4" <sup>†</sup>
Bedroom 2	3.84m x 3.67m	12' 7" x 12' 1"
Bedroom 3	4.06m <sup>†</sup> x 3.07m	13' 4" <sup>†</sup> x 10' 1"
Bedroom 4	3.38m x 3.29m	11' 1" x 10' 10"

<sup>†</sup>Maximum Measurement



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5 BEDROOM HOME  
THE  
BYRON

— PLOT: 306 —



LEIGHWOOD  
— FIELDS —



Computer-generated images are indicative only

# THE BYRON

Plot: 306 | 1969 SQ FT



## GROUND FLOOR

Living	5.40m <sup>2</sup> x 3.95m	17' 9" <sup>†</sup> x 13' 0"	Kitchen/Breakfast	4.75m x 3.55m <sup>†</sup>	15' 7" x 11' 8" <sup>†</sup>
Dining	4.16m x 3.06m <sup>†</sup>	13' 8" x 10' 1" <sup>†</sup>	Utility	2.24m x 1.86m	7' 4" x 6' 1"
Family	5.29m <sup>2</sup> x 4.75m	17' 5" <sup>†</sup> x 15' 7"	†Maximum Measurement		

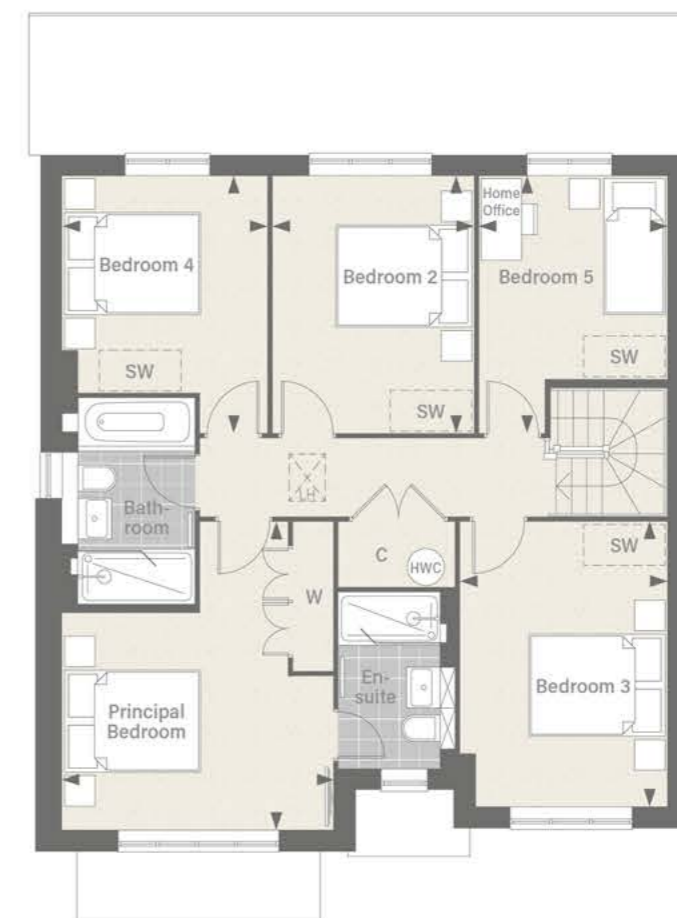
†Maximum Measurement



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. For exact details of garden sizing and patio layouts, please speak to our Sales Consultants.

# THE BYRON

Plot: 306 | 1969 SQ FT



## FIRST FLOOR

Principal Bedroom	4.49m <sup>2</sup> x 3.95m <sup>†</sup>	14' 9" <sup>†</sup> x 13' 0" <sup>†</sup>	Bedroom 4	3.75m <sup>2</sup> x 2.98m	12' 4" <sup>†</sup> x 9' 9"
Bedroom 2	3.75m x 2.94m	12' 4" x 9' 8"	Bedroom 5	3.75m <sup>2</sup> x 2.73m	12' 4" <sup>†</sup> x 9' 0"
Bedroom 3	4.16m <sup>2</sup> x 3.01m <sup>†</sup>	13' 8" <sup>†</sup> x 9' 11" <sup>†</sup>	†Maximum Measurement		

†Maximum Measurement



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Photography of Showhome is indicative only

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## QUALITY FINISHES

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

Individually styled kitchen incorporating a choice of door with mistral worktop and tiled splashback

Bosch single oven

Bosch stainless steel microwave to 2 bedroom homes

Bosch combi oven to 3, 4 & 5 bedroom homes

Bosch induction hob with touch controls

Integrated extractor to 2 & 3 bedroom homes

Chimney extractor to 4 & 5 bedroom homes

Bosch integrated fridge/freezer to 2, 3 & 4 bedroom homes

Bosch integrated larder fridge to 5 bedroom homes

Bosch integrated larder freezer to 5 bedroom homes

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, 4 & 5 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 it may not be possible to provide the branded products as referred to in the specification. 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.

77

### HOME ENTERTAINMENT AND COMMUNICATIONS

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

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 LABC Warranty 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 to principal bedroom

Satin paint finish to all internal joinery

Amtico flooring to hall, kitchen, family/dining and cloakroom

Ceramic floor tiles to all bathrooms

Fitted carpets to the remainder of the property (living room where separate)

EXTERNAL

Feature entrance door with chrome door furniture

UPVC 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

EV charging pod point to each home

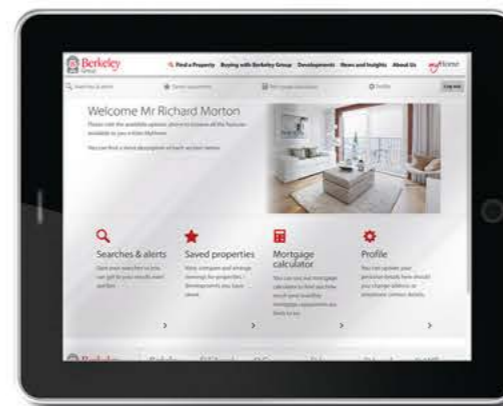
Cycle storage provided

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# 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.



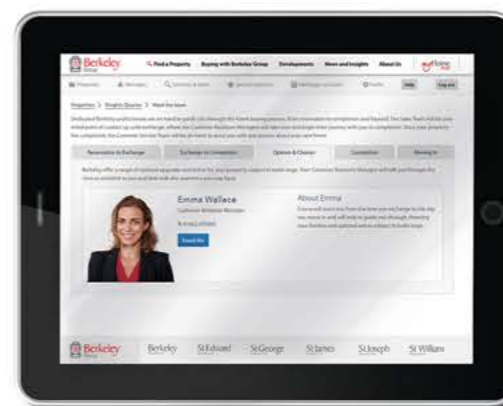
## 1. FILING CABINET

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](http://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

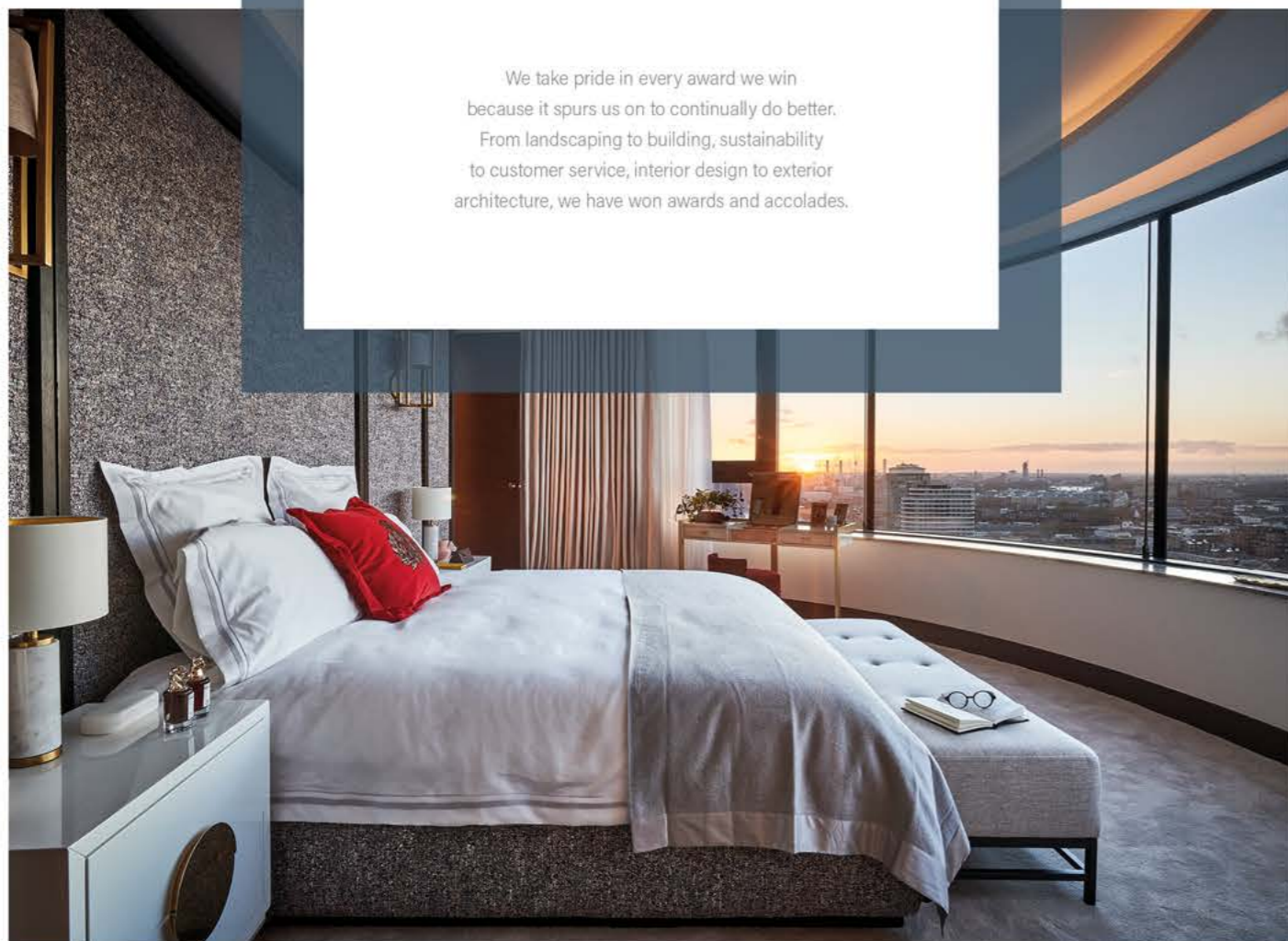
We set targets to reduce water use and CO2 emissions associated with our construction and business operations. We also aim to reuse or recycle a high proportion of our construction, demolition and excavation waste.





# 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 2022

(Gold)

## RESI AWARDS 2022

Large Developer of the Year

## JOB CROWD 2022

Top Company for Graduates to Work For

## BETTER SOCIETY AWARDS 2022

Transformation Award

## INHOUSE AWARD 2021

Outstanding Achievement Award

## EVENING STANDARD NEW HOMES AWARDS 2021

Outstanding Architectural Merit (Winner)

Best Small Development (Winner)

## BUILDING AWARDS 2021

Housebuilder of the Year

## WHAT HOUSE? AWARDS 2021

Best Large Housebuilder (Gold)

Best Luxury Development (Silver)

Best Interior Design (Gold)

Best Mixed-Use Development (Bronze)

Best Sustainable Development (Bronze)



Photography of award winning Berkeley developments

## DESIGNED FOR LIFE

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors.

### Customers Drive All Our Decisions

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

### Choice and Diversity

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

### Quality First to Last

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

### Green Living

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

### Commitment to the Future

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.



Hareshill / 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.



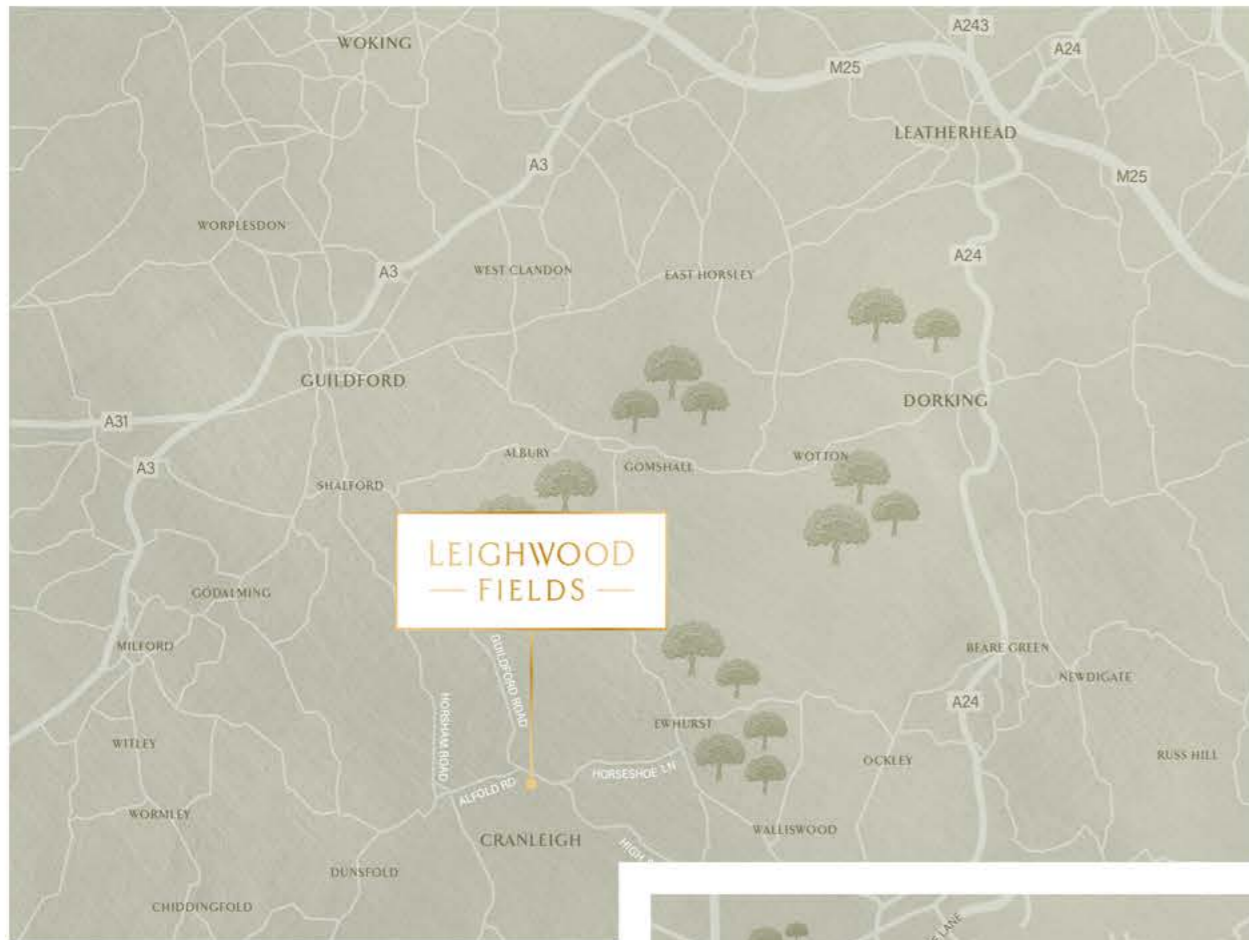
### TRANSFORMING FUTURES

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**





## GET IN TOUCH

### Sales & Marketing Suite

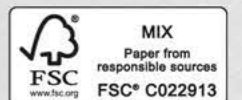
Leighwood Fields • Lorimer Avenue • Alfold Road  
 Cranleigh • Surrey • GU6 8WQ  
 T: 01483 397 800 • E: sales@leighwoodfields.co.uk

LEIGHWOODFIELDS.CO.UK



Leighwood Fields was granted planning permission on 16 February 2017 by Waverley Borough Council. The planning application number is WA/2016/1625. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. Applicants should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision.

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. S894/37CA/0622



LEIGHWOOD  
— FIELDS —

CRANLEIGH

[LEIGHWOODFIELDS.CO.UK](http://LEIGHWOODFIELDS.CO.UK)

**Berkeley**  
Designed for life