

THIS IS *LIVING*
THIS IS
CALA

DISCOVER
AMLETS PLACE,
CRANLEIGH

BENEFITS
OF BUYING
NEW

FAMILY SPACE
IN A BEAUTIFUL
PLACE

ENJOY SPACIOUS
SURROUNDINGS
INSIDE AND OUT

EVERY
INCENTIVE
TO MOVE

CALA.CO.UK


CALA
HOMES



Photography of Amlets Place

FIND YOUR FOREVER FAMILY HOME AT AMLETS PLACE IN CRANLEIGH

If you're looking for an idyllic family lifestyle, then look no further than Amlets Place. Offering a unique location in Cranleigh with tree-lined surroundings and the picturesque Surrey Hills right on your doorstep, this desirable new family community is full of natural charm.



Local area photography



Interior images include upgrades at an additional cost

Amlets Place comprises a range of three, four and five bedroom detached family homes and a select choice of bungalows. With generous plots, thoughtfully designed around existing parcels of land and retained tree-lined boundaries, homes at this stunning development are contemporary, light

and spacious with a quality specification throughout, making them somewhere residents are proud to call home. Looking towards the future, CALA has installed electric car charging points as standard to all homes at Amlets Place, helping purchasers boost their green credentials.



Photography of Amlets Place

This attention to detail doesn't just apply to the homes themselves. Amlets Place has been designed to create a true sense of community with plenty of open green space for residents to enjoy, as well as a safe, equipped children's play area. Once complete, the development will also benefit from a beautiful orchard and allotment plots.



Nicki Dennis, Sales and Marketing Director for CALA Homes (South Home Counties), said: "Amlets Place offers something very special for families and those seeking their dream new home. Not only do you benefit from a beautiful location, but Cranleigh offers everything you need to deal with the demands of family life with excellent local schools, traditional shops, cafés, restaurants and leisure facilities. The centre of Cranleigh is just under a mile away and will be accessed via a direct footpath



from Amlets Place once the development is complete. Within minutes you can reach the beauty of the Surrey Hills, which are a haven for cyclists and walkers, as well as the South Downs National Park, where great family days out are to be had exploring these Areas of Outstanding Natural Beauty."

“If you are looking for a new, contemporary family home in a well-connected village location, Amlets Place is certainly the place for you.”



Internal images include upgrades at an additional cost



THE PERFECT PLACE TO LIVE



The village of Cranleigh offers a fantastic sense of community, with many family-run businesses and independent stores to discover along the pretty high street. The village hosts a weekly farmer's market and several annual events for families, such as the Cranleigh Carnival & Fun Day in June and rural celebration, the Cranleigh Show. There's also Cranleigh Arts Centre, where villagers regularly enjoy live music from local talent.

If you enjoy being in the great outdoors, then take the family for a stroll to Pitch Hill or Leith Hill - both natural beauty spots offering hours of walking with stunning views.

For further leisure pursuits, there's a whole range of local sports facilities available. From the exclusive Cranleigh Golf and Country Club, to the village's large leisure centre, Snoxhall Play Park and Cranleigh Cricket Club - whatever takes your fancy, this beautiful and fascinating area will spoil you for choice all-year-round.

The village has excellent schooling with Cranleigh CofE Primary School and Park Mead Primary School, both rated as 'Good' by Ofsted. Secondary education is provided by the local Glebelands School and the well-renowned Cranleigh School - Surrey's leading co-educational independent school.



For commuting, Guildford is only 10 miles away, from where you can catch regular trains to London Waterloo and Clapham Junction in approximately 34 minutes. Direct services are also available from Horsham and Dorking to London Victoria and London Bridge.

In addition to the A24 for local routes, the M25 and motorway network can be accessed via the A3 at Milford Junction, with the M23 and Gatwick Airport around 25 miles away, while frequent bus services also run between the towns and villages.

TOP FIVE ATTRACTIONS

Cranleigh Golf and Country Club



The Cranleigh Arts Centre



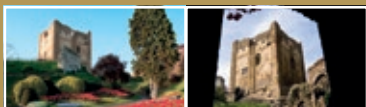
Cranleigh Village High Street



Pitch Hill and Leith Hill



Guildford Castle



DATES FOR THE DIARY IN 2018

- **Spring into Cranleigh** – Saturday 28th April
- **Cranleigh Lions Carnival** – Saturday 30th June
- **Cranleigh Show** – Sunday 1st July
- **Cranleigh Lions Classic Car Show** – Sunday 12th August
- **Cranleigh Folk Festival** – Saturday 15th September
- **Cranleigh in Bloom Prize-giving Tea Party** – Wednesday 19th September
- **Cranleigh Lions Bonfire Celebrations** – Saturday 3rd November
- **Cranleigh Santa Dash** – Sunday 9th December
- **Cranleigh Living Advent Calendar** – 1st - 24th December



A HAPPY CALA CUSTOMER

“It was obvious right away that this wasn't your typical new build. The design of homes was different and the whole development was clearly a step above other ones we had previously seen. We were particularly impressed by the quality of the build and location of the development.”

GIVING BACK TO THE COMMUNITY

Giving back to the communities in which we build is of significant importance. Last year, CALA Homes (South Home Counties) launched its Community Bursary scheme with local charities, schools and good causes invited to apply for a share of £10,000.

The scheme aims to provide support for a wide range of organisations and projects, with more than 10 charities benefiting from the Community Bursary last year. One local charity that received funding was Cranleigh



Chamber of Commerce, which received £1,000 from CALA Homes to help replace the Christmas lights in the village to spread the festive cheer.

Cranleigh Chamber of Commerce Committee Member, Rosemary French OBE, said: “We were thrilled to have received this funding as part of CALA's Community Bursary. In recent years the maple trees lining the entrance to the village had been lit using strings of fairy lights. However they had proved to be less and less reliable and difficult to maintain. At one point, we thought we would be unable to light the trees at all this year. We lacked the money or solution to this particular challenge. Local businesses responded generously but without the donation from CALA Homes it simply wouldn't have been possible to replace the number of lights that we needed.”



Amlets Place is designed with families in mind and as such, CALA is also keen to support local schools. To celebrate National Road Safety Week last year, CALA provided Park Mead Primary School in Cranleigh with a fantastic 'Be Safe Be Seen' pack, which included 30 high visibility vests for taking children on school outings, educational activity booklets and clip-on reflective badges for all pupils to help them be seen on the journey to and from school.

EXCLUSIVE OFFER

FREE ONE DAY PASS TO OUR SPA, POOL AND GYM*



TO ACTIVATE YOUR ONE DAY PASS CALL THE TEAM ON 01483 267426 OR EMAIL JASON.KING@CRANLEIGHCOUNTRYCLUB.CO.UK

*Offer valid until 31/12/18. T&Cs apply.

YOU'RE BETTER OFF BUYING NEW

The benefits of buying new are plain to see at Amlets Place. As well as offering an aspirational lifestyle, these new homes provide a blank canvas on which to stamp your own personality, come with a 10 year NHBC warranty and are backed by CALA's five star customer service rating.



Photography of Amlets Place

Nicki Dennis, Sales and Marketing Director for CALA Homes (South Home Counties), said: "By purchasing a CALA home at Amlets Place, you could soon be settling into your new property whilst enjoying a host of advantages that come with buying a new build home compared to the second hand market. It can also be extremely cost effective; it's estimated that the cost of upgrading an old home to new build specifications can be as much as £50,000, including things such as guttering, insulation, rewiring, double glazing, and new kitchens and bathrooms. At CALA, our homes are built to a high specification with central heating, double glazing, stylish fitted kitchens and quality bathrooms with integrated appliances included.

New build homes are considered to be on average 65% more energy efficient than older styles, so you could soon be enjoying lower energy bills thanks to double glazed windows and doors, efficient boilers, water saving systems and quality insulation. Not only are you saving money, but you're also helping to protect the environment in the process. It is also estimated to be roughly 50% cheaper to run per year, which could equate to an incredible annual saving of around £1,500 for a standard four bedroom detached home!"



THE CALA LIFESTYLE IS ONLY A *PART EXCHANGE** AWAY

CALA Homes' premium 100% Part Exchange* service has helped many CALA purchasers make the move to their dream home. By acting as a cash buyer, CALA removes the uncertainty of selling your home and gives you the peace of mind of being chain free. It also means you know exactly when you can move and you can stay right where you are until that date.



Internal images include upgrades at an additional cost

TO FIND OUT MORE,
CALL OUR MARKETING SUITE ON 01483 667 245
OR VISIT CALA.CO.UK



5 star customer service

