

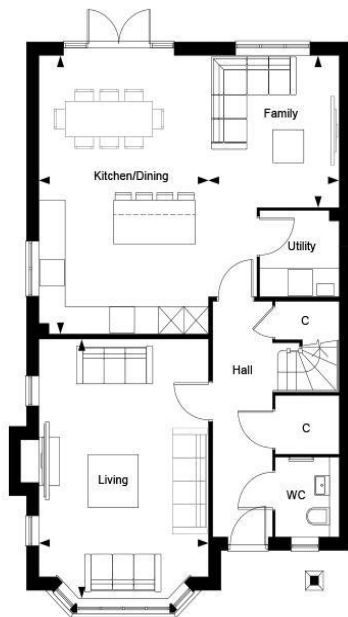


**Plot 310 - The Wells**  
**The Maples, Cranleigh, GU6 8WQ**  
**Asking Price: £960,000**

**ROGER COUPE**  
LAND & NEW HOMES

**\* High specification new home 1776 sq ft plus Garage \* Beautiful four bedroom detached home just minutes from Cranleigh High Street \* Stylish and sociable open plan kitchen \* Contemporary styling with quality fixtures and fittings \* Principal bedroom including dressing area and En-suite bathroom \* 3 further double bedrooms \* 10 year NHBC Buildmark scheme and 2 year Berkeley warranty \* EPC Rating: B \***

LEIGHWOOD  
— FIELDS —  
CRANLEIGH



Leighwood Fields, The Maples - The Wells, Property 310, Ground Floor

**Dimensions**

|                |               |                 |
|----------------|---------------|-----------------|
| Living         | 5.83m x 4.07m | 19' 2" x 13' 4" |
| Family         | 3.39m x 3.14m | 11' 2" x 10' 4" |
| Kitchen/Dining | 6.24m x 4.09m | 20' 6" x 13' 5" |
| Utility        | 1.90m x 1.89m | 6' 3" x 6' 2"   |
| Total Area     | 164.99 sq.m   | 1776 sq.ft      |

**Key**

C Cupboard

Berkeley  
Designed for life

LEIGHWOOD  
— FIELDS —  
CRANLEIGH



Leighwood Fields, The Maples - The Wells, Property 310, First Floor

**Dimensions**

|           |               |                  |
|-----------|---------------|------------------|
| Bedroom 1 | 4.06m x 3.33m | 17' 6" x 13' 4"  |
| Bedroom 2 | 3.84m x 3.67m | 12' 7" x 12' 1"  |
| Bedroom 3 | 4.06m x 3.07m | 13' 4" x 10' 1"  |
| Bedroom 4 | 3.38m x 3.29m | 11' 1" x 10' 10" |

**Key**

C Cupboard  
LH Loft Hatch  
OW Optional Wardrobe  
W Wardrobe

Berkeley  
Designed for life