



**7 Romaine Road, Cranleigh
Plot 71 – The Aspen at Amber Waterside**

£1,250,000 - Freehold



2560 sq ft 5 Double Bedrooms, 4 bathrooms Detached Home * Countryside views * Principal bedroom suite with en-suite and dressing room * Contemporary kitchen with stone worktops * Impressive principal bedroom suite with ensuite and dressing room * Separate study * Only 9 Miles from Guildford mainline station * Energy efficient home with a B rating or above *

Situated under 9 miles (approx 20 mins drive) from Guildford mainline station on the outskirts of Cranleigh is this spacious (over 2500 sq ft) 5 bedroom, 4 bathroom detached family home with a double garage. Featuring a large open plan kitchen/dining/family room, utility room, a separate living room, study, 5 double bedrooms and an impressive principal bedroom suite with dressing room and en-suite. Amber Waterside is a collection of new homes in the charming Surrey market town of Cranleigh, perfectly positioned by the lakeside. Combine the light and space of contemporary interiors and energy efficient designs with an idyllic, sought-after location in England's largest village. Please note: Some photos used are of a show home from another NK Homes development and are for indicative purposes only.

THE ASPEN

5 BEDROOM HOME
2560 SQ FT



GROUND FLOOR

Kitchen/ Dining/ Family	10608mm x 6220mm	34' 10" x 20' 5"
Living	4881mm x 3909mm	16' 0" x 12' 10"
Study	2421mm x 3909mm	7' 11" x 12' 10"

FIRST FLOOR

Master Bedroom	2750mm x 6220mm	9' 0" x 20' 5"
Bedroom 2	4080mm x 3050mm	13' 5" x 10' 0"
Bedroom 3	3419mm x 3262mm	11' 3" x 10' 8"
Bedroom 4	3104mm x 3051mm	10' 2" x 10' 0"
Bedroom 5	2367mm x 4881mm	7' 9" x 16' 0"

HOUSES 66, 71, 88
86 IS A MIRROR IMAGE.

Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

