

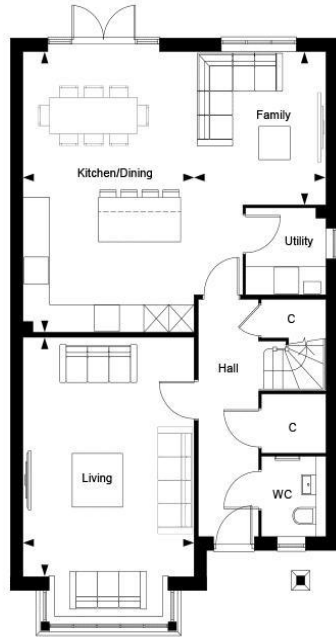


Plot 305 - The Wells
The Maples, Cranleigh, GU6 8WQ
Asking Price: £955,000

ROGER COUPE
LAND & NEW HOMES

*** High specification new home 1787 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 * Energy efficient gas fired central heating and hot water system * EPC Rating: B ***

LEIGHWOOD
— FIELDS —
CRANLEIGH

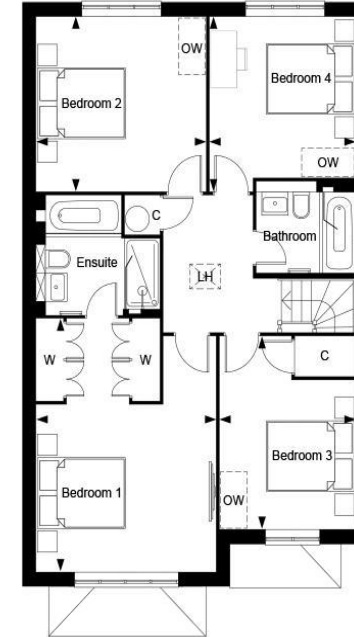


Leighwood Fields, The Maples - The Wells, Property 305, Ground Floor

Dimensions			Key	
Living	6.22m x 4.07m	20' 5" x 13' 4"	C	Cupboard
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 1.56m	6' 3" x 5' 2"		
Total Area	166.01 sq.m	1787 sq.ft		

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LEIGHWOOD
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Leighwood Fields, The Maples - The Wells, Property 305, First Floor

Dimensions			Key	
Bedroom 1	4.06m x 3.33m	17' 6" x 13' 4"	C	Cupboard
Bedroom 2	3.84m x 3.67m	12' 7" x 12' 1"	LH	Loft Hatch
Bedroom 3	4.06m x 3.07m	13' 4" x 10' 1"	OW	Optional Wardrobe
Bedroom 4	3.67m x 3.29m	12' 1" x 10' 10"	W	Wardrobe

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