



**5 Endive Road, Cranleigh  
Plot 66 – The Aspen ‘2’ at Amber Waterside**

**£1,250,000 - Freehold**



**2560 sq ft 4 Double Bedrooms, 4 bathrooms Detached Home \* Countryside views \* Impressive 433 sq ft principal bedroom suite with ensuite and dressing room \* Contemporary kitchen with stone worktops \* Double Garage \* Separate study \* Only 9 Miles from Guildford mainline station \* Energy efficient home with a B rating or above \***

Built and now ready to move into is this superb and spacious (over 2500 sq ft) 4 bedroom, 4 bathroom detached family home with a double garage and overlooking open countryside. Featuring a large open plan kitchen/dining/family room, utility room, a separate living room and a study, Upstairs is a most impressive principal bedroom suite (433 sq ft!) including dressing room and en-suite, 2 further bedroom suites, a fourth bedroom and family bathroom. This particular house type is available as a 5 bedroom layout if required, please ask one of our sales team for more information. 100% Part Exchange available\* (T&C's apply).

Amber Waterside is a collection of new homes in the charming Surrey market town of Cranleigh, perfectly positioned by the lakeside and near the new country park. Combining the light and space of contemporary interiors and energy efficient designs with an idyllic, sought-after location in England's largest village just 9 miles from Guildford with main line connectivity to London Waterloo (35 mins).

**THE ASPEN 2**

4 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 Suite	6220mm x 5117mm	20' 5" x 16' 7"
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"

**HOUSES 66, 71**

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.