



The Ashwoods, Alfold Road, Cranleigh, GU6 8WQ

Berkeley Development- The Braid

£720,000



A choice of a contemporary or classically styled kitchen incorporating a choice of door and Mistral worktop with matching upstand * All homes include integrated Bosch appliances * Contemporary styled bathrooms incorporating Laufen suites and bathroom furniture * Woodpecker flooring to hall, kitchen and cloakroom. Ceramic floor tiles to all bathrooms * Integrated wine cooler to 3 and 4 bedroom homes * Walk-in shower with fixed head and hand held shower to en-suite * Landscaped front gardens and turf to rear garden. Natural sandstone paving to paths and patio areas * TV points to living room/area, breakfast or family area (as applicable), dining room when separate and all bedrooms * EPC Rating:TBC

The Braid is a semi detached home over 3 floors with 3 bedrooms and a study/bedroom 4. The property features a kitchen/breakfast room and separate living/dinning room. The principle bedroom has an en-suite on the second level with a further double bedroom and on the top floor there is a further double bedroom and Study/bedroom 4. The Ashwoods at Leighwood Fields, a development by Berkeley, is carefully planned to make the most of the timeless local landscape, the development features ancient woodlands, a community orchard, village green, play areas and views across open farmland, all moments from your front door. You'll find stunning arts and crafts-inspired houses surrounded by tree-lined avenues, fields and woodland. Elegant, traditional features adorn every home, such as bay windows, gables, chimneys and porches. Berkeley has built a reputation for creating homes of the highest standards in terms of design, quality of construction, and our vision for sustainable development. Please note the CGI's and images are for indicative purposes only and taken from other Berkeley developments



GROUND FLOOR

Living/Dining	6.26m x 5.07m	20' 6" x 16' 8"
Kitchen/Breakfast	4.86m x 2.81m	15' 11" x 9' 3"
Garage	5.98m x 3.11m	19' 7" x 10' 2"

†Maximum Measurement



SECOND FLOOR

Bedroom 2	3.93m ² x 3.87m ²	12' 11" x 12' 8"
Study/Bedroom 4	3.04m ² x 2.61m ²	9' 11" x 8' 7"

†Maximum Measurement



FIRST FLOOR

Principal Bedroom	4.79m ² x 3.05m ²	15' 8" x 10' 0"
Bedroom 3	4.02m ² x 3.06m ²	13' 2" x 10' 0"

†Maximum Measurement