



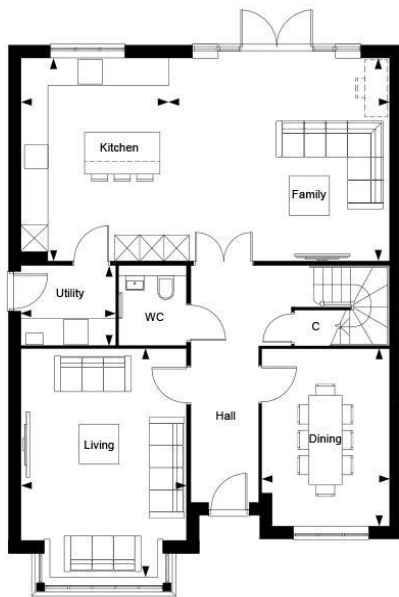
**Plot 306 - The Byron**  
**The Maples, Leighwood Fields, Cranleigh, GU6 8WQ**  
**Asking Price: £1,100,000**

**ROGER COUPE**  
LAND & NEW HOMES



**\* High specification new home 1970 sq ft plus Garage \* Beautiful five bedroom detached home just minutes from Cranleigh High Street \* Stylish and sociable open plan kitchen \* Contemporary styling with quality fixtures and fittings \* Principal bedroom with fitted wardrobes and en suite \* 3 further double rooms and a single bedroom/study \* Separate dining room and sitting room \* 10 year NHBC Warranty \* EPC Rating: B \***

LEIGHWOOD  
— FIELDS —  
CRANLEIGH



Leighwood Fields, The Maples - The Bryon, Property 306, Ground Floor

**Dimensions**

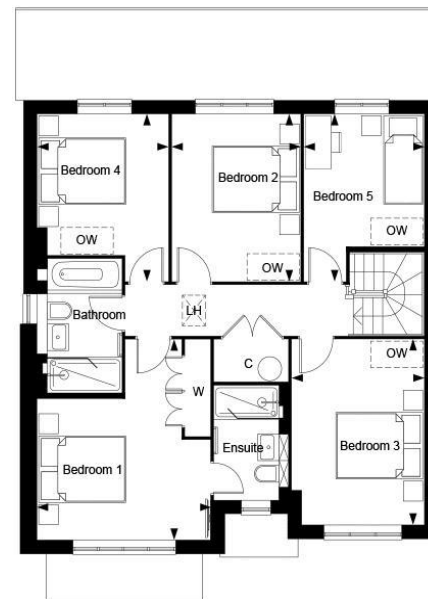
Living	5.40m x 3.95m	17' 9" x 13' 0"
Dining	4.16m x 3.06m	13' 8" x 10' 1"
Family	5.29m x 4.75m	17' 5" x 15' 7"
Kitchen	4.75m x 3.55m	15' 7" x 11' 8"
Utility	2.24m x 1.86m	7' 4" x 6' 1"
Total Area	182.92 sq.m	1969 sq.ft

**Key**

C	Cupboard
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Leighwood Fields, The Maples - The Bryon, Property 306, First Floor

**Dimensions**

Bedroom 1	4.49m x 3.95m	14' 9" x 13' 0"
Bedroom 2	3.75m x 2.94m	12' 4" x 9' 8"
Bedroom 3	4.16m x 3.01m	13' 8" x 9' 11"
Bedroom 4	3.75m x 2.98m	12' 4" x 9' 9"
Bedroom 5	3.75m x 2.73m	12' 4" x 9' 0"

**Key**

C	Cupboard
LH	Loft Hatch
OW	Optional Wardrobe
W	Wardrobe

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