LEIGHWOOD
MANOR

CRANLEIGH

LEIGHWOOD
FIELDS
CRANLEIGH

Berkeley
Designed for life

04 THE DEVELOPMENT

20 SITE PLAN

22 FLOOR PLANS

28 SPECIFICATION

34 MY HOME PLUS

36 SUSTAINABILITY

38 DESIGNED FOR LIFE

40 OUR VISION 2030

a natural

This exclusive collection of just 12 apartments offers homes with exquisite finishes. Enjoy the benefits of apartment living while joining the thriving community at Leighwood Fields.

With convenience and comfort at your doorstep, these thoughtfully designed apartments combine modern elegance with exceptional quality, creating a space that feels like home.



elegance

Computer generated image is indicative only


Computer generated image is indicative only

never far from nature

When you live at the heart of Leighwood Fields, you're only ever a moment from nature. From the lush country park that's a stone's throw away, to the village green on your doorstep, your stunning new apartment is immersed in Surrey Hills' abundant natural offerings.


Leighwood Fields


Surrounding green space


Bluebell Woods


Leighwood Fields

Computer generated image is indicative only

embrace quaint



Cranleigh High Street

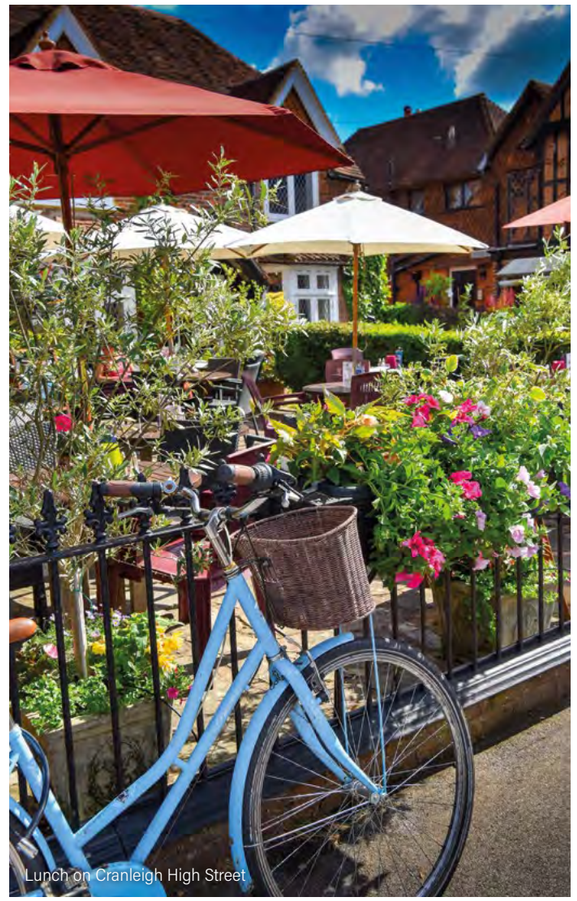
Take a stroll into Cranleigh and discover the exceptional amenities on offer. Cosy cafés, delightful restaurants and proper pubs bring this peaceful village to life just five minutes' walk from your home.

Lined with maple trees, the high street offers everything you need. With a leisure centre, post office, doctors' surgeries and more, this delightful village has more than meets the eye and new surprises all year round.

The 1930s village hall hosts events from craft fairs to model railway shows. Make sure you don't miss Cranleigh in Bloom, when a kaleidoscope of colour envelopes the village, with hanging baskets and wheelbarrows of flowers on every corner.

Cranleigh's dedicated and vibrant community is what makes it a place worth settling.


Country Park


Lunch on Cranleigh High Street

village living

idyllic landscapes

Knowle Park Lake



Coffee hut



Knowle Park



Leighwood Fields

Settle into the deep bliss of rural living at Leighwood Manor in one of England's most beautiful landscapes. Knowle Park, a newly opened 60-acre country park, sits beside your home. Teeming with wildlife, explore its lake, adventure park and wildflower meadows, with plenty of opportunities to picnic and play.

You'll have a wealth of open spaces and endless activities to enjoy, with several well-known cycling routes starting directly in the village. Whether you feel like rambling in Winterfold Forest, or exploring the splendour of the Surrey Hills, there's always something new to explore.

a thriving community

Leighwood Manor is nestled in the well-established Leighwood Fields – a vibrant community with its own splendid amenities. Stroll leisurely through the picturesque Bluebell Woods, picnic on the village green or take the kids to one of the play areas dotted around the place.

The residents' growing garden will be a new area dedicated to growing vegetables, perfect for families and nature lovers alike. Abundant in wildlife, the community orchard will be another new space, offering a peaceful respite immersed in nature.


Leighwood Fields


Leighwood Fields


Play park at Leighwood Fields


Picnic in the park


A stroll with the family


A wonder through the Bluebells



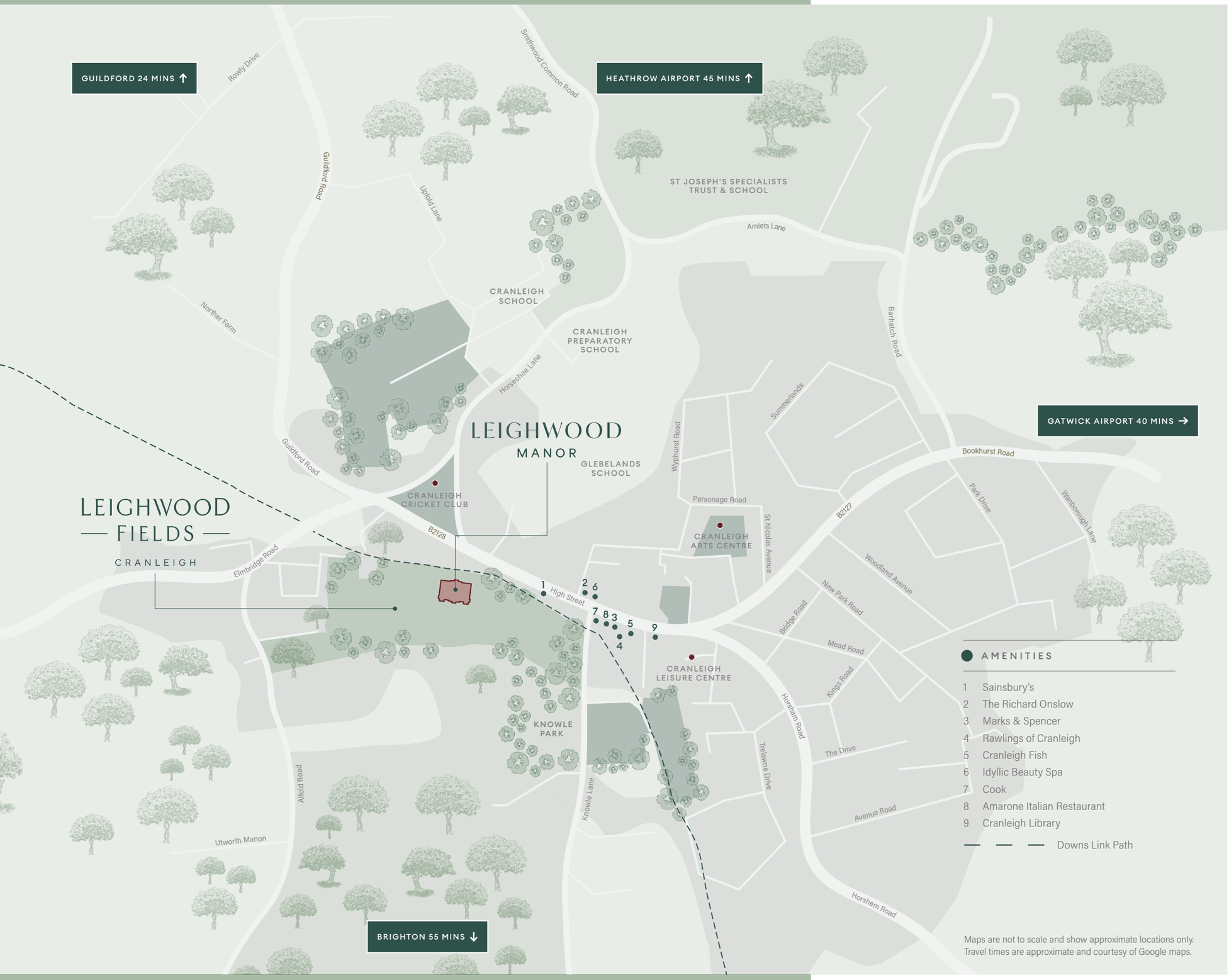
Computer generated image is indicative only



Residents' growing garden



Computer generated image is indicative only

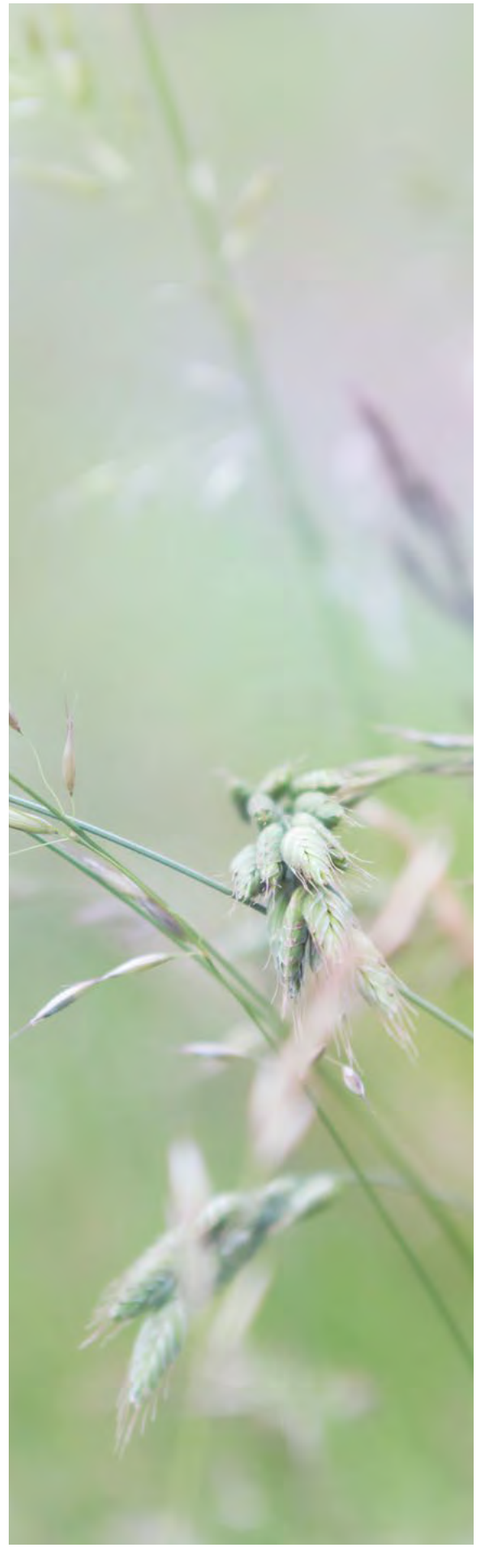


AMENITIES

1 Sainsbury's
2 The Richard Onslow
3 Marks & Spencer
4 Rawlings of Cranleigh
5 Cranleigh Fish
6 Idyllic Beauty Spa
7 Cook
8 Amarone Italian Restaurant
9 Cranleigh Library

— — — Downs Link Path

Maps are not to scale and show approximate locations only.
Travel times are approximate and courtesy of Google maps.



A SERENE LIFESTYLE

From dense woodlands to nature trails, the surrounding timeless landscape offers a truly natural way of life. Just across from a 60-acre country park, you're never far from a breath of fresh air.

With the introduction of Leighwood Manor, we've added two new exquisite amenities: the residents' growing garden and the community orchard.

The growing garden offers the opportunity to get closer to nature and grow your own vegetables. The community orchard offers a new space for residents to explore.



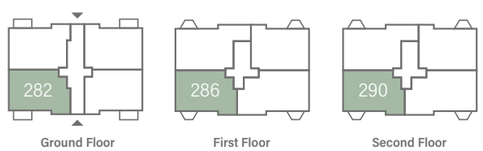
The Leighwood Manor site plan is indicative only and subject to change (and subject to planning). In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.

2 BEDROOM APARTMENT

Plots: 282*, 286, 290 | 1013 SQ FT



Living/Dining	5.21m x 4.49m	17′ 1″ x 14′ 9″
Kitchen	4.89m x 3.49m	16′ 1″ x 11′ 5″
Principal Bedroom	3.66m x 3.17m	12′ 0″ x 10′ 5″
Bedroom 2	4.07m x 3.02m	13′ 4″ x 9′ 11″



*Terrace to Plot 282

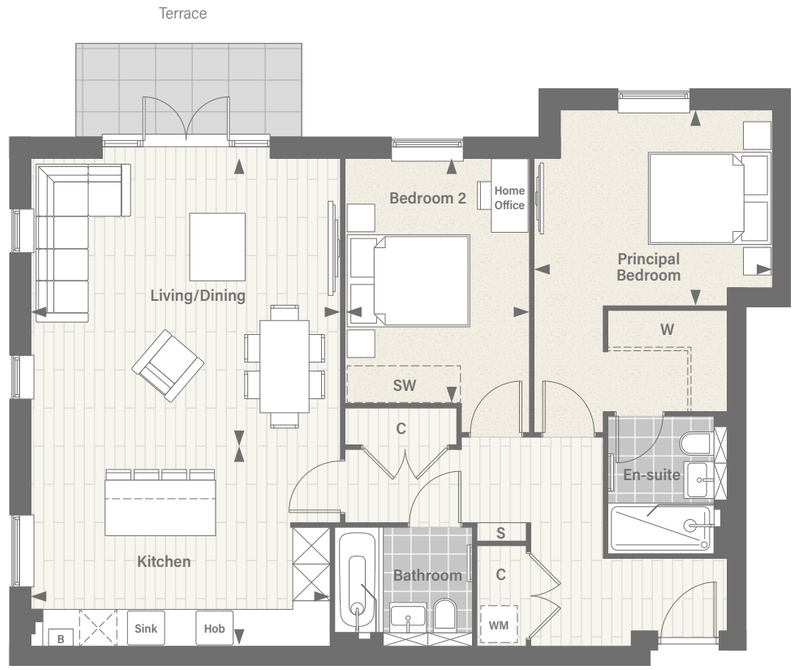
Dimensions may vary per plot. Please speak to the sales team for exact dimensions.

B Boiler | WM Space for Washing Machine | C Cupboard | W Fitted Wardrobe | S Fitted Shelf Unit | SW Suggested Wardrobe Location

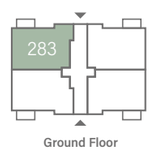
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%.
The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

2 BEDROOM APARTMENT

Plot: 283 | 1019 SQ FT



Living/Dining	5.03m x 4.63m	16′ 6″ x 15′ 2″
Kitchen	4.85m x 3.30m	15′ 11″ x 10′ 10″
Principal Bedroom	3.84m x 3.17m	12′ 7″ x 10′ 5″
Bedroom 2	4.00m x 2.98m	13′ 1″ x 9′ 9″



B Boiler | WM Space for Washing Machine | C Cupboard | W Fitted Wardrobe | S Fitted Shelf Unit | SW Suggested Wardrobe Location

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2 BEDROOM APARTMENT

Plots: 287, 291 | 1106 SQ FT



Living/Dining	5.43m x 4.63m	17′ 10″ x 15′ 2″
Kitchen	4.85m x 3.30m	15′ 11″ x 10′ 10″
Principal Bedroom	3.99m x 3.26m	13′ 1″ x 10′ 8″
Bedroom 2	3.98m x 3.01m	13′ 0″ x 9′ 10″

Dimensions may vary per plot. Please speak to the sales team for exact dimensions.

B Boiler
WM Space for Washing Machine
C Cupboard
W Fitted Wardrobe
S Fitted Shelf Unit
SW Suggested Wardrobe Location

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2 BEDROOM APARTMENT

Plots: 284*, 288, 292 | 996 SQ FT



Living/Dining	5.03m x 4.63m	16′ 6″ x 15′ 2″
Kitchen	4.85m x 3.33m	15′ 11″ x 10′ 11″
Principal Bedroom	3.17m x 3.12m	10′ 5″ x 10′ 3″
Bedroom 2	3.97m x 2.98m	13′ 0″ x 9′ 9″

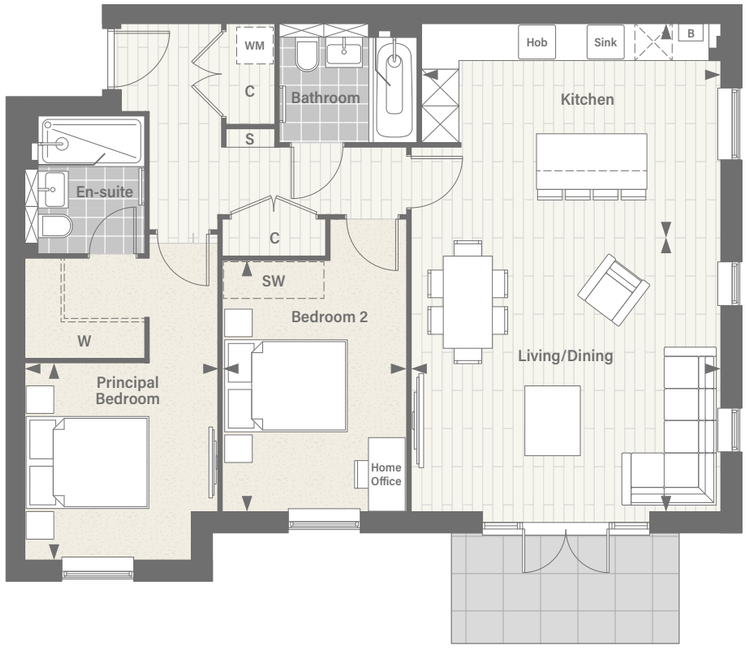
*Terrace to Plot 284
Dimensions may vary per plot. Please speak to the sales team for exact dimensions.

B Boiler
WM Space for Washing Machine
C Cupboard
W Fitted Wardrobe
S Fitted Shelf Unit
SW Suggested Wardrobe Location

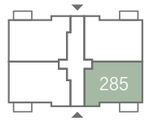
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2 BEDROOM APARTMENT

Plot: 285 | 974 SQ FT



Living/Dining	5.03m x 4.51m	16′ 6″ x 14′ 9″
Kitchen	4.86m x 3.42m	15′ 11″ x 11′ 2″
Principal Bedroom	3.18m x 3.11m	10′ 5″ x 10′ 3″
Bedroom 2	4.07m x 2.98m	13′ 4″ x 9′ 9″



Ground Floor

B Boiler

WM Space for Washing Machine

C Cupboard

W Fitted Wardrobe

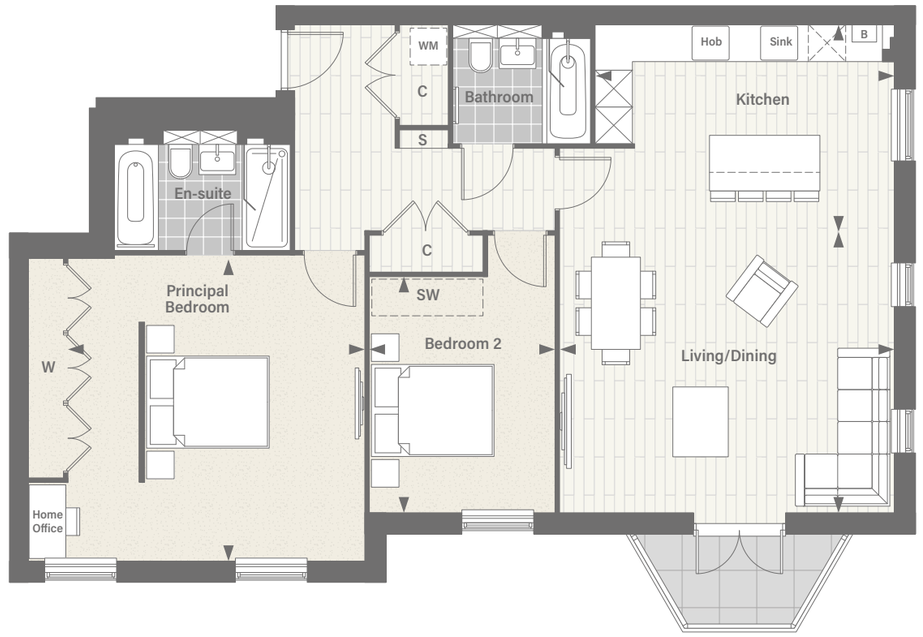
S Fitted Shelf Unit

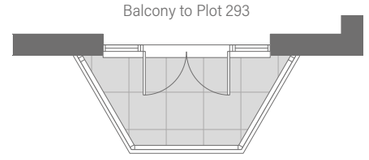
SW Suggested Wardrobe Location

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2 BEDROOM APARTMENT

Plots: 289, 293 | 1152 SQ FT

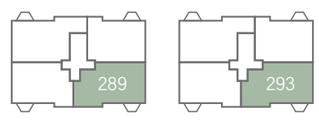




Balcony to Plot 289

Living/Dining	5.44m x 4.51m	17′ 10″ x 14′ 9″
Kitchen	4.85m x 3.42m	15′ 11″ x 11′ 2″
Principal Bedroom	4.96m x 4.83m	16′ 3″ x 15′ 10″
Bedroom 2	3.82m x 2.99m	12′ 6″ x 9′ 10″

Dimensions may vary per plot. Please speak to the sales team for exact dimensions.



First Floor

Second Floor

B Boiler

WM Space for Washing Machine

C Cupboard

W Fitted Wardrobe

S Fitted Shelf Unit

SW Suggested Wardrobe Location

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the finer

Complete with immaculate finishes and effortlessly stunning design, discover a distinctive living experience unique to your apartment.

Feel reassured by the security and safety that comes with the space. The lower maintenance required, compared to a house, means you can enjoy peace of mind while away for long spells.

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.





touches

Computer generated image is indicative only



Computer generated image is indicative only

INDIVIDUALLY DESIGNED KITCHENS

- Individually styled kitchen incorporating a choice of door with Silestone worktop and splash back
- Kitchen island with Silestone waterfall worktop
- Belfast sink with mixer tap
- Siemens single oven
- Siemens combi microwave
- Siemens induction hob with touch controls
- Integrated extractor
- Siemens fridge freezer
- Siemens integrated dishwasher
- Integrated wine cooler
- LED under unit lighting
- Power sockets above worktops and to the side of the island
- Freestanding washer/dryer within utility cupboard

QUALITY BATHROOMS

- Contemporary styled bathrooms
- Washbasin with chrome taps
- Inset mirrored cabinet to en-suite and bathroom
- Walk in shower with rainfall fixed head and hand held shower to en-suite
- Bath with shower head and screen to bathroom
- WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail

HEATING, ELECTRICAL AND LIGHTING

- Combination boiler
- Underfloor heating
- LED downlights to kitchen area, hall and bathrooms
- Pendant light fittings to living room and bedrooms
- Pendant light fittings above the kitchen island
- Dimmer switches to living room and kitchen island pendants
- Lighting to bathroom bottle recess

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification.
Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified.
In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required.
A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

HOME ENTERTAINMENT AND COMMUNICATIONS

- Wired for Sky Q to living area
- Communal digital TV aerial/satellite dish and distribution system provided
- Switch sockets with integrated USB outlets provided to kitchen and all bedrooms
- BT point to living room and principal bedroom
- TV points to living room and principal bedroom
- Cat 6 pre-wired home network points to living room and bedrooms

INTERIOR FINISHES

- Painted 2 panel internal doors with chrome finish door furniture
- Full height wardrobe to principal bedroom with sliding doors and hanging rail to plots 282, 283, 284, 285, 286, 288, 290 and 292
- Full height wardrobe to principal bedroom with hinged doors and hanging rail to plots 289 and 293
- Full height wardrobes with open blanket shelf and double hanging rail to dressing rooms in plots 287 and 291
- Amtico flooring to hall, kitchen and living area
- Ceramic floor tiles to bathroom and en-suite
- Fitted carpets to the remainder of the property
- Decking to all balconies
- UPVC double glazed windows with vertical sliding sash
- Hallway shelving with LED feature lighting

SECURITY AND PEACE OF MIND

- High security apartment entrance door with multi point locking system
- Video entry phone system to communal entrance via panel in hallway
- Mains fed smoke detector with battery backup, fitted to hall
- 10 Year LABC Buildmark Scheme warranty and two year Berkeley warranty

COMMUNAL AREAS

- Door entry system linked from entrance door
- Letter plates fitted to individual apartment front doors
- Tiled floor to entrance hall, with carpet to stairs, landing and upper floors
- Lighting controlled by movement sensors
- Communal satellite dish
- Landscaped public areas
- External lighting
- Enclosed refuse area
- Cycle storage
- EV Charging Point allocated to each car parking space within the car barn
- PV panels with PV generation supply feeds into the Communal Landlord's supply
- Lift to all floors

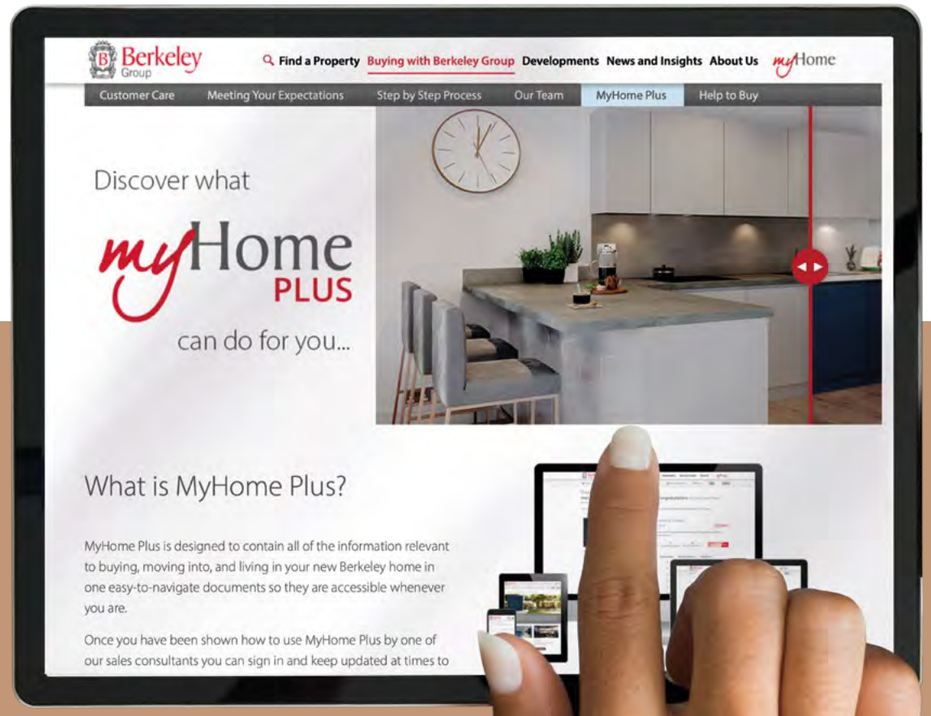


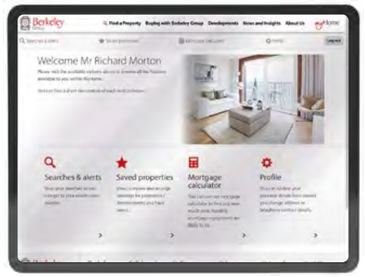
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making your move easier

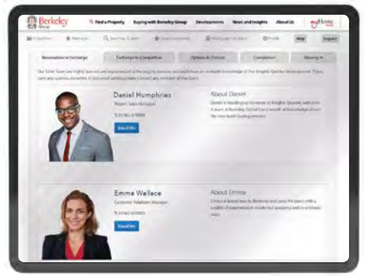
MyHome Plus is an online service designed to help you manage key aspects of your new home at anytime from anywhere around the world.





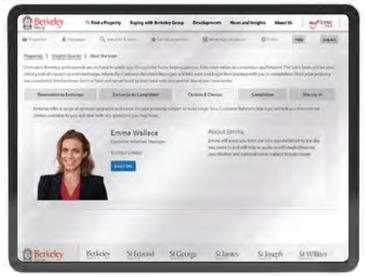
1. FILING CABINET

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.



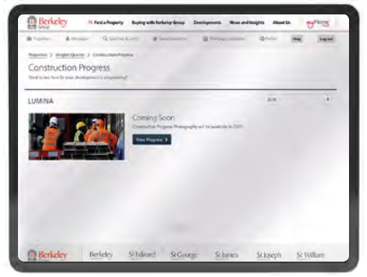
2. MEET THE TEAM

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.



3. OPTIONS & CHOICES SELECTION

We are able to offer some choices on certain internal finishes of your new home. This will of course depend on what stage of construction the property has reached at the time of your reservation. We will invite you to view the interior selections available for the internal finishes that you have an option to choose from. Alternatively, the options can be discussed over the telephone and selected via MyHome Plus.



4. CONSTRUCTION PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

REGISTER BY VISITING BERKELEYGROUP.CO.UK/MY-HOME/SIGN-IN

our commitment to sustainable living

THE BERKELEY GROUP IS A LEADER IN SUSTAINABLE HOUSE BUILDING.

Our goal is to be world-class in the area of sustainability, both in terms of running our business efficiently and considerately and by developing sustainable places for people to thrive in.

Winners of the Sustainable Housebuilder of the Year 2019, we are committed to being a responsible business which thinks about the long-term. Sustainability to the Berkeley Group, in its simplest terms, is about people, the planet and prosperity. We think about these three aspects during our operational activities and also in terms of the places we create.







SIMPLY A BETTER WAY OF LIVING

The Berkeley Group has won many prestigious awards for the quality, design and sustainability of our developments. We have a strategy designed to raise our standards higher still. The 'Our Vision' strategy means that you are buying a home from a sustainable business that takes its responsibilities towards the environment, its workforce and the communities in which it works, very seriously.

GREENER, MORE ECONOMICAL HOMES

At Leighwood Fields we have incorporated a range of features that make it easy for residents to live a sustainable lifestyle, from energy saving light fittings and energy efficient kitchen appliances to recycling bins and high levels of thermal insulation. These homes are also designed to use less water and their CO2 emissions are lower than an average home, saving you significant amounts on your utility bills and reducing the overall contribution to climate change. PV panels are also used to supply energy.

REDUCING WATER USE

The water consuming fixtures and fittings in the homes at Leighwood Fields are carefully selected to make sure that they use less water than the average household in the UK. Water efficient features in these homes include toilets with dual flush mechanisms.

SUSTAINABLE TRAVEL

Leighwood Fields is in an extremely well-connected location, right near the centre of Cranleigh so there is little need for car use locally. For the regular commuter, Cranleigh offers several ways to reach London. Just over 9 miles away, Guildford Station is a popular choice, with frequent fast services to Waterloo. In terms of public transport, the village is on a good selection of useful bus routes, including Horsham, Godalming, Ewhurst and the Guildford park and ride service, available from four locations.

CREATING SPACE FOR NATURE

At Berkeley we recognise the importance of protecting and enhancing biodiversity and believe that our new developments can create places with more nature afterwards than before through providing higher quality habitats and more biodiversity. At Leighwood Fields, landscaped gardens will be created for residents. This will feature new planting to create a tranquil green environment, with a mix of species to enhance biodiversity.

A COMMITMENT TO THE FUTURE

We set targets to reduce water use and CO2 emissions associated with our construction and business operations. We also aim to reuse or recycle a high proportion of our construction, demolition and excavation waste.

CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

CHOICE AND DIVERSITY

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

QUALITY FIRST TO LAST

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

GREEN LIVING

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.



Hareshill, Fleet


Oakhill, Hildenborough

DESIGNED FOR LIFE

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors.

transforming tomorrow

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers. Our Vision 2030 is our ten year plan which sets out how we will achieve this.



Leighwood Fields

Please scan this QR code for more information on how we are **TRANSFORMING TOMORROW**

OUR VISION 2030
TRANSFORMING TOMORROW

TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.





GET IN TOUCH

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LEIGHWOODFIELDS.CO.UK

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

APPROVED CODE
TRADINGSTANDARDS.UK

Protection for new-build home buyers



Maps are not to scale and show approximate locations only. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Leighwood Fields and Leighwood Manor are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. S933/37CA/0125

Berkeley Homes (Southern) Ltd, Registered in England & Wales with Company Registration Number 1454061. Registered Office Berkeley House, 19 Portsmouth, Road, Cobham, Surrey KT11 1JG

OUR VISION 2030 RANSFORMING TOMORROW

Berkeley Group
Proud member of the Berkeley Group

The Institute of Customer Service MEMBER

Berkeley
Designed for life

LEIGHWOOD
FIELDS
CRANLEIGH

Berkeley
Designed for life