



**Amlets Lane, Cranleigh, Surrey**  
**Prices From £460,000 Freehold**

CLARKE  GAMMON

87 AMLETS PLACE AMLETS LANE  
CRANLEIGH SURREY GU6 7DH

Prices From £460,000

Last few remaining

Countryside living within convenient walking distance of Cranleigh village

Generous amounts of open green space and mature tree lined boundaries

2 year Customer Care warranty & 10 year NHBC warranty

Part Exchange \*terms apply

Parkland setting with generous, well spaced out plots

The development will benefit from a beautiful orchard when completed

Buy with confidence from an award-winning house builder

MARKETING SUITE AND SHOWHOMES OPEN 10AM TO 5PM



CALA Homes present to the market Amlets Place; a selection of detached 3-bedroom homes with a choice of 3 ground floor layouts to best suit your lifestyle. In addition, there are 3 levels of specification. Up to £13,750 STAMP DUTY PAID on selected plots, terms and conditions apply or other incentives available for discussion include HELP TO BUY, PART EXCHANGE and ASSISTED MOVE packages \*subject to conditions.

#### THE PROPERTY

Type your text here



## THE GROUNDS

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## SITUATION

The Brook offers three flexible living space options, for those with different paces of life. From a separate sitting room and kitchen/dining room to one large open-plan design, each detached home features downstairs WC and storage cupboard, french doors opening to the rear patio and garden. Upstairs, the en-suite master bedroom with fitted wardrobe is joined by a second bedroom, stylish bathroom and private study for all the personal space you need.

GUILFORD | X miles  
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles  
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 miles  
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

THE BROOK - CUSTOM BUILD  
 PLOTS 81, 83, 85, 87, 109, 110, 111, 112, 114 & 115 - AS SHOWN  
 PLOTS 82, 84, 86, 88 & 113 - HANDED



GROUND FLOOR OPTION 1  
 PLOTS 81, 84, 87, 110 & 113

LOCAL AUTHORITY

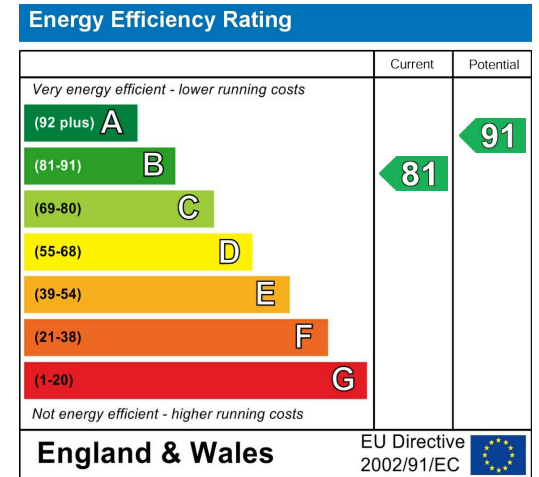
COUNCIL TAX

Band

SERVICES

Mains water, electricity, mains drainage  
 gas central heating

19th July 2023 Custom Code : VL/EL Property Ref - 6144



CG GUILDFORD OFFICE

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

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DIRECTIONS

From Cranleigh take the Barnhatch Road to Ewhurst Road/B2127 and continue for about half a mile. Turn left on to Barnharch Road and then take your second left turn on to Amlets Lane. Continue on Amlets lane for just over half a mile and Amlets place will be on your left.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
 T: 01483 880 900

HASLEMERE OFFICE  
 T: 01428 664 800

LIPHOOK OFFICE  
 T: 01428 728 900

MAYFAIR OFFICE  
 T: 0870 112 7099

AUCTION ROOMS  
 T: 01483 223101

