

LEIGHWOOD — FIELDS — CRANLEIGH



WELCOME TO LEIGHWOOD FIELDS

The ultimate Surrey postcode, Leighwood Fields is secluded, private and peaceful yet minutes from the vibrant bustle of Cranleigh High Street. Bringing the best of both worlds together, it's a truly one-of-a-kind place to call home.

As the UK's largest village, Cranleigh is both beautiful and well-connected with easy access to Guildford and the South Coast. And it's more than just connected, boasting its own unique scene of independent cafés, boutique shops, outstanding schools and a brand-new country park.

Cranleigh is located in the Surrey Hills, surrounded by an Area of Outstanding Natural Beauty. Benefitting from stunning landscapes and flourishing greenery everywhere you look, as well as beautiful play areas and a village green within the Leighwood Fields development itself.

Berkeley
Designed for life



LEIGHWOOD FIELDS PRICES FROM:

	Size (sq ft)	Price*	Rental Estimate	Rental Yield
2 bedroom house	from 851 sq ft	from £475,000	£1,600 pcm	4.20%
3 bedroom house	from 1,108 sq ft	from £615,000	£2,000 pcm	3.84%
4 bedroom house	from 1,438 sq ft	from £750,000	£2,500 pcm	4.20%

*Prices were correct at the time of publishing: March 2025. Rental estimate source: Christian Reid Letting Agent

THE DEVELOPMENT

- A stunning development comprising of 2 bedroom apartments and 2, 3, 4 & 5 bedroom homes
- Contemporary styled kitchens
- High-quality specification throughout
- 10 year LABC Guarantee
- Leighwood Fields will feature ancient woodlands, a community orchard, village green and views across to open farmland
- Only a 5 minute walk to Cranleigh Village Centre via the Downs Link



THE DEVELOPER

Berkeley is a leading developer of outstanding homes, founded in 1976, and has won numerous awards for quality, design and customer service, including the 2014 Queen's Award for Enterprise in Sustainable Development, and the accolade Britain's Most Admired Company 2011. Quality is at the heart of everything Berkeley does, not only in the homes we build, but in our commitment to customer service, green living and the regeneration of brownfield sites. All Berkeley developments are designed to permanently enhance the neighbourhoods in which they are located, through excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability.

LOCATION

Leighwood Fields, Alfold Road, Cranleigh, Surrey, GU6 8WQ

LOCAL AUTHORITY

Waverley Borough Council

TENURE

Homes: Freehold
Apartments: Leasehold

ARCHITECTS

Berkeley Homes
Southern Counties

BUILDING INSURANCE

In addition to the two years Berkeley Warranty on your property, the homes at Leighwood Fields are protected by LABC New Home Warranty from years three to ten.

PARKING

All homes have parking.

PLANNING PERMISSION NUMBER

Local authority: Waverley Borough Council. Ref No: WA/2016/1625



THE LOCATION

- Great connections to the South Coast – as well as links to Gatwick and Heathrow
- Close to outstanding local schools and the bustling village of Cranleigh
- Located in the Surrey Hills, surrounded by an Area of Outstanding Natural Beauty
- New beautiful country park next door, with its own lake, adventure play areas, and connected cycle and footpaths
- Neighbouring the historic and vibrant town of Guildford
- Village green and natural play areas incorporated into the development



TRANSPORT LINKS

Cranleigh offers several ways to reach London. Just over 9 miles away, Guildford Station is a popular choice, with frequent fast services to Waterloo.

A convenient network of A and B roads connects Cranleigh to the wider area. Guildford, Dorking and Horsham are all under 30 minutes away, with Crawley just a little longer. You're also less than 20 miles from the M25. 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.

All journey times are approximate and may not be direct.
Source: maps.google.co.uk





TERMS OF PAYMENT

A fee is payable upon reservation:

- £2000 deposit on reservation of homes below £500,000
- £5000 deposit on reservation of homes above £500,000
- 10% of the purchase price (less the reservation fee) is payable upon exchange of contracts
- A further 5% is payable 6 months after exchanging contracts
- Balance is payable upon completion
- The Buyer is acquiring the freehold of houses

BERKELEY GROUP

Leighwood Fields, Lorimer Avenue, Alfold Road, Cranleigh, Surrey Hills GU6 8WQ

Call us: 01483 604 248 | sales@leighwoodfields.co.uk

OUR VISION
2030
TRANSFORMING TOMORROW

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