

# AMLETS PLACE

CRANLEIGH





Local area photography

# AMLETS PLACE

## THE PRESTIGIOUS NEW CRANLEIGH ADDRESS

It's the more relaxed way of life you've always dreamed about. An aspirational contemporary home in beautiful countryside, with extensive village amenities, excellent schools and larger commuter towns close by. Amlets Place brings this wonderful vision to an idyllic setting on the northern fringes of the sought-after village of Cranleigh.

Finished to a high specification, our exceptional collection of 2, 3 & 4 bedroom family homes and select choice of 1 & 2 bedroom bungalows offer light and spacious CALA living, with generous gardens and thoughtfully landscaped open spaces to enjoy.

Situated less than a mile from Cranleigh in the picturesque surroundings of the Surrey Hills, Amlets Place is the perfect place for families, commuters and downsizers to call home.



Photography of previous CALA development



# CRANLEIGH

## A VIBRANT VILLAGE COMMUNITY

Cranleigh's thriving village centre is full of independent shops, fashionable boutiques and inviting coffee houses. A short stroll along the bustling high street will encompass gems such as a traditional family-owned butcher, farm shop and fishmonger, as well as Mann's Department Store (est. 1887), while for everyday needs you'll find a Sainsbury's and M&S Foodhall.

There's a fantastic sense of community to be enjoyed here, with the village hosting a weekly farmer's market and several annual events for families, such as the Cranleigh Carnival & Fun Day, the Food and Music Festival and rural celebration of the Cranleigh Show.

Your taste buds will be tempted by a wide selection of eateries. Choose from The Richard Onslow gastropub, the fine Thai cuisine of Lemongrass and Indian restaurant Rania on the high street, to Cromwell Coffee House's delicious homemade cakes and cream teas, as well as The Park Hatch, awarded Surrey Pub of the Year 2017 and situated close by.

Families are well served by a range of excellent primary education, including Cranleigh CofE, Park Mead and St Cuthbert Mayne Catholic Primaries and Cranleigh Prep School. Secondary education is provided by the local Glebelands School and the well-renowned independent Cranleigh School.



Local area photography

## ENJOY A LIFE OF LEISURE

With a whole range of local sports facilities available, there's every opportunity to get active. From the exclusive Cranleigh Golf & Country Club, to the village's large leisure centre, Snoxhall Play Park and Cranleigh Cricket Club, you can exercise or relax as much as you like.

And of course, being amidst the splendour of the Surrey Hills, which are a haven for cyclists and walkers, as well as the South Downs National Park, great family days out are to be had exploring these Areas of Outstanding Natural Beauty.

For entertainment, there's a comprehensive programme of exhibitions, productions and film screenings at Cranleigh Arts Centre. The village also has a large public library and you needn't venture far to enjoy the cinemas, theatres and galleries of Guildford or Dorking.







WONERSH 5  
GUILDFORD 8½

EWHURST 2½  
HORSHAM 12

one hundred an

GROCER

Local area photography



## HIGHLY DESIRABLE AND ACCESSIBLE

Cranleigh's tranquil setting in the heart of the Surrey countryside is surprisingly convenient for connecting with larger towns and London.

Guildford is only 10 miles away, from where you can catch regular trains into London Waterloo and Clapham Junction in about 34 minutes or less. Direct services are also available from Horsham and Dorking to London Victoria and London Bridge.

In addition to the A24 for local routes, the M25 and motorway network can be accessed via the A3 at Guildford junction, with the M23 and Gatwick Airport around 25 miles away, while frequent bus services also run between the towns and villages.

Journey times taken from [www.thetrainline.com](http://www.thetrainline.com)



## AN IMPECCABLE PEDIGREE

It's a shared passion for craftsmanship, architectural heritage and innovative design that encourages our architects and designers to continuously set the industry standard.

With external finishes inspired by and sympathetic to their surroundings, you'll find just as much character and personality on the inside. Generous flowing spaces draw you in and the finish and specification contain many unexpected touches that will make your life that little bit easier.

Whether you're bringing everyone together or simply prefer some peace and quiet, CALA homes have all the quality specification, flexibility and clever storage to reflect your contemporary lifestyle.



Photography from a previous CALA development





Photography from a previous CALA development







Stock photography



Stock photography



Stock photography

# PHASE 1 - THE OAKS, AT AMLETS PLACE



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Please confirm the most up-to-date details with our Sales Advisor prior to reservation.





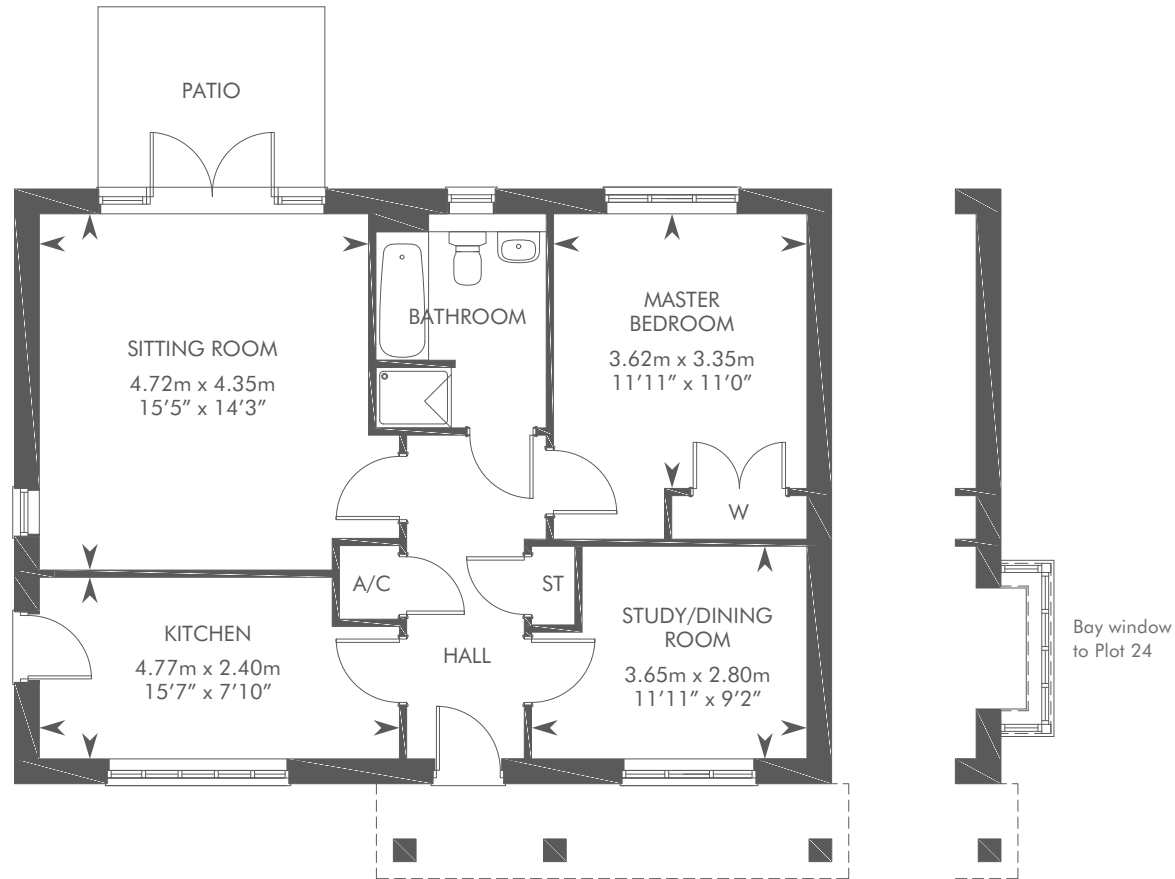


# THE ALFOLD

1 BEDROOM BUNGALOW



THE ALFOLD  
 PLOTS 1, 5, & 25 – AS SHOWN  
 PLOT 24 – HANDED



GROUND FLOOR

Dotted lines denote reduced head height or structure above. Patio size is indicative. ST: Store cupboard. W: Wardrobe. A/C: Airing Cupboard. Please consult your Sales Advisor for further details.

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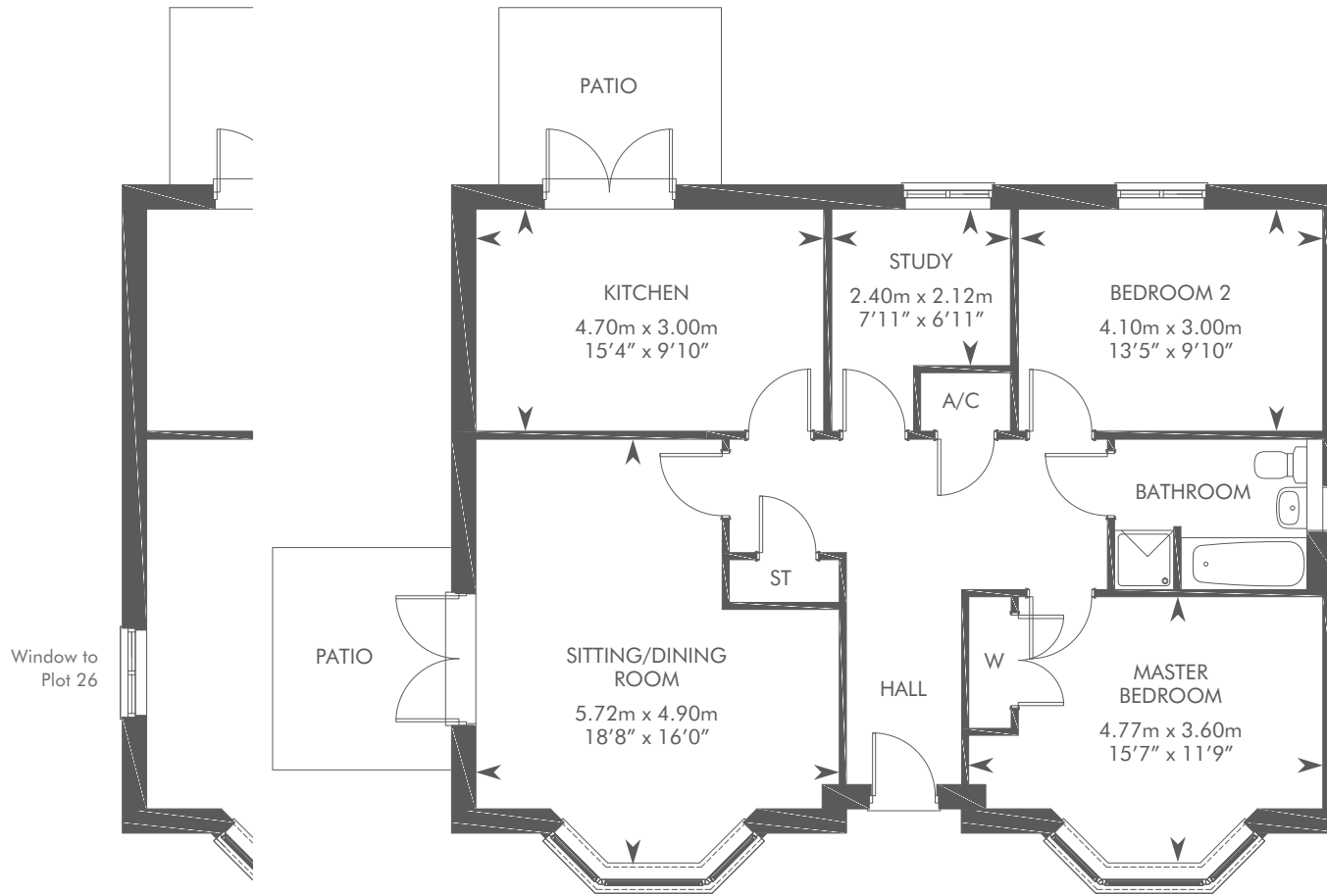
Computer generated image - The Bramley

# THE BRAMLEY

2 BEDROOM BUNGALOW



THE BRAMLEY  
 PLOT 37 – AS SHOWN  
 PLOT 26 – HANDED



GROUND FLOOR

Patio size is indicative. ST: Store cupboard. W: Wardrobe. A/C: Airing Cupboard. Please consult your Sales Advisor for further details.

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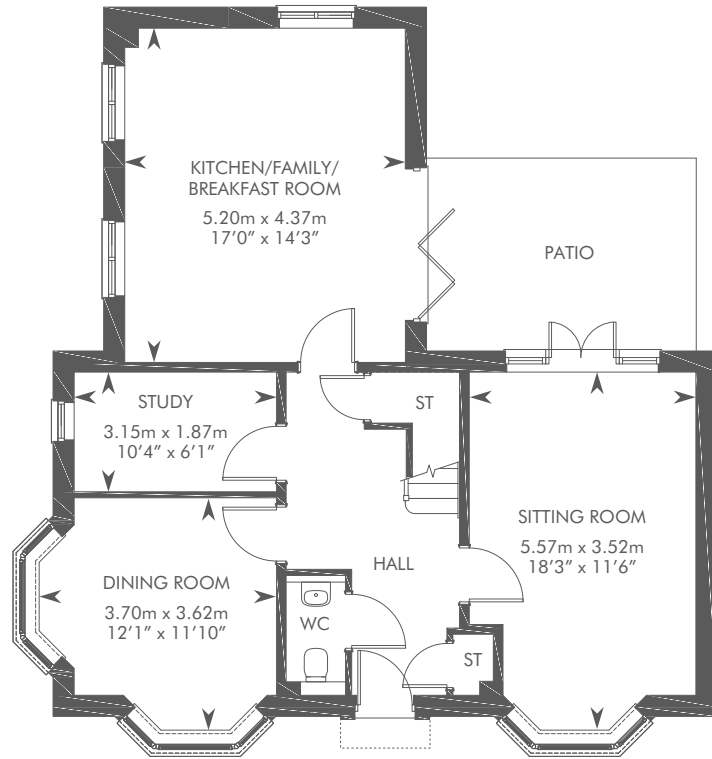
Computer generated image - The Loxwood

# THE LOXWOOD

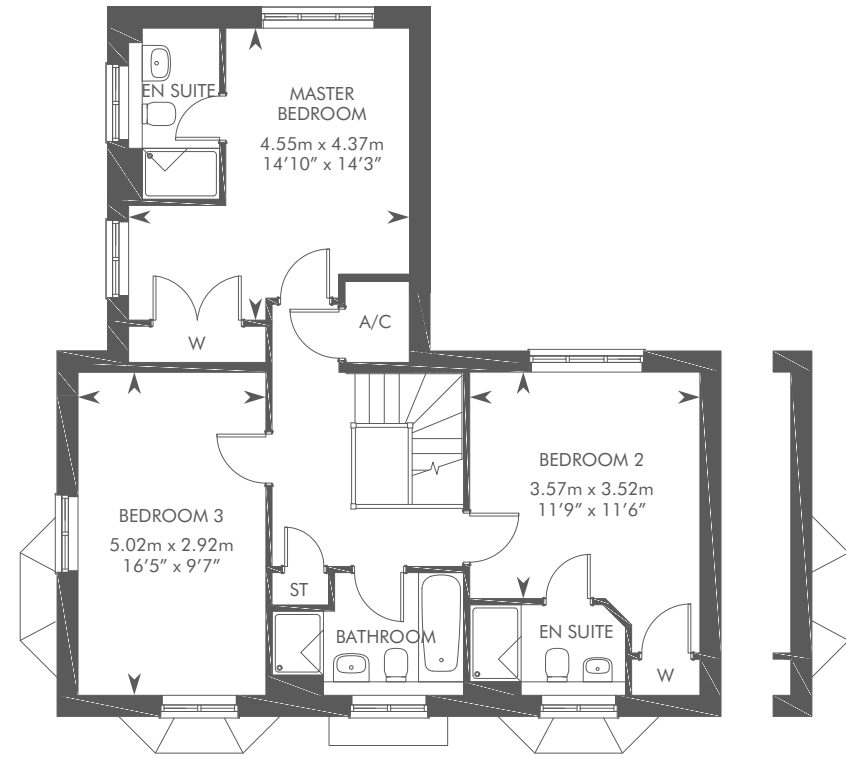
3 BEDROOM DETACHED HOME



THE LOXWOOD  
 PLOTS 33, 35 & 39 – AS SHOWN  
 PLOTS 3, 36 & 43 – HANDED



GROUND FLOOR



FIRST FLOOR

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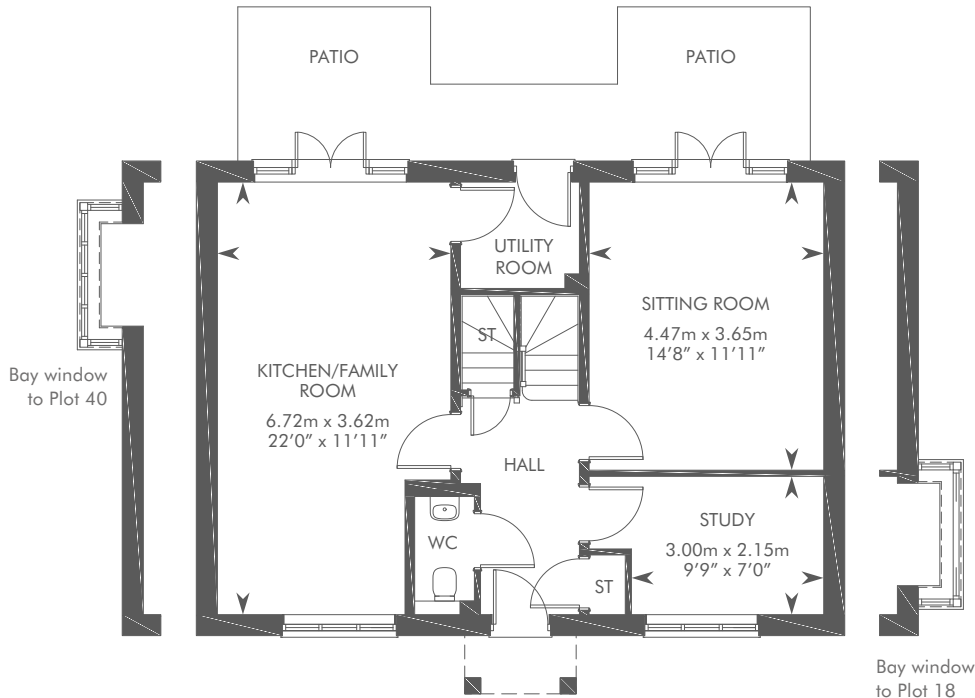
Computer generated image - The Chiddingfold

# THE CHIDDINGFOLD

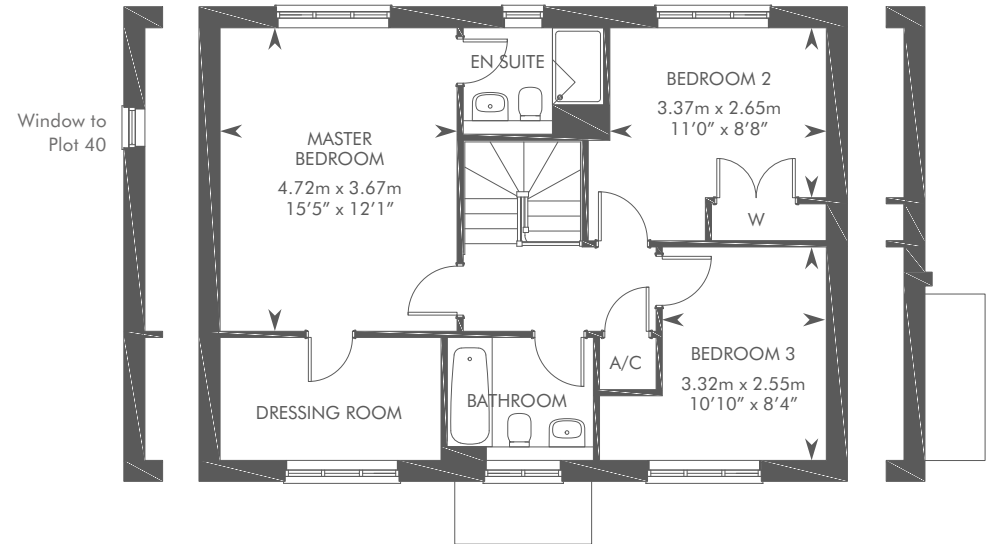
3 BEDROOM DETACHED HOME



THE CHIDDINGFOLD  
 PLOTS 2, 18, 32, 40 & 41 – AS SHOWN  
 PLOT 42 – HANDED



GROUND FLOOR



FIRST FLOOR

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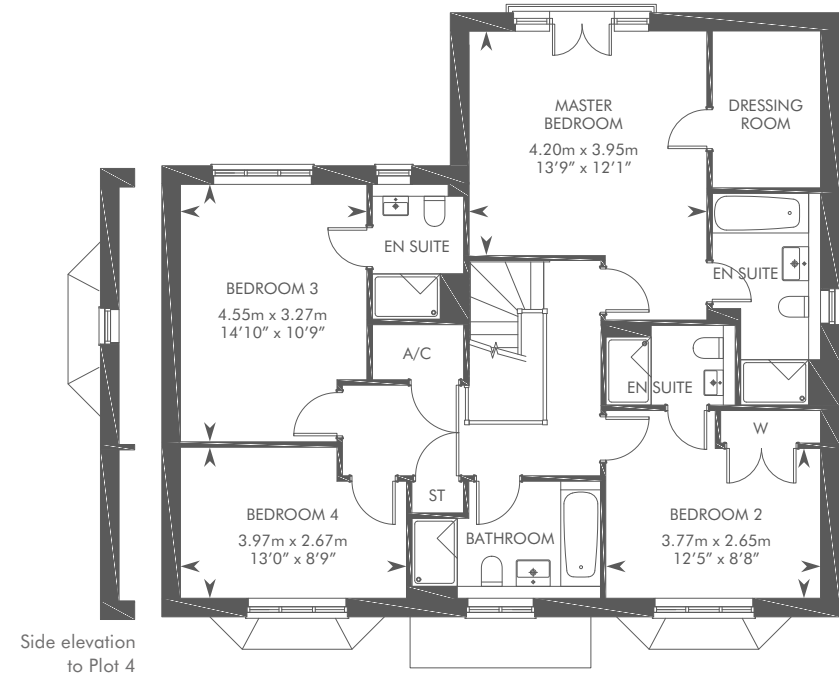
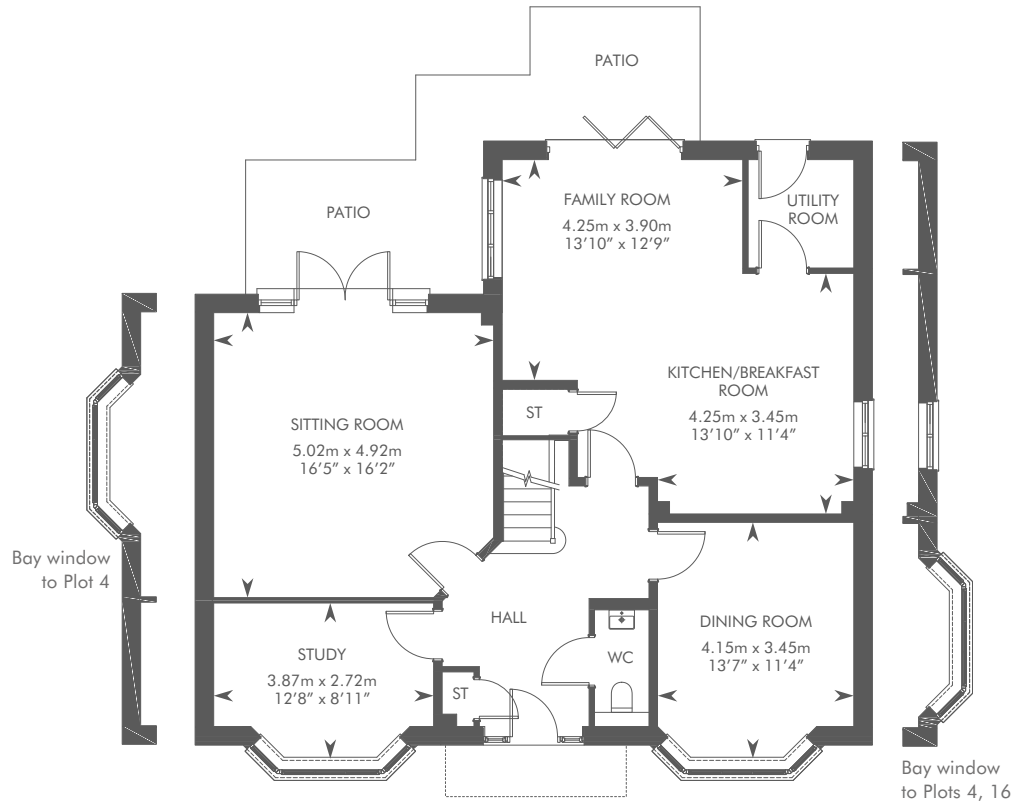


# THE EWHURST

4 BEDROOM DETACHED HOME



THE EWHURST  
 PLOTS 4 & 16 – AS SHOWN  
 PLOT 38 – HANDED



Dotted lines denote reduced head height or structure above. Patio size is indicative. ST: Store cupboard. W: Wardrobe. A/C: Airing Cupboard. Please consult your Sales Advisor for further details.

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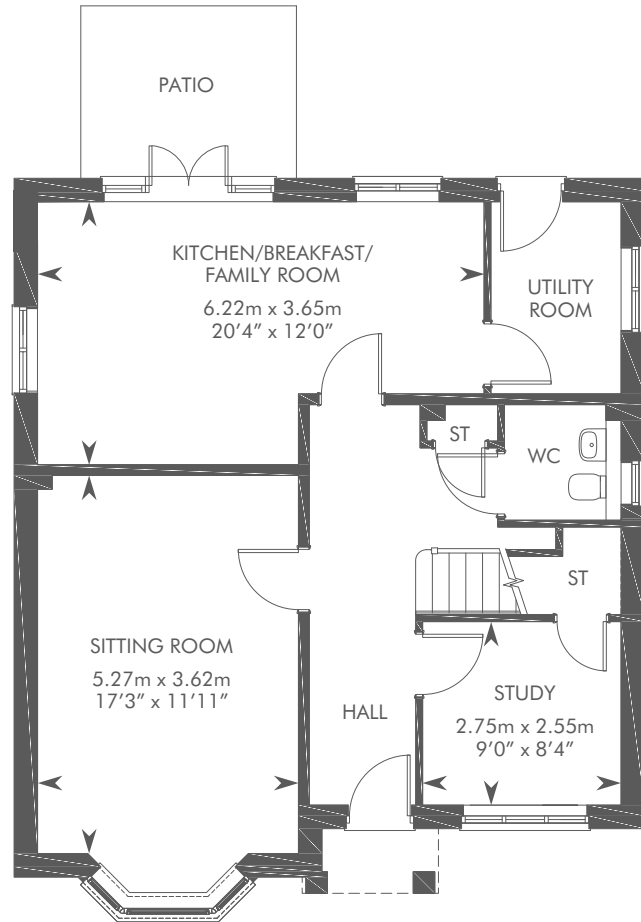


# THE HAMBLEDON

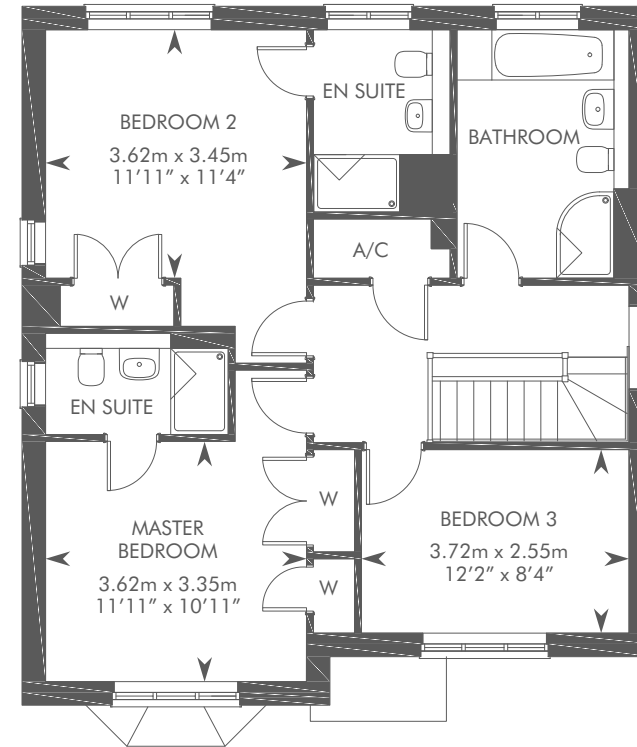
3 BEDROOM DETACHED HOME



THE HAMBLEDON  
PLOTS 17 & 34 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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# AMLETS PLACE

SPECIFICATION  
CLASSIC

THE ALFOLD, THE BRAMLEY, THE LOXWOOD,  
THE CHIDDINGFOLD & THE HAMBLEDON



# SPECIFICATION

## KITCHEN\*

### THE ALFOLD, THE BRAMLEY & THE CHIDDINGFOLD

- Contemporary kitchen with laminate work surfaces, upstand and stainless steel splashback to hob
- 1½ bowl inset stainless steel sink with drainer and mixer tap

### THE LOXWOOD & HAMBLEDON

- Contemporary kitchen with composite stone/quartz work surfaces, upstand and stainless steel splashback to hob
- 1½ bowl under-mounted stainless steel sink with drainer and mixer tap

## ALL HOUSETYPES

- Built-in Bosch stainless steel single oven, gas hob and extractor hood
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher
- Integrated Bosch washer dryer to the Alfold, Bramley and Loxwood

## BATHROOM, EN SUITE(S)<sup>^</sup> AND CLOAKROOM\*

- White Roca sanitaryware with Vado chrome fittings
- Thermostatic shower to bathroom (excluding the Chiddingfold) and en suite(s)

- Mixer tap with hand-held shower attachment to all baths
- Under-basin vanity unit to bathroom and master en suite (excluding the Alfold and Bramley)
- Heated chrome towel rails to all bath/shower rooms and en suites<sup>^</sup>

## PLUMBING AND HEATING

- Traditional gas fired central heating
- Combination boiler to the Alfold and Bramley

## LIGHTING AND ELECTRICAL

- Recessed LED downlights to kitchen, utility room<sup>^</sup>, bathroom and en suite(s)
- Pendant light fittings to hall and all other rooms
- Outside lighting to external doors with dusk-to-dawn sensor to front door
- Pre-wiring and fittings (high and low level) for TV/satellite to sitting room, kitchen, all other reception rooms and bedrooms
- Telephone sockets to kitchen, sitting room, study<sup>^</sup> and master bedroom



Photography from a previous CALA development

\*Design subject to change, please consult your Sales Advisor for further information. <sup>^</sup> Selected plots only. †Not all domestic appliances have an EU energy label. Please refer to Sales Advisor for further details. ††Proportions may vary, please refer to Sales Advisor for further information.

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### INTERNAL FINISHES

- Double-glazed uPVC windows
- Smooth ceilings finished in white paint
- All walls finished in white paint
- All woodwork and timber stairs finished in white paint (satinwood)
- Master bedroom and bedroom 2 (where applicable) wardrobes finished to match internal doors
- Amtico flooring to kitchen, utility room, cloakroom, bathroom and en suite(s)
- Ceramic wall tiles to full height to shower cubicle and half height around sanitaryware.

### SECURITY

- External bollard lighting, with dusk-to-dawn sensors
- Multi-point locking system to front door

### ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed uPVC windows providing a high level of thermal insulation and reduced heat loss

- A or B-rated kitchen appliances to reduce water and energy use†
- Real time energy monitor installed to help track energy usage, reducing bills and environmental impact
- Dual flush mechanisms to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk-to-dawn sensors to external lighting to reduce electricity usage
- A significant proportion of low energy lighting to all homes††
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

### EXTERNAL DETAILS

- Outside water tap
- Landscaped front garden, rear garden finished with top soil

### GARAGE

- With personnel door, lighting and double power socket

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# AMLETS PLACE

SPECIFICATION  
DELUXE

THE EWHURST





# SPECIFICATION

## KITCHEN\*

- Contemporary kitchen with composite stone/quartz work surfaces, upstands and stainless steel splashback to hob
- Double bowl under-mounted stainless steel sink with mixer tap and waste disposal unit
- Built-in Siemens stainless steel single oven, 5-burner gas hob and extractor hood
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Utility room with space for 2 appliances and single bowl sink with drainer

## FAMILY BATHROOM, EN SUITES AND CLOAKROOM\*

- White Laufen sanitaryware with Vado chrome fittings
- Vado concealed thermostatic shower with 'Aquablade' showerhead, plus hand-held shower kit to bathroom and en suites
- Mixer tap with hand-held shower attachment to all baths
- Mirror over and vanity unit under basin to bathroom and master en suite
- Heated chrome towel rails to all bath/shower rooms and en suites

## PLUMBING AND HEATING

- Traditional gas fired central heating

## LIGHTING AND ELECTRICAL

- Recessed LED downlights to hall, kitchen, family room, utility room, cloakroom, bathroom and en suite
- Pendant light fittings to all other rooms
- Outside lighting to external doors with dusk-to-dawn sensor to front door
- Pre-wiring and fittings (high and low level) for TV/satellite to sitting room, kitchen, all other reception rooms and bedrooms
- Telephone sockets to kitchen, family room, sitting room, dining room, study and all bedrooms



Photography from a previous CALA development

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### INTERNAL FINISHES

- Double-glazed uPVC windows
- Smooth ceilings finished in white paint
- All walls finished in white paint
- All woodwork and timber stairs finished in white paint (satinwood)
- Amtico flooring to kitchen, utility room, cloakroom, bathroom and en suites
- Ceramic wall tiles to full height to shower cubicle and half height around sanitaryware.

### SECURITY

- External bollard lighting, with dusk-to-dawn sensors
- Multi-point locking system to front door
- NSI-alarm fitted

### ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed uPVC windows providing a high level of thermal insulation and reduced heat loss

- A or B-rated kitchen appliances to reduce water and energy use†
- Real time energy monitor installed to help track energy usage, reducing bills and environmental impact
- Dual flush mechanisms to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk-to-dawn sensors to external lighting to reduce electricity usage
- A significant proportion of low energy lighting to all homes††
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

### EXTERNAL DETAILS

- Outside water tap
- Landscaped front garden, rear garden finished with top soil

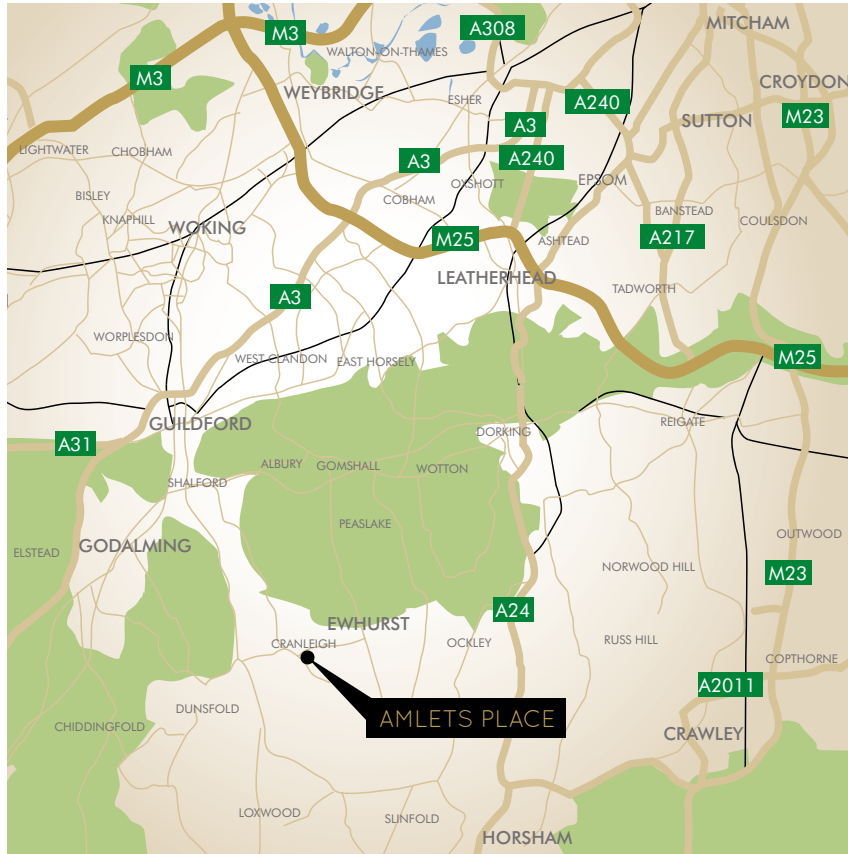
### GARAGE

- With personnel door, lighting and double power socket
- Electric door opener with two remote opening handsets

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# PERFECTLY LOCATED

Amlets Place, Amlets Lane, Cranleigh, Surrey, GU6 7DH



REGIONAL MAP



LOCAL AREA MAP

## WHAT'S NEAR



### ON FOOT

- Cranleigh Golf and Country Club – 0.7 miles
- Cranleigh School – 0.8 miles
- The Park Hatch pub and restaurant – 0.8 miles
- Glebelands School via footpath – 0.9 miles
- Cranleigh CofE School via footpath – 1 mile
- Cranleigh High Street – 1 mile
- St Cuthbert Mayne RC Primary School – 1 mile



### BY CAR

- M&S Foodhall – 1.4 miles
- Cranleigh Arts Centre – 1.4 miles
- Cranleigh Medical Practice – 1.4 miles
- Cranleigh Leisure Centre – 1.6 miles
- Notcutts Garden Centre – 1.6 miles
- The Red Lion Inn – 3.4 miles
- Guildford Station – 8.7 miles
- Guildford - 9.1 miles
- Horsham – 11.9 miles
- Gatwick Airport – 24 miles
- Heathrow Airport – 28.3 miles



### BY RAIL (FROM GUILDFORD STATION)

- Clapham Junction – 31 minutes
- London Waterloo – 34 minutes

# CALA HOMES – THE UK’S MOST UPMARKET MAJOR HOMEBUILDER

CALA Homes has a long track record of success, from incorporation as a land management and collection company in 1875, to today’s thriving national housebuilder.

We’re passionate about providing exceptionally well designed, beautifully constructed new homes in which people aspire to live. Throughout Scotland, the Midlands and the South East of England we build premium homes with sensitivity and consideration, in desirable locations. We take great pride not just in our product, but also in the outstanding levels of service we deliver to our homebuyers.

We continually strive to innovate in design and construction techniques to ensure that every home we build meets its owner’s expectations, is sympathetic to its local community, and complies with or exceeds the latest environmental and sustainability regulations.

From contemporary apartments to luxury family homes, creating beautiful places to live and providing the utmost customer care are at the heart of everything CALA does.



**CONSUMER  
CODE FOR  
HOMEBUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)



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