



The Manderin, Leighwood Fields, Cranleigh
£775,000





The Mandarin, Leighwood Fields

Plot 319 Leighwood Fields

New Show Home Open ** Book your viewing here today

- Single garage and 2 parking spaces
- 4 bedroom 3 bathroom home
- Separate living room
- 10 year NHBC Buildmark Scheme and 2 year Berkeley warranty
- Open plan kitchen/family/dining area with double doors
- Access to Downs Link and Knowle Country Park
- West facing garden, residents garden and community orchard
- Overlooking new village green

Please note some images are computer generated and photographs are for indicative purposes only and taken from other Berkeley homes.

Council Tax band: TBD

Tenure: Freehold

EPC: B



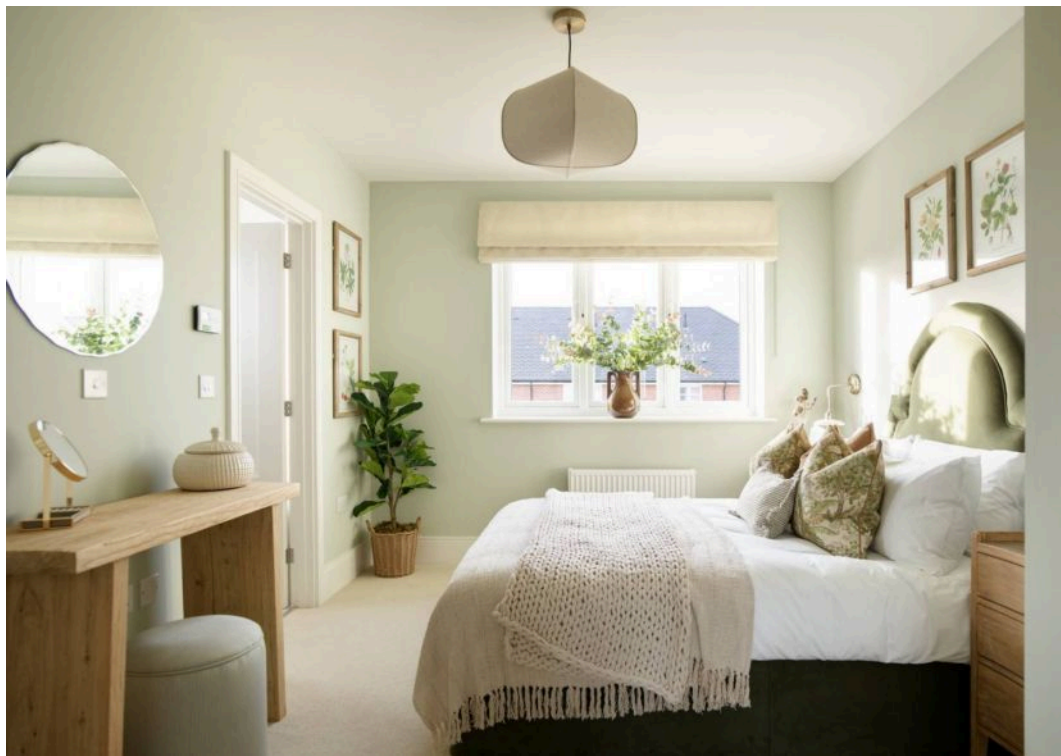
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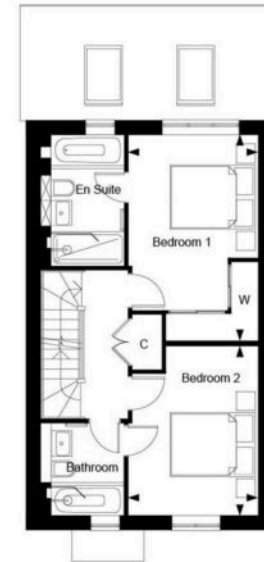
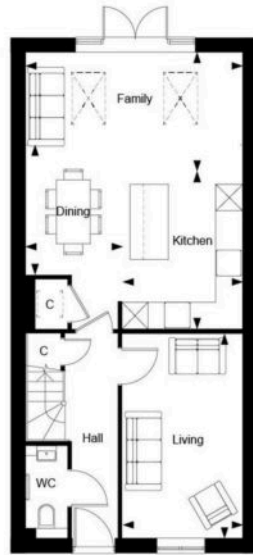
The Mandarin is a highly desirable 4 bedroom town house overlooking the new village green, with a single garage and 2 further parking spaces. There is an open plan kitchen/family/dining area with double doors leading to the patio and garden. Downstairs continues with a separate living room and downstairs cloakroom. Upstairs the principal bedroom has built in wardrobes and an en-suite. a further double bedrooms and a bathroom. The top floor features two more bedrooms and a shower room.

Exquisitely designed and crafted to the highest quality, this breath taking development of 2, 3 and 4 bedroom homes is no ordinary place to live. Nestled in the heart of rural Surrey, Leighwood Fields is moments from the centre of Cranleigh and this latest phase known as The Orchards is adjacent to the wonderful Knowle Park Country Park, and features a residents garden and community orchard. Further it boasts direct access on to the Downs Link footpath and bridleway for outdoor pursuit enthusiasts

Discover a thriving, friendly community, enchanting high street filled with independent stores and cafés, outstanding schools - and, of course, acres of glorious green space, stretching for miles around. In fact, with everything you could want on your doorstep, you may never want to leave.









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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and we have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose.