



The Quince, Leighwood Fields, Cranleigh  
£685,000







## The Quince

Plot 356 Leighwood Fields

- Separate living room
- Principal bedroom with dressing area and en suite
- Private garden, residents garden and community orchard
- Access to Downs Link and Knowle Country Park
- Open plan kitchen/family/dining area with double doors
- Detached 3 bedroom 2 bathroom home
- Single garage and 2 parking spaces
- 10 year NHBC Buildmark Scheme and 2 year Berkeley warranty

Council Tax band: TBD

Tenure: Freehold

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





# The Quince, Leighwood Fields

## Cranleigh

The Quince is a highly desirable 3 bedroom home near 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 a dressing area and an en-suite. 2 further bedrooms and a family bathroom.

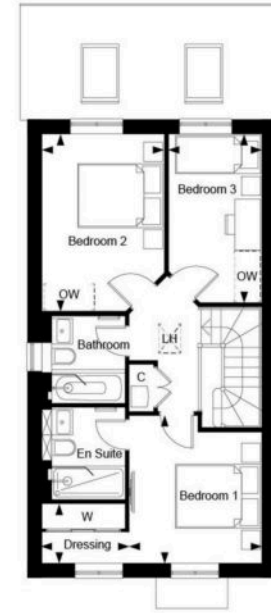
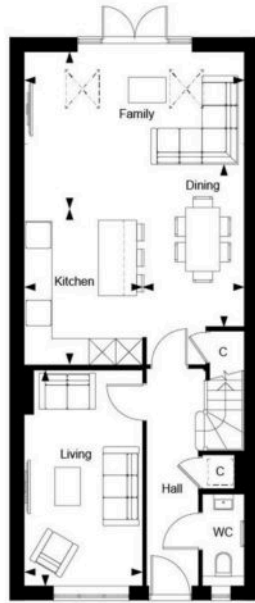
Exquisitely designed and crafted to the highest quality, this breath taking development of 2, 3 and 4 bedroom homes is no ordinary place to live. Nestled in the heart of rural Surrey, Leighwood Fields is moments from the centre of Cranleigh and this latest phase known as The Orchards is adjacent to the 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.













## Roger Coupe Estate Agent

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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.