



Sycamore Road at Willowbrook

Cranleigh, Surrey

A collection of new one, two, and three-bedroom homes
available for Shared Ownership
9 homes available



**CLARION
HOUSING**



Shared Ownership at Sycamore Road

Welcome to Sycamore Road at Willowbrook – a new selection of one, two and three-bedroom homes available for Shared Ownership in Cranleigh, Surrey.

Sycamore Road is ideally situated on the edge of the leafy village of Cranleigh – just a 20-minute* drive from the nearby county town of Guildford. Close to the beauty of the Surrey Hills, Sycamore Road also offers excellent local schools and amenities as well as convenient connections to towns and cities throughout the South East.

Each Sycamore Road home is designed and built to the highest standards, with a tasteful exterior, a fresh contemporary interior and a new fitted kitchen. With our choice of one, two or three-bedroom residences, you can also choose a home perfectly suited to your needs – making Sycamore Road the ideal choice for first-time buyers, professionals and families.

* Car journey time is given for an off-peak weekday journey, but may change depending on time, day and traffic.



About Cranleigh

Ideally situated in central Surrey, Cranleigh is a small yet attractive market town – or, according to some, the largest village in England.

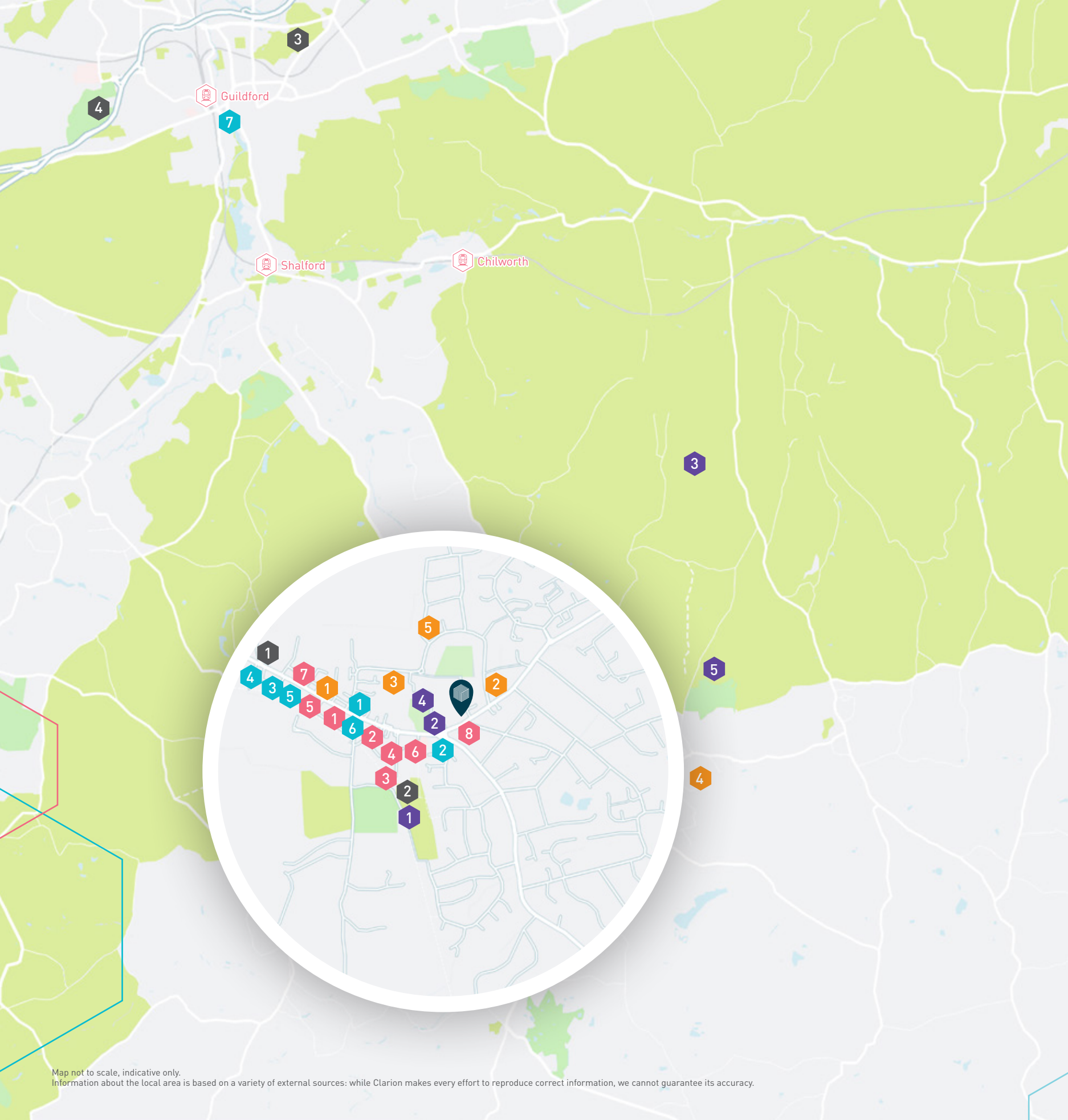
Just eight miles from Guildford, it is also the perfectly location for access to the great outdoors, with a peaceful atmosphere that means you will feel right at home.

For your day-to-day needs, Cranleigh has a Co-op, Sainsbury's and Marks & Spencer, as well as a medical centre, dentist, Boots, Superdrug, Oxfam, Subway and Costa Coffee. The village is also home to a number of small family businesses such as a hairdresser, bakery, butcher, and fishmonger. A number of local schools are rated highly by Ofsted, including Cranleigh Church of England Primary ("Good"), Park Mead Primary ("Good"), Glebelands School ("Good"), and St Joseph's Specialist Trust (for SEN pupils, "Outstanding"). Nearby Guildford also offers a wide range of shopping opportunities, high street names and entertainment.

When it's time to unwind, Weyside residents have a huge range of options. You can work up an appetite at Cranleigh Leisure Centre, check out The Three Horseshoes for olde-world real ale, or dine at The Richard Onslow, The Curry Inn or Rania. Cranleigh Arts Centre offers a full programme of live music, films, theatre productions, exhibitions and workshops, while the village also holds events throughout the year including the Cranleigh Food and Music Festival, Spring into Cranleigh, and the Christmas Lights Switch-On. For outdoor leisure and nature walks, Cranleigh is close to the Surrey Hills and beauty spots such as Winterfold Forest; closer to home, you can take a relaxing stroll along the many brooks and country lanes on Weyside's doorstep.

Information about the local area is based on a variety of external sources: while Clarion makes every effort to reproduce correct information, we cannot guarantee its accuracy.

Picture credits, left to right: 'Good Morning Coffee' by Srdjan Pav; 'Smiling girl buying clothes in showroom' by Milkos, CC images, sourced from iStock. Bottom: 'Cranleigh' by grassrootsgroundswell, CC image, sourced from Flickr.



What's nearby







Choose from a range of restaurants, pubs and leisure facilities – or simply take a walk in the beautiful Surrey countryside.

 **Sycamore Road houses** - Cranleigh, Surrey GU6





Food & drink

-  The Richard Onslow
-  The Three Horseshoes
-  The Curry Inn
-  The Cranley Hotel
-  Rania
-  Pizza Express
-  ASK Italian

Schools

-  Blossom Nursery School
-  St Cuthbert Mayne Roman Catholic Primary
-  Cranleigh Church of England Primary
-  Park Mead Primary
-  Glebelands School
-  St Joseph's Specialist Trust (SEN)






Fitness & leisure

-  Cranleigh Cricket Club
-  Cranleigh Leisure Centre
-  Spectrum Leisure Centre (Guildford)
-  Surrey Sports Park (Guildford)

Amenities

-  Sainsbury's
-  Marks & Spencer
-  Co-op
-  Boots
-  Superdrug
-  Cranleigh Village Hospital and Medical Practice
-  Cranleigh Dental Centre
-  Cranleigh Library

Attractions and parks

-  Snoxhall Play Park
-  Cranleigh Arts Centre
-  Winterfold Forest
-  St Nicolas Church
-  Cranleigh Golf and Country Club

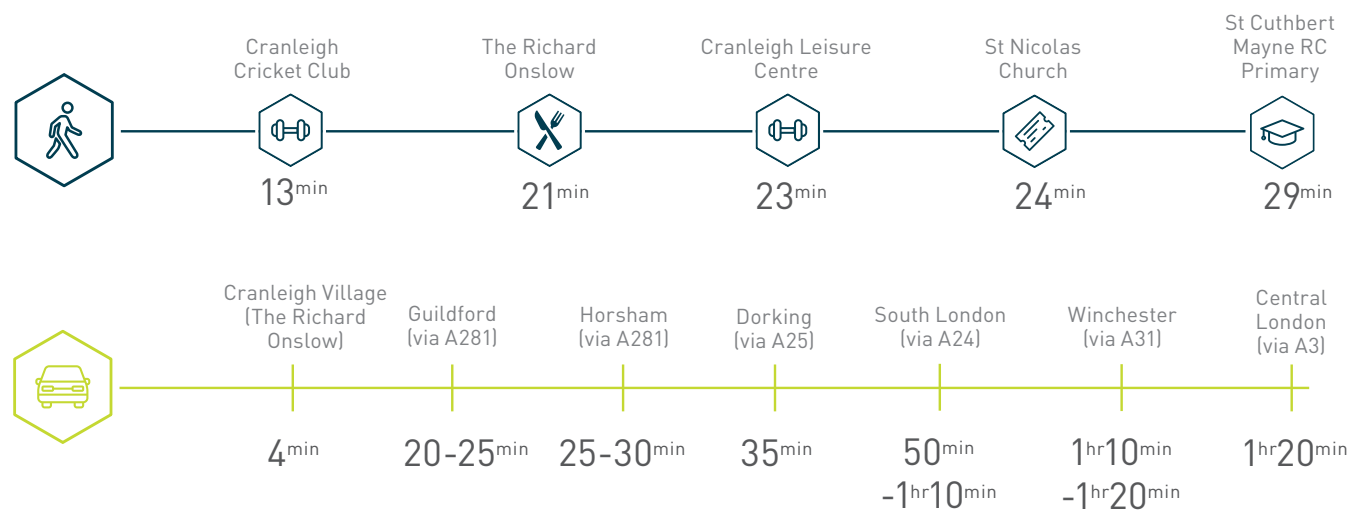
Map not to scale, indicative only. Information about the local area is based on a variety of external sources: while Clarion makes every effort to reproduce correct information, we cannot guarantee its accuracy.



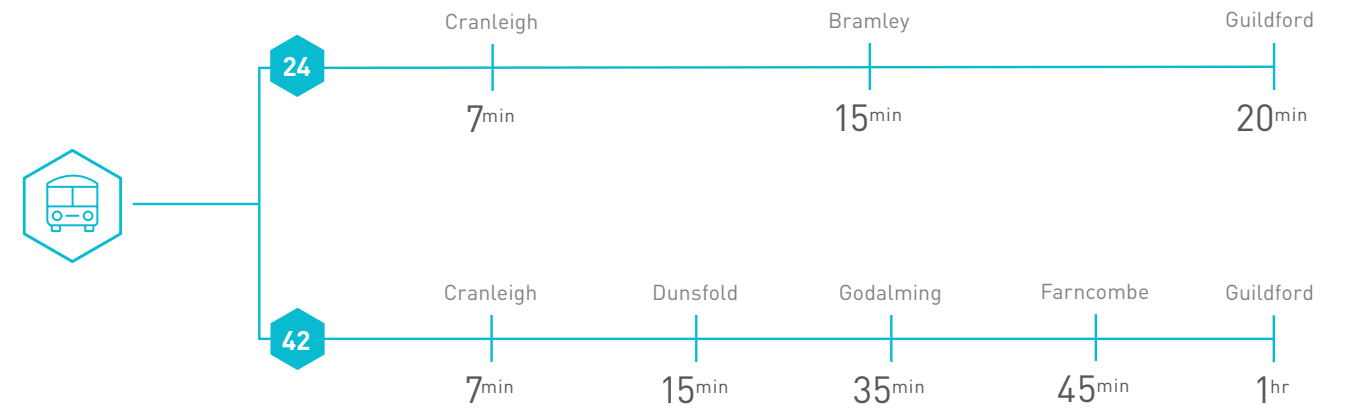
Transport Links

Cranleigh has excellent road connections offering convenient routes to London, the south coast, nearby beauty spots, and Gatwick Airport for international flights.

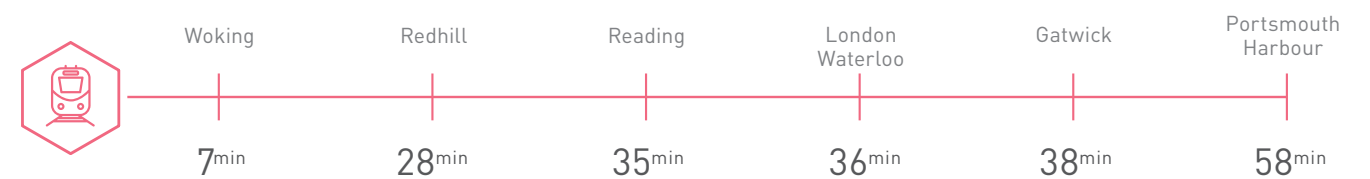
There is also an excellent walking and cycling route between Weyside and Cranleigh Village.



From Elm Park bus stop (adjacent to Weyside):



Journey times from Guildford railway station* at peak hours:



Map not to scale, indicative only.

* Journey times sources: Nationalrail.co.uk, Google Maps and bustimes.org. Train travel times are measured from station (not development) and are for the quickest single service during weekday morning peak hours (6.30am-9.30am). Car journey times are for off-peak weekday journeys but may change depending on time, day and traffic. Bus journey times are given as off-peak weekday journey times between stops (unless a night service applies), but may change depending on time, day and traffic. Transport information is based on a variety of external sources: while Clarion makes every effort to reproduce correct information, we cannot guarantee its accuracy.

Explore Sycamore Road

Sycamore Road is situated on Elmbridge Road at the western edge of Cranleigh.

The development has an enclosed character with stretches of mature woodland defining the boundary with Elmbridge Road and Elm Park.

Inside Sycamore Road, trees and bushes are carefully planted to create a feeling of community and openness. Home exteriors are designed as a seamless blend of contemporary and traditional architecture with ample space for modern living, while all homes also have allocated parking space.



One bedroom apartment (Type 1)

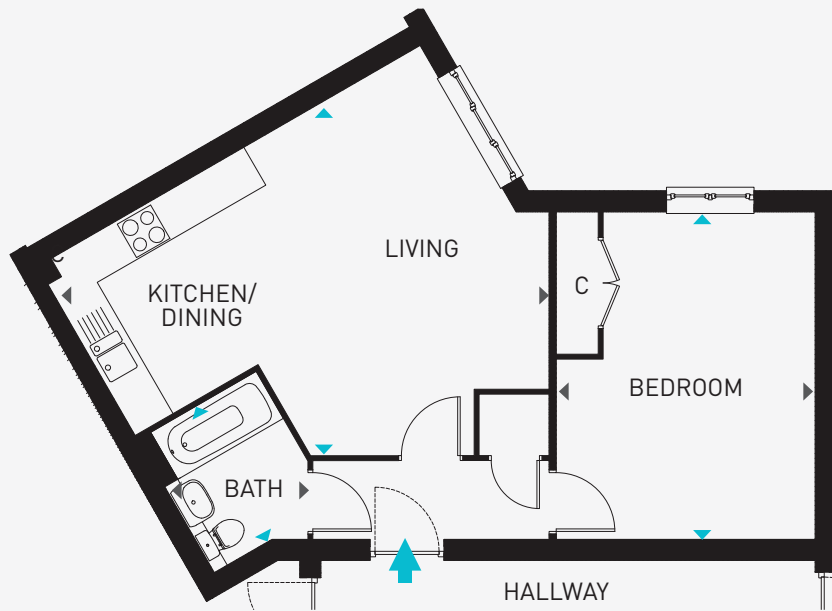
Plot 23 – 53m²

Sycamore Road, Cranleigh, Surrey GU6 8GN

GROUND FLOOR



Plot 23



C = Cupboard
 ▲ = Main Entrance

A ↔ B ↔

Kitchen/Dining/Living	6.2m [20'5"]	x	4.5m [15'1"]
Bedroom	4.6m [15'2"]	x	3.6m [12'0"]
Bath	2.1m [7'1"]	x	1.9m [6'3"]

The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

One bedroom apartment (Type 2)

Plots 24, 28 – 51m²

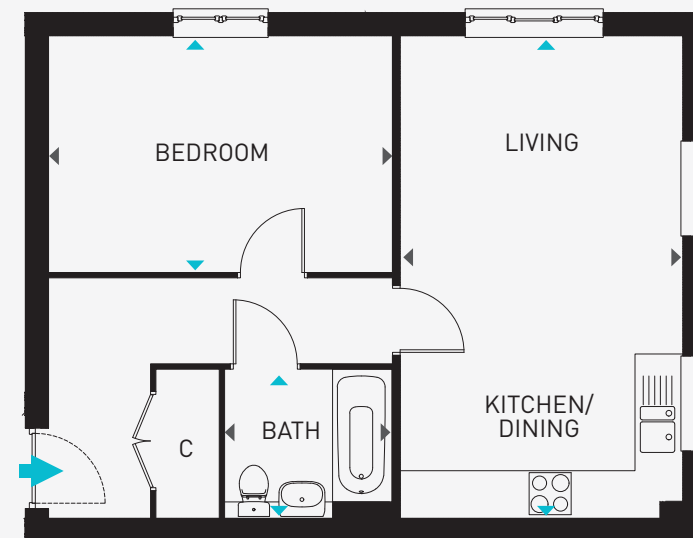
Sycamore Road, Cranleigh, Surrey GU6 8GN

GROUND FLOOR: PLOT 24

FIRST FLOOR: PLOT 28



Plots 24, 28



C = Cupboard
 ▲ = Main Entrance

A ↔ B ↔

Kitchen/Dining/Living	6.2m [20'6"]	x	3.6m [12'0"]
Bedroom	4.4m [14'6"]	x	3.0m [10'0"]
Bath	2.1m [7'1"]	x	1.9m [6'3"]

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Two bedroom apartment (Type 1)

Plots 22, 26 – 70m²

Sycamore Road, Cranleigh, Surrey GU6 8GN

Two bedroom apartment (Type 2)

Plot 27 – 68m²

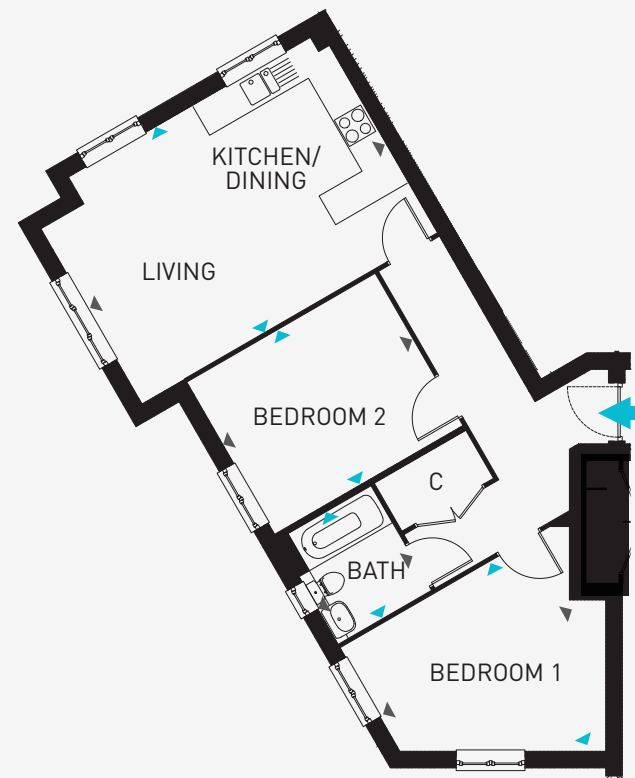
Sycamore Road, Cranleigh, Surrey GU6 8GN

GROUND FLOOR: PLOT 22

FIRST FLOOR: PLOT 26



Plots 22, 26



C = Cupboard
 ↑ = Main Entrance

A ↔ B ↔

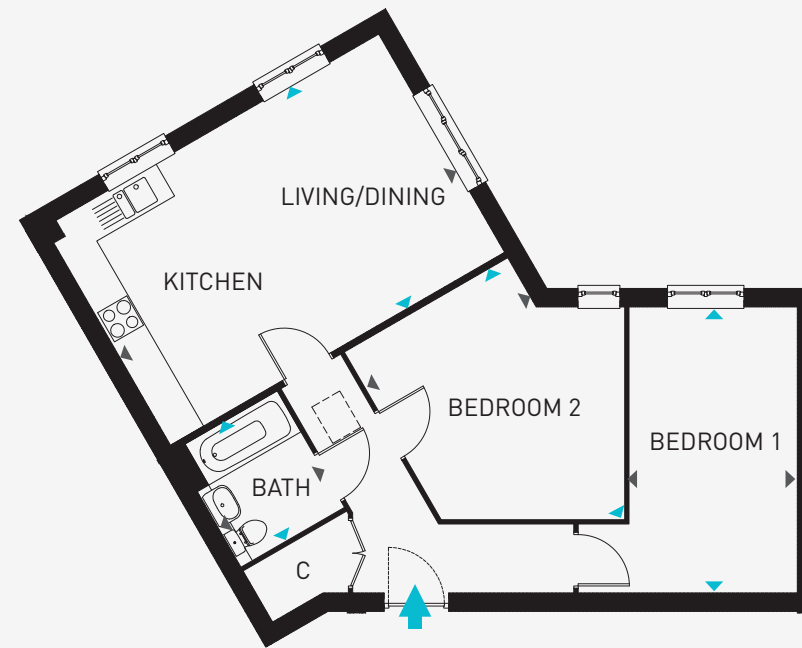
Kitchen/Living/Dining	6.1m [20'1"]	x	4.1m [13'7"]
Bedroom 1	3.9m [13'1"]	x	3.1m [10'4"]
Bedroom 2	3.9m [12'8"]	x	3.1m [10'4"]
Bath	2.1m [7'1"]	x	1.9m [6'3"]

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FIRST FLOOR



Plot 27



C = Cupboard
 ↑ = Main Entrance

A ↔ B ↔

Kitchen/Dining/Living	6.2m [20'5"]	x	4.0m [13'4"]
Bedroom 1	4.6m [15'2"]	x	2.7m [8'9"]
Bedroom 2	4.6m [15'2"]	x	3.0m [9'10"]
Bath	2.1m [7'1"]	x	1.9m [6'3"]

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Two bedroom apartment (Type 3)

Plots 25, 29 – 70m²

Sycamore Road, Cranleigh, Surrey GU6 8GN

Three bedroom house

Plot 21 – 82.82m²

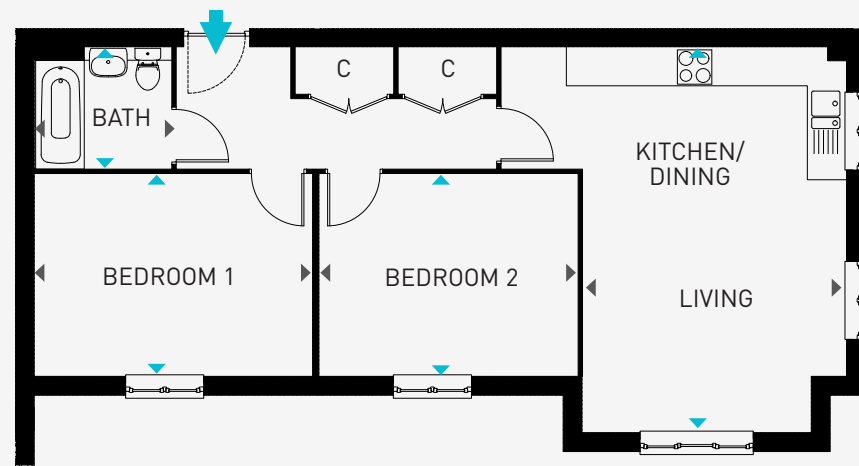
Rowan Grove, Cranleigh, Surrey GU6 8GP

GROUND FLOOR: PLOT 25

FIRST FLOOR: PLOT 29



Plots 25, 29



C = Cupboard
 ▲ = Main Entrance

	A	x	B
Kitchen/Living/Dining	6.1m [20'0"]	x	4.1m [13'7"]
Bedroom 1	4.4m [14'5"]	x	3.2m [10'5"]
Bedroom 2	4.4m [13'5"]	x	3.2m [10'5"]
Bath	2.1m [7'1"]	x	1.9m [6'3"]

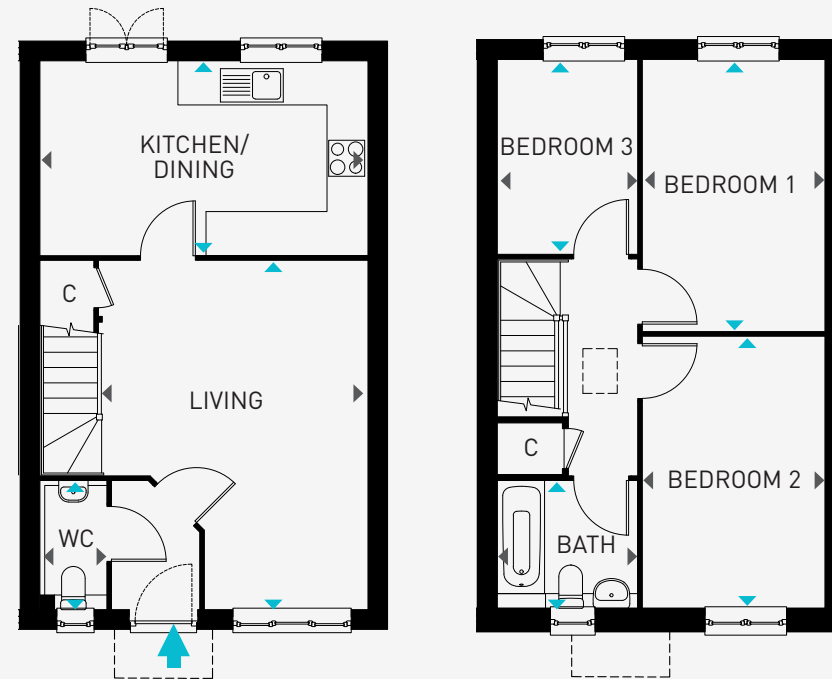
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GROUND FLOOR

FIRST FLOOR



Plot 21



C = Cupboard
 ▲ = Main Entrance

	A	x	B
Kitchen/Dining	4.9m [16'3"]	x	2.9m [9'8"]
Living	5.3m [17'5"]	x	4.0m [13'5"]
Bedroom 1	4.1m [13'6"]	x	2.7m [9'0"]
Bedroom 2	4.1m [13'6"]	x	2.7m [9'0"]
Bedroom 3	2.9m [9'8"]	x	2.1m [7'0"]

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Specification

Sycamore Road homes come with a selection of quality modern appliances, fittings and finishes.

There are selected appliances, fitted kitchens and floor coverings throughout – while in the bathroom, finishings have been chosen to create a light and relaxed atmosphere. Each property is tastefully decorated in a timeless fashion, making it easier to adapt to your personal style.

Kitchen

- Contemporary kitchen units with laminate worktop and upstand
- Integrated fridge/freezer
- Single oven
- Gas hob (4 ring) with extractor hood
- Space and plumbing for a dishwasher & washing machine

Bathroom

- Contemporary sanitaryware with tiling to wet areas
- Spotlight fittings
- Heated towel rail

General

- Vinyl flooring to kitchen, cloakroom and bathroom
- Carpet to hallway, lounge and bedrooms
- Neutral decoration throughout
- Mains-powered smoke/heat detectors and carbon monoxide alarms
- Energy efficiency/environmental impact PEA rating B
- 12 year NHBC warranty
- Vaillant combi boiler

Apartments

- Private postbox to communal area
- Communal TV/Sky Q installation (main receiver in living room)
- Audio visitor entry system
- Numbered parking bays

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion reserves the right to amend the specification as necessary and without notification.

Previous Clarion development photography, indicative only

Shared Ownership

What is Shared Ownership?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. Buyers purchase a share of between 25% and 75% of the property's value, and pay a subsidised rent on the remaining share.

Am I eligible?

To be eligible for a Shared Ownership home at Weyside:

- You must be at least 18 years old.
- You must be unable to buy a home suitable for your needs on the open market.
- You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £80,000.
- You must be a first-time buyer or existing shared owner. If you already own a home, and need to move but cannot afford to, then please discuss your situation with us. There are some circumstances under which you may be eligible.

In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.

shared.ownership@myclarionhousing.com

Picture credits: 'Happy man lifting woman in new house' by Milan_Jovic; CC image, sourced from iStock.



Building homes, developing futures

With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities. It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.



**Register your interest now
by contacting our sales team below**

shared.ownership@myclarionhousing.com

0300 100 0309

myclarionhousing.com/sharedownership

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February 2019



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