



Brookebourne at Cranleigh Grange

Cranleigh, Surrey

A contemporary collection of one, two and three-bedroom homes
available for Shared Ownership
15 homes available



CLARION
HOUSING



The perfect new home

Clarion Housing is pleased to present Brookebourne at Cranleigh Grange – a new selection of one, two and three-bedroom homes available for Shared Ownership.

Ideally situated on the edge of the beautiful Surrey Hills, Cranleigh Grange is also within walking distance of a superb range of amenities on Cranleigh's charming high street. Further afield, the county town of Guildford is just a 20-minute* drive away – while Cranleigh's highly convenient road connections also put you within commuting distance of London.

Homes here are designed and built to the highest standards. With tasteful traditional exteriors, a fresh contemporary interior, a new fitted kitchen and dedicated parking, Brookebourne at Cranleigh Grange residences are perfectly designed for modern living – the ideal place to make a home.

The perfect location

Situated in the centre of Surrey, Cranleigh is a small attractive market town – or, as it’s also known, the largest village in England. Just eight miles from Guildford, it is also the perfect location for access to the great outdoors, with a tranquil atmosphere that means you will feel right at home.

For your day-to-day needs, Cranleigh has an excellent range of amenities, with branches of Sainsbury’s, Co-op, M&S Food, Boots, Oxfam, Subway and Costa Coffee – as well as a medical centre, a dentist, and a range of authentic family businesses including a hairdresser, baker, butcher and fishmonger. A number of local schools are rated highly by Ofsted, including Cranleigh Church of England Primary, Park Mead Primary, and Glebelands School (all “Good”), while St Joseph’s Specialist Trust (for SEN pupils) is rated “Outstanding”. Nearby Guildford also offers a wide range of shopping opportunities, high street names and entertainment.

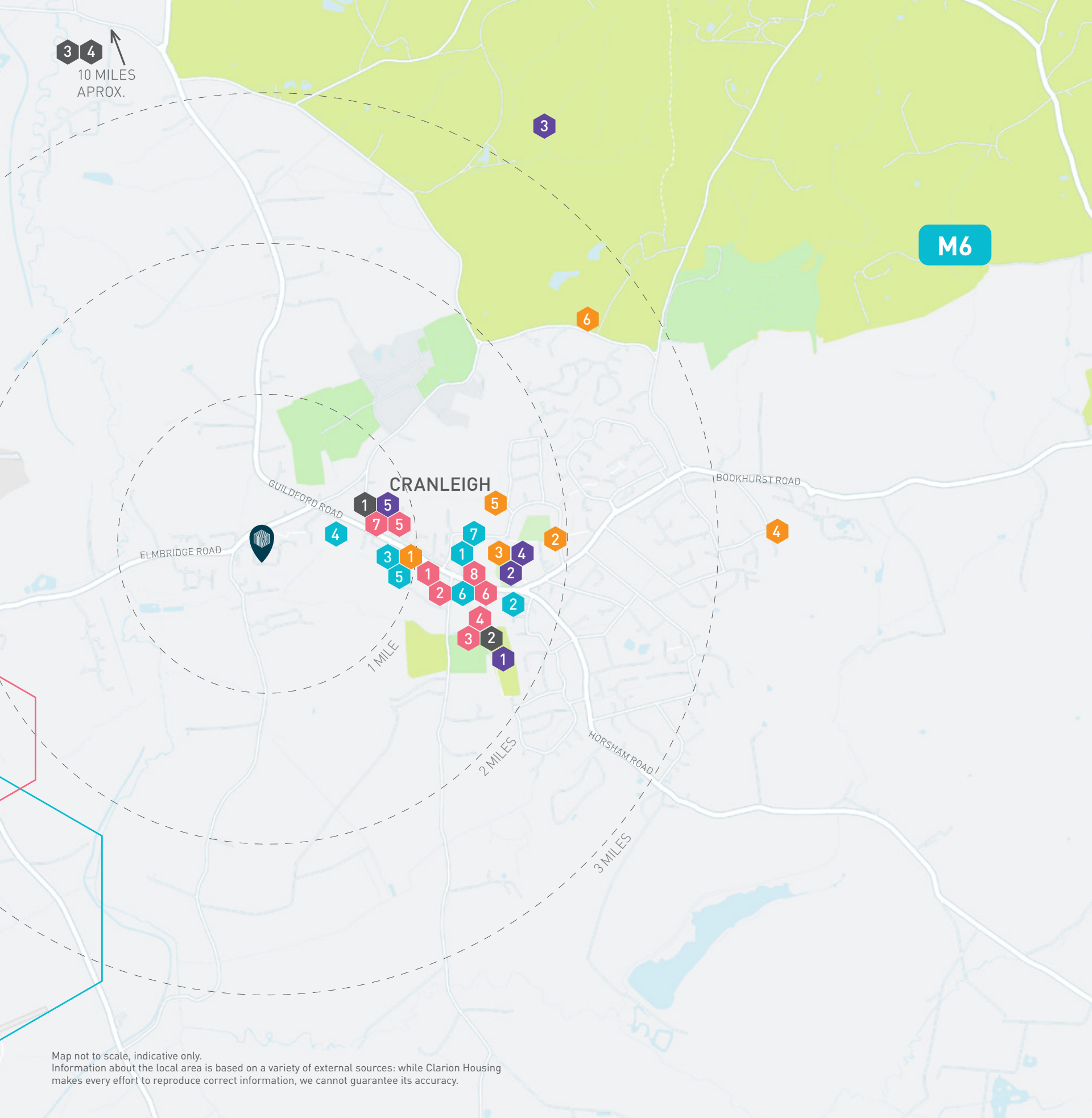
When it’s time to relax, Brookebourne residents have a huge range of options. Dine at The Richard Onslow, The Curry Inn or Rania, check out The Three Horseshoes for olde-world real ale – or try Brown’s Surrey Gin and Tea bar for something a little different. Cranleigh Arts Centre offers a full programme 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 active lifestyles, Cranleigh Leisure Centre’s gym, swimming pool, squash courts and classes are within walking distance, and beautiful walks in the Surrey Hills are just a little further – so you’ll never run out of ways to unwind.

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



St Nicolas Church, built in the mid-13th century, has a carved figure reputed to be the inspiration for the Cheshire Cat in Lewis Carroll’s Alice’s Adventures in Wonderland.

Picture credits, left to right and top to bottom: ‘Cranleigh’ by grassrootsgroundswel; Friends having coffee together’ by Rawpixel, Stock image, sourced from iStock; ‘Cranleigh Church’ by Matt Ellery; all 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.



Brookebourne at Cranleigh Grange - Surrey, GU6 8UT



Food & drink

- 1 The Richard Onslow
- 2 The Three Horseshoes
- 3 The Curry Inn
- 4 The Cranley Hotel
- 5 Rania
- 6 Pizza Express
- 7 Brown's Surrey Gin and Tea bar



Schools

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



Fitness & leisure

- 1 Cranleigh Cricket Club
- 2 Cranleigh Leisure Centre
- 3 Spectrum Leisure Centre (Guildford)
- 4 Surrey Sports Park (Guildford)



Amenities

- 1 Sainsbury's
- 2 Marks & Spencer
- 3 Co-op
- 4 Boots
- 5 Superdrug
- 6 Cranleigh Medical Practice
- 7 Cranleigh Dental Centre
- 8 Cranleigh Library



Attractions and parks

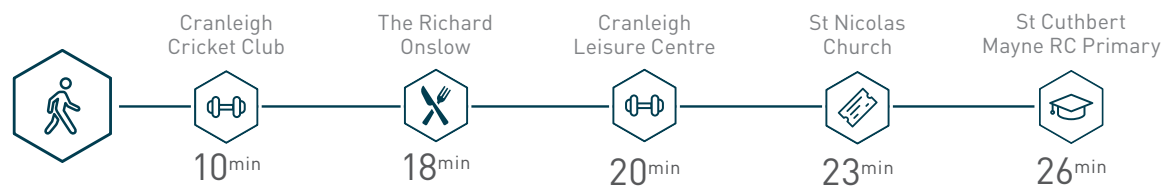
- 1 Snoxhall Play Park
- 2 Cranleigh Arts Centre
- 3 Winterfold Forest
- 4 St Nicolas Church
- 5 Cranleigh Golf and Country Club

Map not to scale, indicative only.
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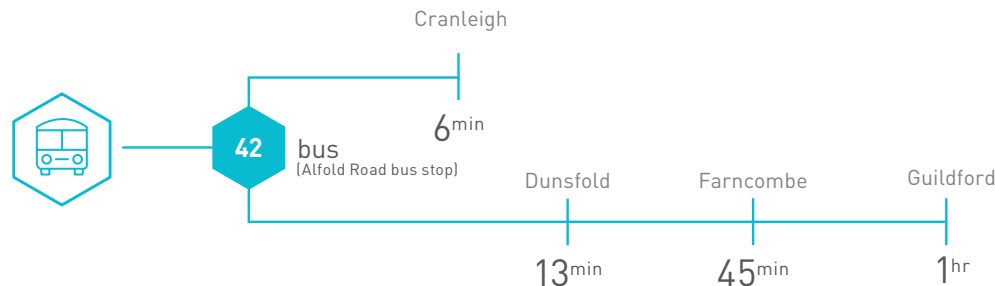
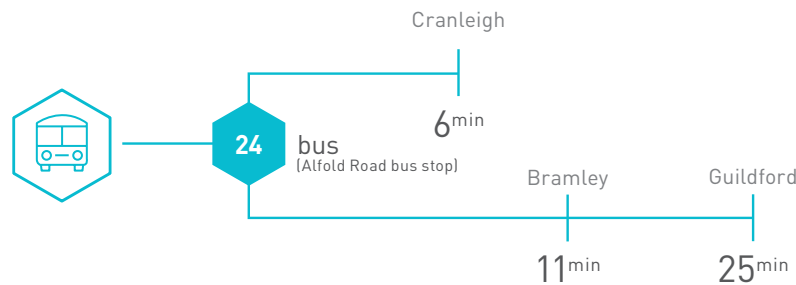


Transport Links

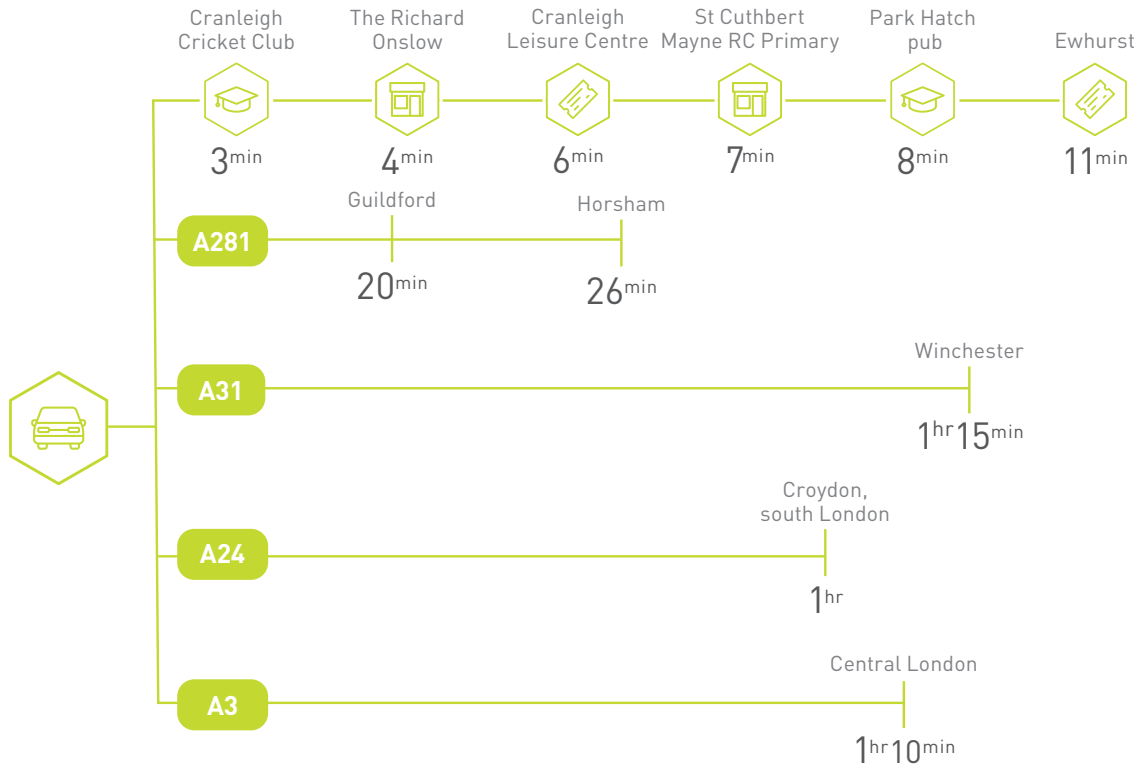
Cranleigh's excellent road connections offer convenient routes to London, the south coast, and Gatwick Airport for international flights.



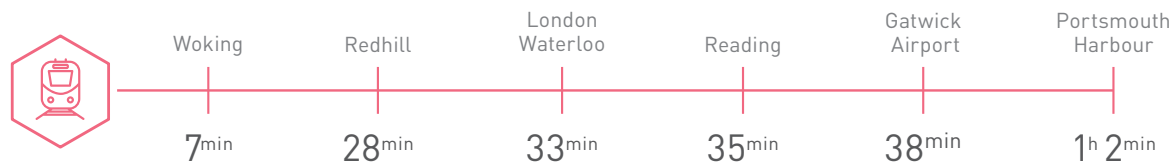
From the nearby Alfold Road bus stop on Elmbridge Road:



Map not to scale, indicative only.



Journey times from Guildford railway station* at peak hours:

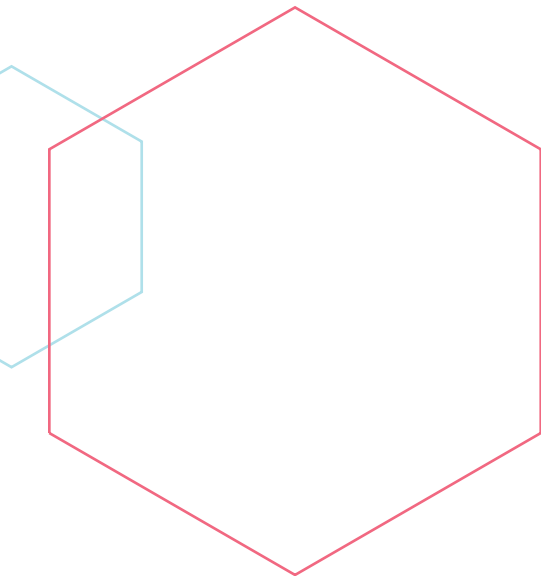


* Journey times sources: Nationalrail.co.uk, Google Maps and bustimes.org. Train travel times are measured from station (not development) and are for the quickest single service during weekday morning peak hours (6.30am-9.30am). Car journey times are for off-peak weekday journeys but may change depending 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 Cranleigh Grange

Brookebourne is situated in the green and spacious Cranleigh Grange development, located just off Elmbridge Road, west of Cranleigh.

With Cranleigh Grange’s emphasis on sustainability, many existing trees have been incorporated into the masterplan, including a number of mature English oaks at the boundary. New plantings within the development also complement the character of the area and create a sense of space.



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4 bedroom house

Plots 79, 80 – 107.54m²

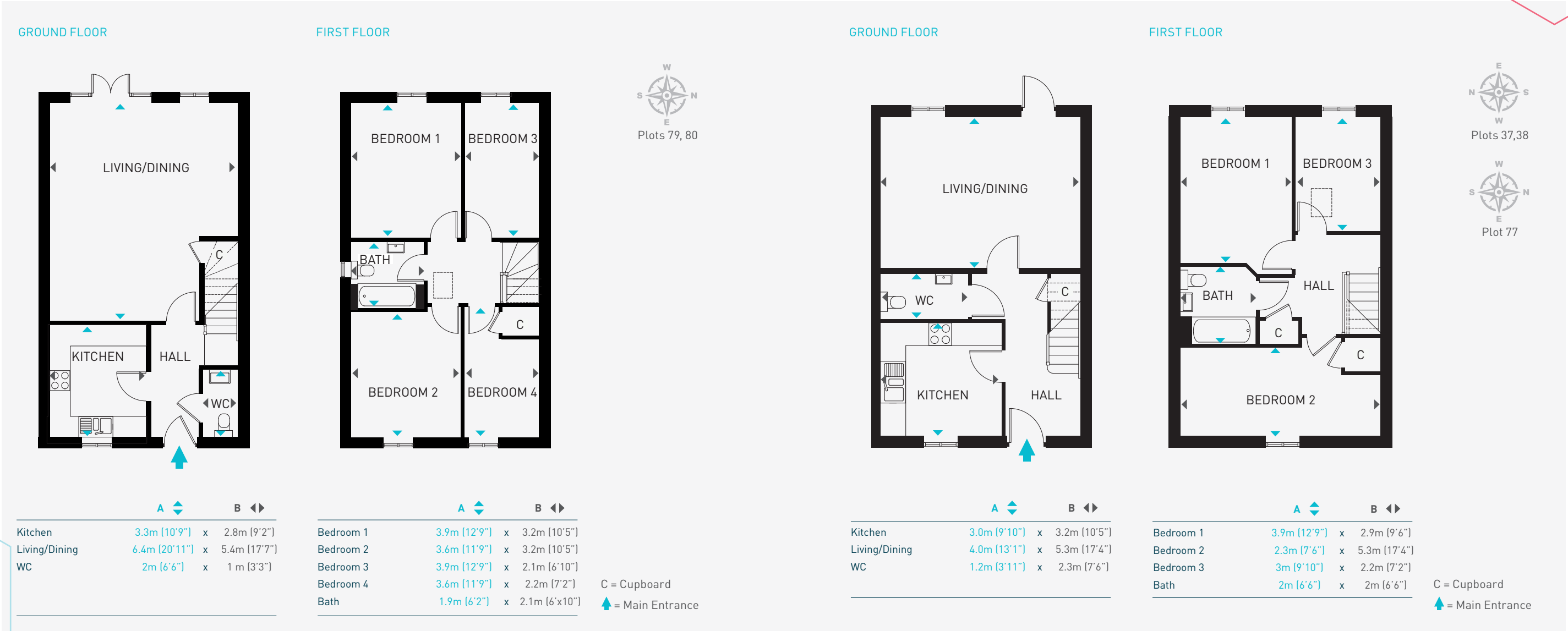
Plot 80 - 6 New Bridge Road, Cranleigh, Surrey, GU6 8UT
Plot 79 - 8 New Bridge Road, Cranleigh, Surrey, GU6 8UT

3 bedroom house

Plots 37, 38, 77 - 91.14m²

Plot 38 - 56 New Bridge Road, Cranleigh, Surrey, GU6 8UT
Plot 37 - 58 New Bridge Road, Cranleigh, Surrey, GU6 8UT
Plot 77 - 12 New Bridge Road, Cranleigh, Surrey, GU6 8UT

Note: plot 77 floorplans are a mirror of the one shown below.

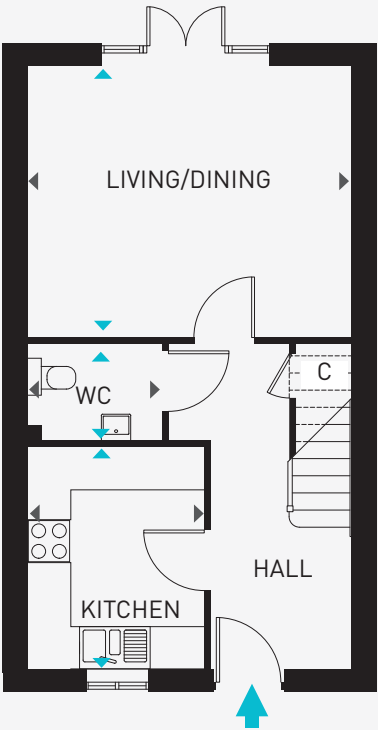


2 bedroom house

Plots 76, 78 – 78.58m²

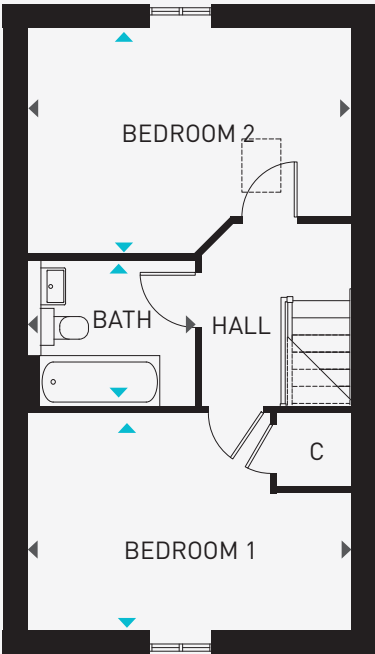
Plot 76 - 14 New Bridge Road, Cranleigh, Surrey, GU6 8UT
Plot 78 - 10 New Bridge Road, Cranleigh, Surrey, GU6 8UT

GROUND FLOOR



	A		B
Kitchen	3.1m [10'2"]	x	2.5m [8'2"]
Living/Dining	3.8m [12'5"]	x	4.6m [15'1"]
WC	1.3m [4'3"]	x	1.9m [6'2"]

FIRST FLOOR



	A		B
Bedroom 1	3m [9'10"]	x	4.6m [15'1"]
Bedroom 2	3.2m [10'5"]	x	4.6m [15'1"]
Bath	2m [6'6"]	x	2.3m [7'6"]



C = Cupboard
▲ = Main Entrance

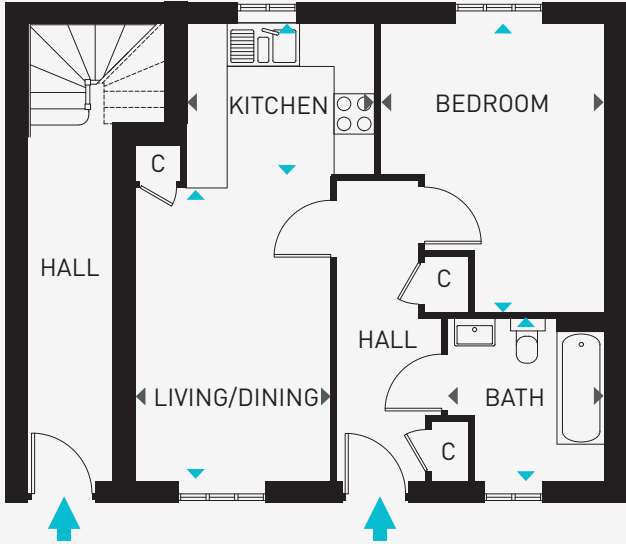
The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal 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.

1 bedroom apartment

Plot 59 – 70.67m²
Plot 60 – 47.80m²

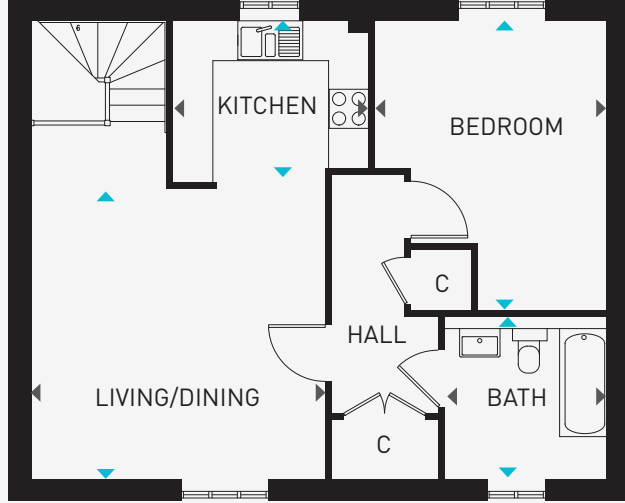
Plot 60 - Flat A, 36 New Bridge Road, Cranleigh, Surrey, GU6 8UT
Plot 59 - Flat B, 36 New Bridge Road, Cranleigh, Surrey, GU6 8UT

GROUND FLOOR FLAT (PLOT 60)



	A		B
Kitchen	2.3m [7'6"]	x	2.8m [9'2"]
Living/Dining	4.2m [13'9"]	x	2.9m [9'6"]
Bedroom	4.3m [14'1"]	x	3.4m [11'1"]
Bath	2.4m [7'10"]	x	2.4m [7'10"]

FIRST FLOOR FLAT (PLOT 59)



	A		B
Kitchen	2.3m [7'6"]	x	2.8m [9'2"]
Living/Dining	4.4m [14'5"]	x	4.4m [14'5"]
Bedroom	4.3m [14'1"]	x	3.4m [11'1"]
Bath	2.4m [7'10"]	x	2.4m [7'10"]



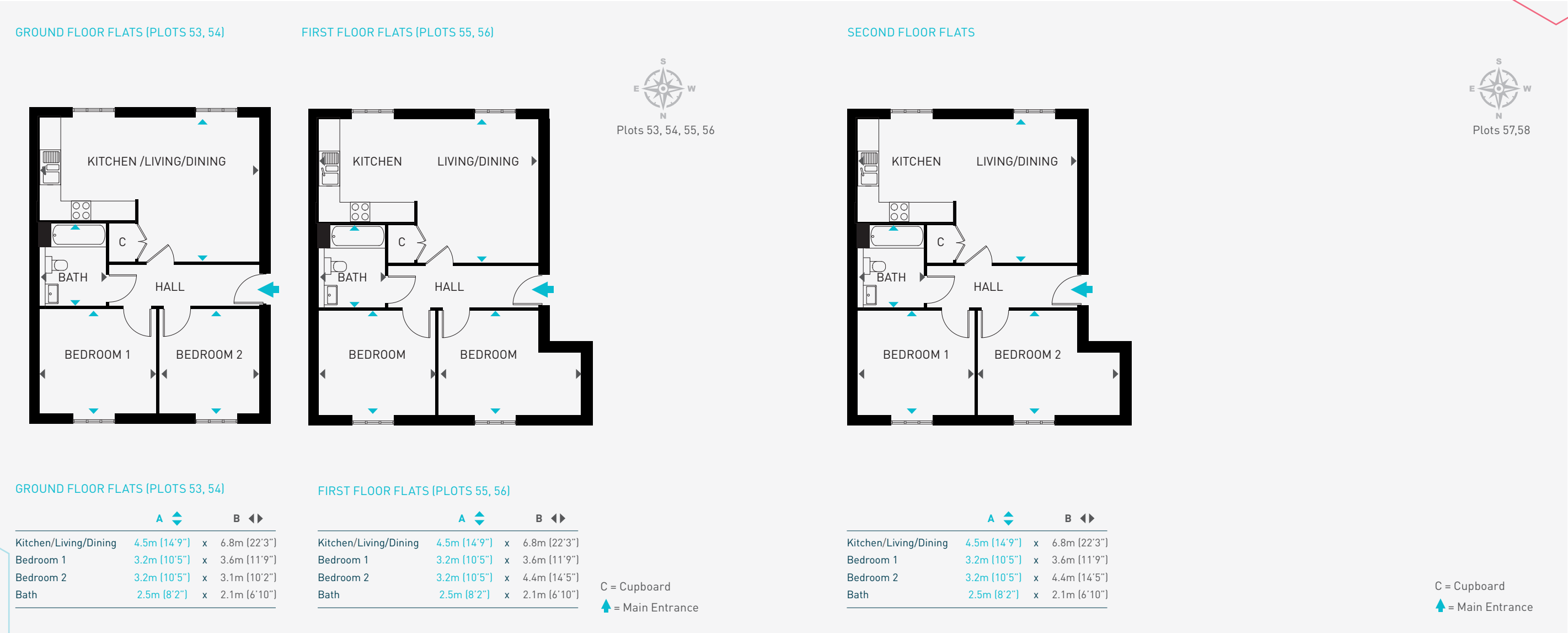
C = Cupboard
▲ = Main Entrance

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2 bedroom apartment

Plots 53, 54 – 63.79m²
Plots 55, 56 – 66.51m²

Plot 56 - Flat F, 36 New Bridge Road, Cranleigh, Surrey, GU6 8UT
Plot 55 - Flat E, 36 New Bridge Road, Cranleigh, Surrey, GU6 8UT
Plot 54 - Flat D, 36 New Bridge Road, Cranleigh, Surrey, GU6 8UT
Plot 53 - Flat C, 36 New Bridge Road, Cranleigh, Surrey, GU6 8UT





Specification

Brookebourne at Cranleigh Grange homes come with a selection of quality fittings and finishes.

A kitchen with selected appliances is installed, while in the bathroom, finishings have been chosen to create a light and relaxed atmosphere. Floor coverings are fitted in the kitchen and bathroom to complement the look

Each property is tastefully decorated in a timeless fashion, making it easier to adapt to your personal style.

Kitchen

- Contemporary white units with laminate worktop and upstand
- Single bowl sink with monobloc mixer tap
- Stainless steel oven and gas hob with splashback and hood
- Track lighting

Bathroom

- Contemporary sanitaryware with tiling to wet areas
- Thermostatic shower
- Shaver socket
- Extractor fan

General

- Neutral decoration throughout
- Vinyl flooring to kitchen and bathroom
- Porch and patio lighting
- Thermostatic Radiator valves in all rooms (except where thermostat is present)
- Spur provided for future installation of burglar alarm
- 12 years 'building warranty' cover

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Previous Clarion Housing 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.

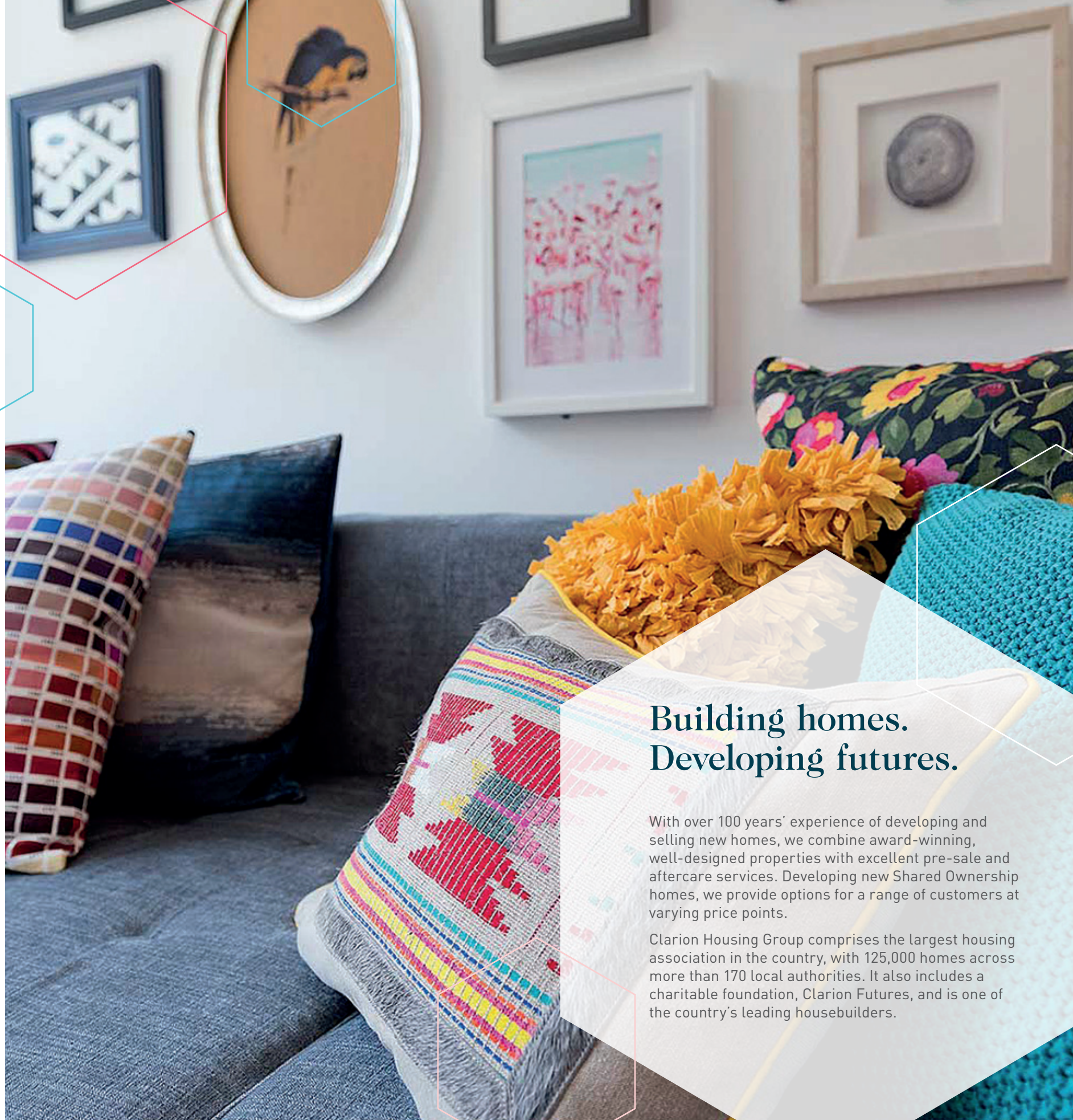
Am I eligible?

To be eligible for a Shared Ownership home at in Brookebourne at Cranleigh Grange:

- 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.

shared.ownership@myclarionhousing.com

All images displayed throughout are an example of Clarion Housing homes only, and may not correspond exactly to the available homes described in this brochure.



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:**

shared.ownership@myclarionhousing.com

0300 100 0309

myclarionhousing.com/sharedownership

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