



LEIGHWOOD
— FIELDS —

CRANLEIGH

LEIGHWOOD
— FIELDS —

Berkeley
Designed for life



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Development Location

LEIGHWOOD
— FIELDS —



FIND YOUR FOREVER

Welcome to Leighwood Fields

Exquisitely designed and crafted to the highest quality, this breathtaking development of apartments and 2, 3, 4 and 5 bedroom homes is no ordinary place to live. Nestled in the heart of rural Surrey, Leighwood Fields is moments from the centre of Cranleigh. Proud to be known as England's largest village, Cranleigh offers the quintessential country lifestyle.

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.

Welcome to your forever home.



YOUR FOREVER HOME

— FOUND —

Discover a truly superb place to call home,
and build a life for the years to come.

Carefully planned to make the most of the timeless local landscape, the development features ancient woodlands, a community orchard, village green and views across to open farmland, all moments from your front door.

At Leighwood Fields, you'll find stunning Arts and Crafts-inspired houses surrounded by tree-lined avenues, fields and woodland. Elegant, traditional features adorn every home, such as bay windows, gables, chimneys and porches.

Inside, the rooms are spacious and filled with light, offering designer kitchens and bathrooms with luxury finishes throughout. Outside, every house comes with a well-sized garden and parking.

LEIGHWOOD
— FIELDS —

SURREY HILLS AONB

GUILDFORD (24 MINS) →

DUNSFOLD AERODROME

A RURAL IDYLL — FOUND —

Uncover a peaceful, welcoming haven between the bustle of Guildford and historic charms of Horsham. Picturesque countryside unrolling in every direction, the Surrey Hills and South Downs only a short journey away.

A home at Leighwood Fields is the life you've been dreaming of, finally found.

ALFOLD ROAD

ALFOLD ROAD ENTRANCE

RESIDENTIAL DEVELOPMENT

LEIGHWOOD
— FIELDS —

GUILDFORD ROAD

✕ HEATHROW AIRPORT (45 MINS) →

← BRIGHTON (55 MINS)

KNOWLE LANE

KNOWLE LANE ENTRANCE

↙ HORSHAM (24 MINS)

HIGH STREET

✕ GATWICK AIRPORT (40 MINS) ↓

CRANLEIGH

FIND YOUR FOREVER

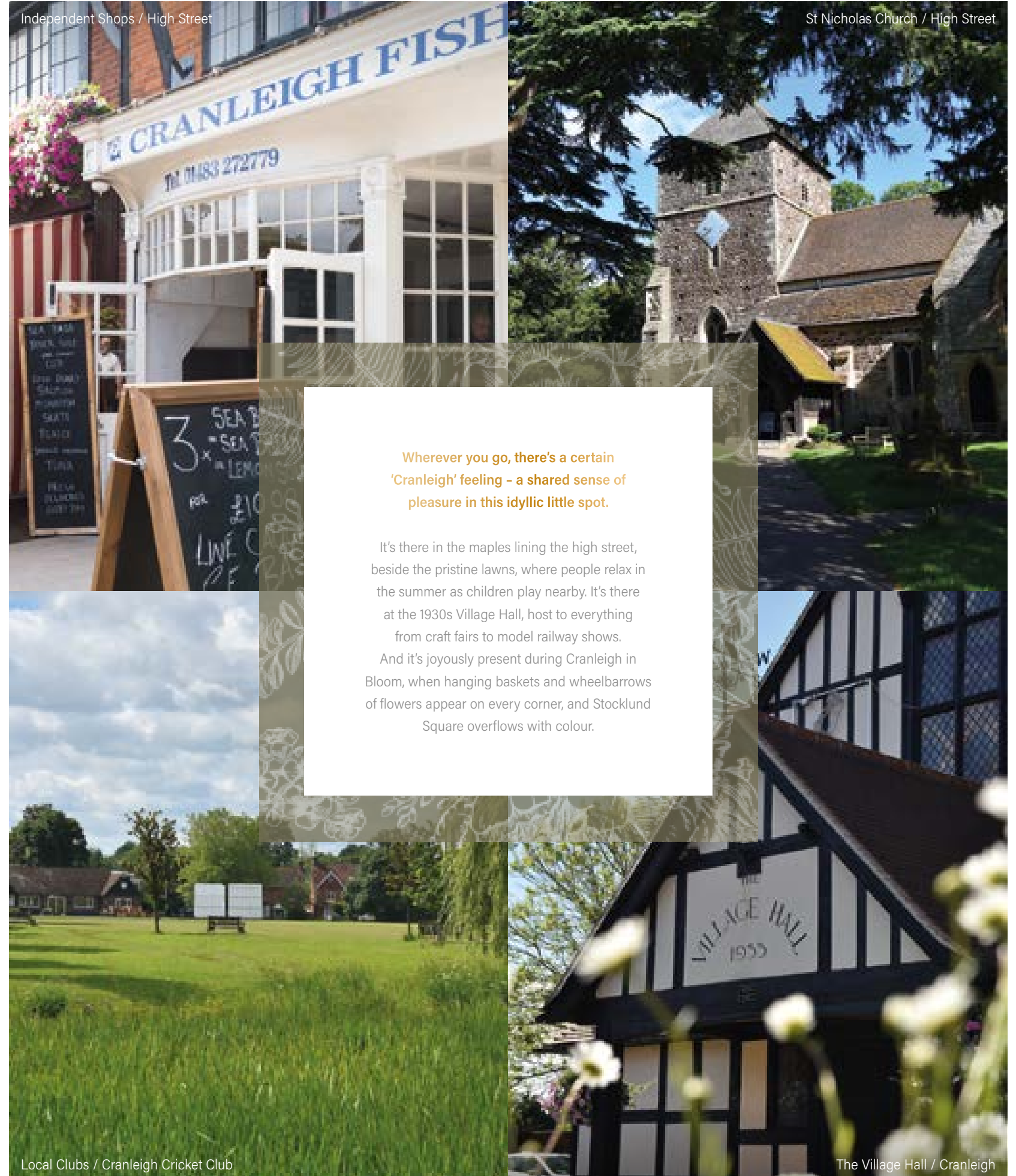
THE PERFECT VILLAGE

— FOUND —



While England is blessed with delightful villages, Cranleigh is something quite special.

Records show a settlement in the area from 1166 (then named 'Cranlea' – a woodland clearing visited by cranes), and the charming centre is dotted with timber-framed buildings. While life unwinds at a gentle pace, the community is far from sleepy. Independent shops are thriving, and clubs and societies have sprung up for every sort of interest and age group. Locals take a huge amount of pride in their village and neighbourhood spirit flows in abundance.



Independent Shops / High Street

St Nicholas Church / High Street

Local Clubs / Cranleigh Cricket Club

The Village Hall / Cranleigh

Wherever you go, there's a certain 'Cranleigh' feeling – a shared sense of pleasure in this idyllic little spot.

It's there in the maples lining the high street, beside the pristine lawns, where people relax in the summer as children play nearby. It's there at the 1930s Village Hall, host to everything from craft fairs to model railway shows.

And it's joyously present during Cranleigh in Bloom, when hanging baskets and wheelbarrows of flowers appear on every corner, and Stocklund Square overflows with colour.

HAPPY SMILES

FOUND

'Never a dull moment' – a phrase that has never been so apt. Cranleigh boasts over 100 clubs and organisations to suit every sort of interest, from Cranleigh Arts & Crafts Society (est. 1968) to a myriad of sports clubs, choirs and more.

There's also plenty for younger members of the family, from Guides and Scouts to music and drama clubs. And don't forget Cranleigh & District Young Farmers, a Friday-night youth club for children aged 10-18.



Summer Family Time / Cranleigh



Feeding The Horses / Cranleigh Show



Children's Fair / Cranleigh Carnival



Youth Club / Cranleigh Young Farmers



Wild Strawberry Ice Cream / Moooh!

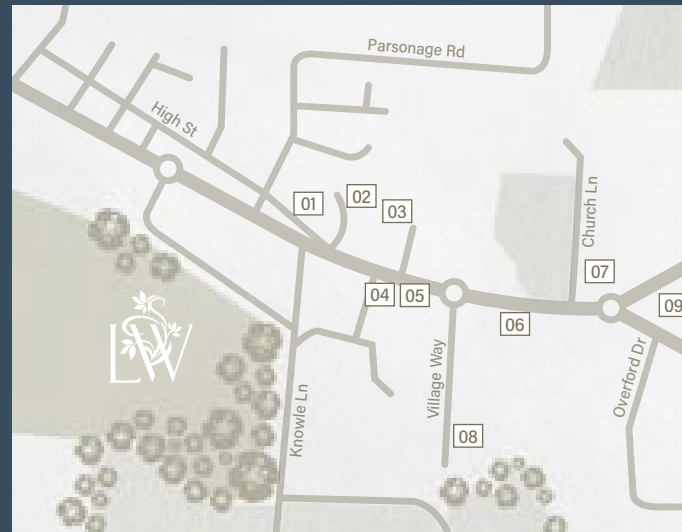
The village social calendar is packed throughout the year, with fun events such as Spring into Cranleigh, Cranleigh Carnival and Cranleigh Bonfire, complete with torchlight procession, make-a-guy competition and fireworks. Don't miss the annual Cranleigh Show, a traditional agricultural show where you can admire the incredible size of Shire horses, watch a thrilling bout of ferret racing and try your hand at country sports.

But whatever you choose to do, keep an eye out for Mirabelle, the well-loved vintage ice cream van from local business Moooh! A creamy scoop of Rustic Wild Strawberry is just the thing on a hot summer's day.

FOREVER WELCOMING

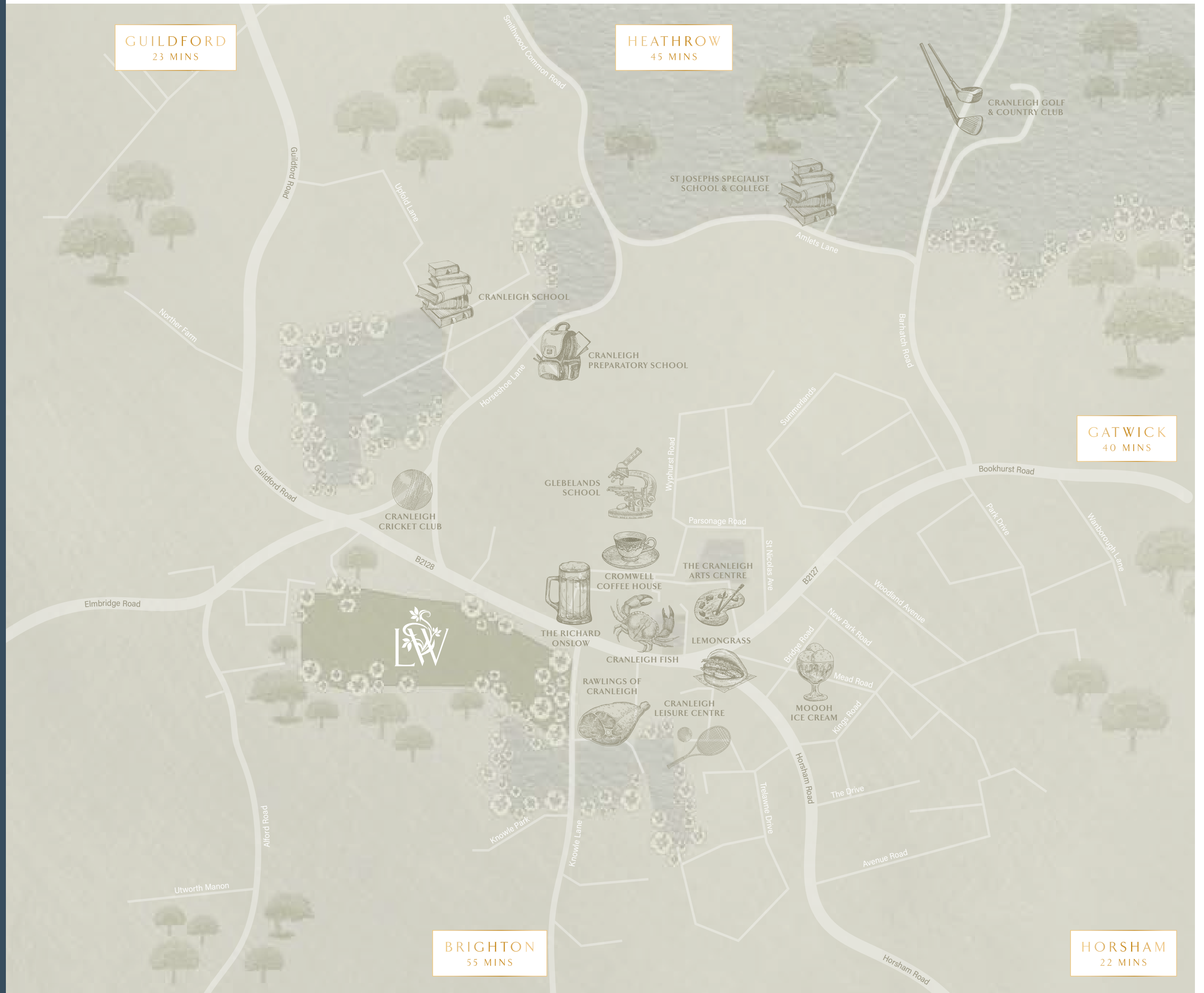
Find your forever home at Leighwood Fields and you'll be just a short walk from Cranleigh's exceptional amenities.

Discover a wide range of shops and supermarkets, pubs, cafés, restaurants, schools and bus services. There's also a doctor's surgery, leisure centre, post office and footpath to the Downs Link close by.



CRANLEIGH HIGH STREET

- 01 The Richard Onslow
- 02 Manns of Cranleigh
- 03 Cromwell Coffee House
- 04 Cranleigh Fish
- 05 Rawlings Of Cranleigh
- 06 Lemongrass Thai Restaurant
- 07 Cranleigh Arts Centre
- 08 Cranleigh Leisure Centre
- 09 Moooh!





FRIENDLY FACES

— FOUND —

Discover a place where the butcher greets his regulars by name and the vegetables at the farmer's market are picked and packed the evening before sale. Discover local produce in abundance, the finest quality foods and a smile at every counter. You will find it all in Cranleigh.



Jams & Chutneys / Farmer's Market



Fresh Produce / Cranleigh Local Stores



Weekend Treats / Country Market

One of the many delights of life in Cranleigh is the wonderfully pretty and distinctive high street. This bijou but perfectly formed shopping area is filled with everyday favourites and independent boutiques, set beside a long, inviting stretch of grass and trees.

Pop into Rawlings Of Cranleigh for award-winning sausages, or browse away a little time in One Forty, chock-full of eclectic clothes and homeware. The village even has its own department store – Manns of Cranleigh, first opened in 1887.

Today the lovingly hand-picked ranges and outstanding customer service ensure a steady stream of customers from across Surrey.

There are not one but three supermarkets – including a well-stocked M&S Food Hall – and a branch of Cook, purveyor of upmarket freezer meals and puddings. Don't miss the monthly Cranleigh Country Market, a popular mini farmer's market now in its 39th year. Pick up everything from local jams and chutneys to free-range eggs, bird boxes and seasonal plants.



Thai Flavours / Lemongrass



Weekend Family Time / Cranleigh Cafés



Tea & Cakes / Cromwell Coffee House



Dining Options / Cranleigh Restaurants



After Dinner Drinks / The Richard Onslow

For mouth-watering lunches and heavenly cakes, drop into Cromwell Coffee House. A family-run business in a beautiful building dating from the 1560s, be sure to try their most famous dish – macaroni cheese made with vintage cheddar.

For a café with a difference, try bike shop Maison du Velo for not only a wide range of bikes and cycling gear, but a lovely café stocked with good coffee and locally-made cakes, flapjacks and other goodies.

When you're looking for something a little more formal, book a table at Rania for authentic Indian flavours with a contemporary twist, or enjoy delicious Thai tapas at Lemongrass. Follow with a drink at The Richard Onslow, a traditional pub packed full of character, right on the green.

Whatever your taste buds desire, it's all just a short stroll away from your home at Leighwood Fields.



FRESHEST FLAVOURS

— FOUND —

When it comes to great places to eat and drink, England's largest village takes care not to disappoint.

FOREVER INSPIRING

A vibrant thread running through the rich tapestry of Cranleigh life is the flourishing arts scene.

In addition to the many clubs and societies, this revolves around the Cranleigh Arts Centre, a popular community hub featuring an ever-changing programme of events, including films (from the latest blockbusters to black and white classics) plays, live music, comedy and dance. There are also art exhibitions, craft workshops, a youth theatre and much more.

Live Music / Cranleigh Arts Centre

Bookworms will enjoy the annual Cranleigh Literary Festival, where authors come to discuss their work and amateur bards can take a poetry class. The Spoken Word night is always popular; it even includes an open mic session, during which audience members are invited onto the stage for five minutes at a time.



A Community Hub / Cranleigh Arts Centre



Craft Workshops / Cranleigh Arts Centre



A Readers' Delight / Cranleigh Library

Talking of books, the excellent, well-stocked library is a big hit with local families. Cranleigh Library is open five days a week and, as well as the lending service you'd expect, offers weekly Rhymetime and Storytime drop-in sessions for parents with babies and pre-schoolers. There's also a host of activities and events across the school holidays.



GREEN FIELDS

— FOUND —

Settle into the deep bliss of rural living at Leighwood Fields, and you'll have some of the most beautiful acres of England's landscape on your doorstep.

This is a jewel of a village in an oasis of green, with ancient woodland, undulating hills and show-stopping countryside in every direction. Several well-known cycling routes start directly in the village, or in just a few minutes you could be taking a picturesque walking path on your way to a picnic.



Rural Rambling / South Downs

Whether you feel like rambling in Winterfold Forest, pedalling through the South Downs or simply taking the kids over to the well-equipped playpark at Snoxhall Fields, you'll have a wealth of open space to explore and endless days out to enjoy.

If you're looking to live a little closer to nature, the Leighwood Fields lifestyle could be perfect for you and your family. The development includes a new footpath that connects directly to the Downs Link. This peaceful winding trail, designed for walkers, horse riders and cyclists to share, follows the course of the former Cranleigh railway line.



Cycle Trails / Downs Link



Wildflowers / Family Walks



Rural Walks / Local Woodland



Green Fingers / Cranleigh Allotments

FURTHER A FIELD

— FOUND —

Despite its rural splendour, Cranleigh has excellent connections to nearby towns and beyond.

Just 11 miles away lies Guildford, where the attractive centre offers a huge range of shops, plus a mainline railway station, art gallery, theatres and Odeon multiplex. For history buffs and gardening fans, Guildford Castle is a must-see. Climb to the top of the recently restored 11th-century keep for views of the beautifully landscaped grounds; the moat is now full of intricately designed flower beds.



Sunset at Brighton Pier / Brighton

South-east of Cranleigh, 25 minutes along pretty country lanes, is the traditional Sussex market town of Horsham. Spend a morning dawdling around its quirky boutiques before enjoying a leisurely lunch at Michelin-starred Restaurant Tristan. The eight-course tasting menu beneath atmospheric 16th-century beams has to be experienced to be believed.



Coastal Walks / Worthing



Guildford Castle / Guildford



Fantastic Shopping / Guildford

When you're hankering for a sea breeze, the coastal towns of Worthing, Brighton and Hove are all within an hour's drive. From Worthing's traditional pier and old-fashioned arcade (raid the piggy bank for lots of two pence coins before you go) to Globalls, Brighton's neon, dinosaur-themed crazy golf course, there's no shortage of fun pursuits to be had.



Bluebell Walkways / Winkworth Arboretum



Children's Entertainment / National Trust



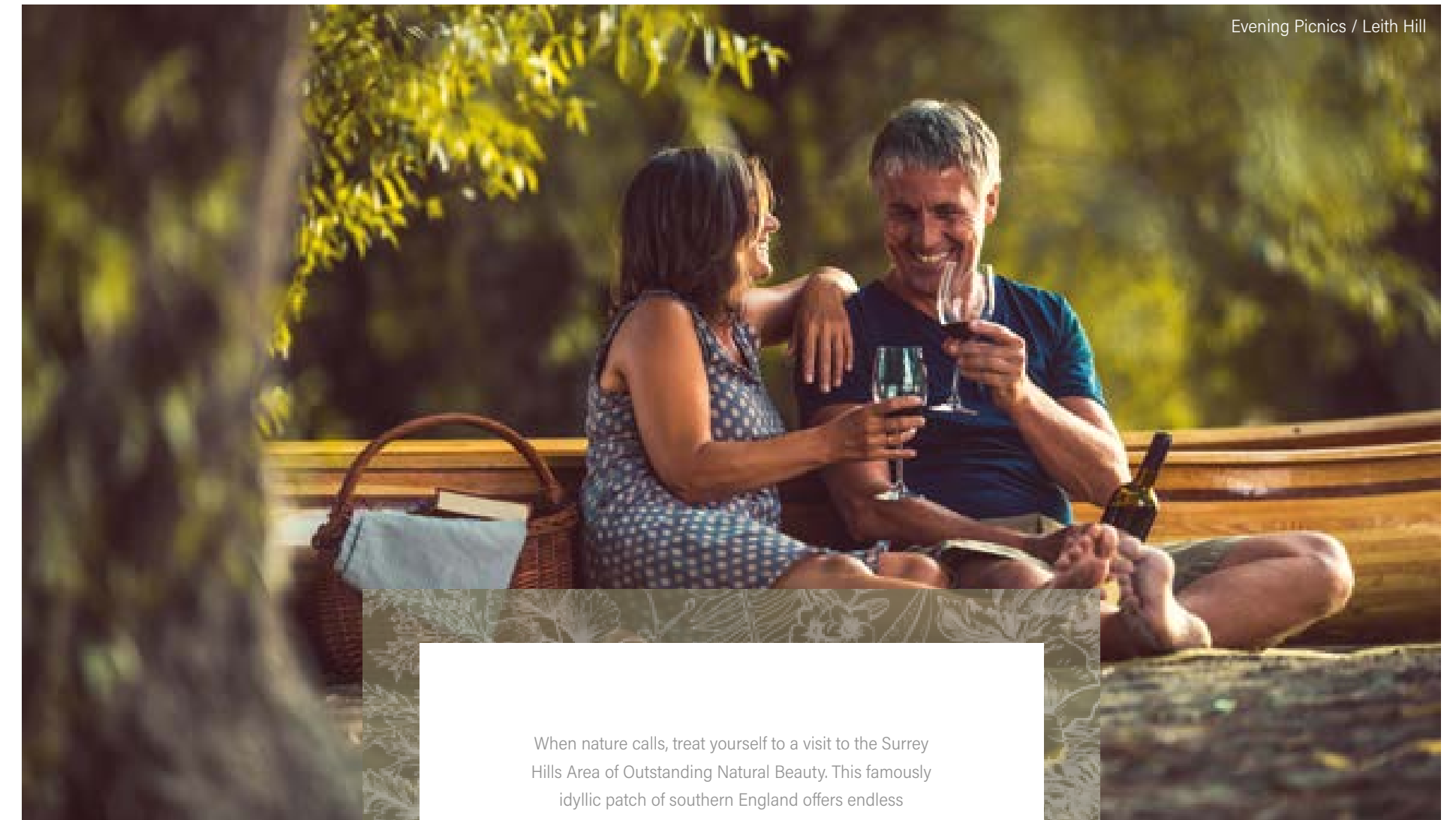
Classic Cars / Brooklands Museum

FOREVER EXPLORING

Surrey and its neighbouring counties are filled with spellbinding nooks and crannies, offering a host of ideas for days out from Leighwood Fields without needing to spend too long in the car.

Try Winkworth Arboretum near Godalming, just 8 miles away. This National Trust favourite features a range of colour-coded walks through a sweeping hillside setting, endlessly changing flora displays and children's adventure playground.

Travel up to Weybridge for the fascinating Brooklands Museum, dedicated to British motorsport and aviation, with classic cars and planes, interactive exhibits and F1 simulator. Don't miss the chance to board a real Concorde – and experience take-off!



Evening Picnics / Leith Hill

When nature calls, treat yourself to a visit to the Surrey Hills Area of Outstanding Natural Beauty. This famously idyllic patch of southern England offers endless opportunities for walking, running, cycling, riding and more. Take a picnic to Leith Hill to enjoy the stunning views or head west to Frensham Great Pond and enjoy a game of cricket on the inland sandy beach.



Country Walks / Surrey Hills



Direct Connections / Guildford to London



Commuter Connections / Guildford Station



International Connections / Gatwick & Heathrow

FOREVER CONNECTED

Rail

For the regular commuter, Cranleigh offers several ways to reach London. Just over 9 miles away, Guildford Station is a popular choice, with frequent fast services to Waterloo. However, locals also recommend driving to quieter Godalming or Farncombe to join the line before Guildford, or to Shalford to catch a train to Guildford before changing for the London-bound express.

Shalford Station is on the handy North Downs line, and can whisk you as far afield as Reading and Gatwick Airport without needing to go into the capital. Guildford also connects you directly to Clapham Junction, Woking, Petersfield and Portsmouth.



Explore The Area / Road Connections

Road

A convenient network of A and B roads connects Cranleigh to the wider area. Guildford, Dorking and Horsham are all under 30 minutes away, with Crawley just a little longer. You're also less than 20 miles from the M25. In terms of public transport, the village is on a good selection of useful bus routes, including Horsham, Godalming, Ewhurst and the Guildford park and ride service, available from four locations.

Air

Cranleigh is particularly well-placed for air travel. The closest airport is Gatwick, which can take as little as half an hour by road during off-peak times. Heathrow is around 30 miles north, via the M25.

11

MILES

Guildford Station
(By car from Leighwood Fields)

24

MILES

Gatwick Airport
(By car from Leighwood Fields)

34

MILES

Brighton
(By car from Leighwood Fields)

22

MINS

Horsham
(By car from Leighwood Fields)

32

MINS

London Waterloo
(Train from Guildford)

45

MINS

Heathrow Airport
(By car from Leighwood Fields)

All journey times are approximate and may not be direct. Sources: maps.google.co.uk and nationalrail.co.uk



YOUR NEW ENERGY

— FOUND —

When it comes to sport and leisure, there's something for the whole family in Cranleigh and nearby.

A multitude of village clubs and societies offer everything from netball and cycling, to karate and pétanque – and are of course a brilliant way to meet friends when moving somewhere new.



Golfing / Cranleigh Golf & Country Club

A few minutes' walk from Leighwood Fields is the modern and well-equipped Cranleigh Leisure Centre, with a 25-metre pool, half-length learners' pool, full range of studio classes and state-of-the-art gym. There's also a soft play centre, suitable for thrill-seeking kids up to the age of eight.

Just outside the village lies the Cranleigh Golf and Country Club. Set at the edge of the rolling Surrey Hills, the club features an 18-hole golf course, spa, health club with swimming and sauna facilities, and crèche. The family-friendly Mess Bar, in a 17th-century barn conversion, provides a wide range of tasty dishes, so why not stay for lunch and make a day of it?



Health & Fitness / Cranleigh Leisure Centre



Gym Facilities / Cranleigh Leisure Centre



Karate / Village Clubs



Spin Classes / Health Club

BRILLIANT FUTURES

— FOUND —



With so much unspoilt green space and community spirit in abundance, there's no doubt that a home in Cranleigh offers the chance of an unusually rich and joyful childhood. What's also absolutely key – and a huge draw for families – is the incredible standard of local education.



Nursery & Pre-Schools / Cranleigh Village



Primary Education / Rated Outstanding



Specialist Science College / Secondary Education

A future for your little one gets off to a great start with five high-quality nursery and pre-schools in the village, including the locally renowned Acorn Nursery School, Ofsted rated 'Outstanding'.

For older children, there are three state primary schools: St Cuthbert Mayne Catholic, rated 'Outstanding'; Park Mead and Cranleigh C of E, both rated 'Good'. All are highly esteemed by local parents for their friendly, welcoming atmospheres and active participation in village life.

Another significant plus is that, unlike many villages, Cranleigh has its own secondary school. Glebelands School, rated 'Good', is a specialist science college committed to producing happy, confident, well-rounded students. Situated only 800 metres from Leighwood Fields, it means Cranleigh really is somewhere you can plan to raise a family for years to come.

FOREVER ASPIRING

As a resident of Leighwood Fields, you will have Surrey's finest independent school on your doorstep.

Cranleigh School is the county's leading co-educational school, offering boarding and day education to pupils aged 13 to 18. Described by the Good Schools Guide as "ideal for the sporty, energetic, sociable, independent and lively child". Cranleigh offers a fantastic range of academic and sporting opportunities in a close and supportive environment.

For younger children, Cranleigh Preparatory School offers day and boarding education to children aged 7 to 13.

By being only 11 miles from Guildford, Cranleigh is in easy commuting distance of a number of higher education establishments. These include the University of Surrey, The University of Law, the Guildford School of Acting and the Guildford College of further and higher education.



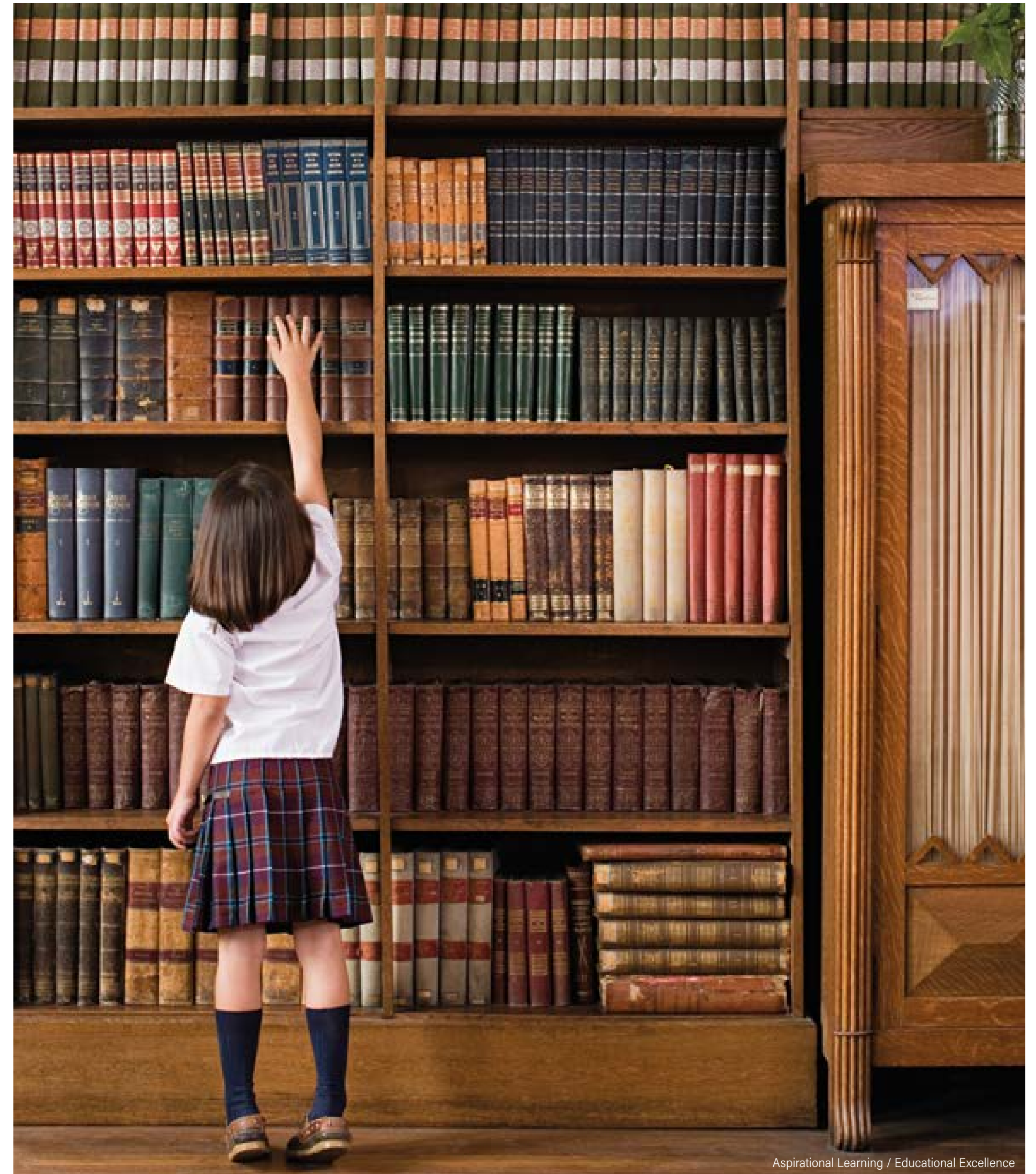
Cranleigh School / Cranleigh



Creative Subjects / Cranleigh Preparatory School



Higher Education / University Learning



Aspirational Learning / Educational Excellence



WELCOME TO YOUR
F O R E V E R
H O M E

Introducing a stunning collection of exquisitely designed apartments and 2, 3, 4 and 5 bedroom homes, crafted to the highest quality. Leighwood Fields is a breathtaking development offering an elegant and contemporary lifestyle, with the best of England's quintessential country life on your doorstep.



HOME OF YOUR DREAMS

— FOUND —

For life, for family, for happiness, forever.

Discover an elegant and contemporary lifestyle that only a Berkeley home can offer. We're proud of our reputation for attention to detail and quality of build, and Leighwood Fields is no exception.

Designed to be harmonious with Surrey's traditional local architecture on the outside and the preferences of modern living on the inside, there's no finer way to live the rural dream than at this exclusive new development in the heart of Surrey.



LUXURY FINISHES FOUND

Find the perfect mix of traditional elegance and a luxurious modern finish.

Walk through your light-filled entrance hall into your stunning designer kitchen and you'll experience that true 'heart of the home' feeling.

These contemporary styled kitchens by Omega feature a host of high quality appliances, including induction hob, oven, combination microwave, built-in fridge-freezer and integrated dishwasher.



Photography depicts Showhome and is indicative only.



Photography depicts Showhome and is indicative only.

QUALITY FOUND

After a busy day exploring the South Downs or shopping 'til you drop in Guildford, you can rest assured, knowing that your sumptuous master bedroom and en-suite bathroom await.

Enjoy the high quality and striking contemporary styled bathrooms incorporating Laufen suites, vanity units with generous drawers and illuminated mirrors.

BUILDING COMMUNITIES

At Berkeley, we believe in putting people at the very heart of homebuilding.



Summer Residents' Event / Highwood



Summer Residents' Event / Highwood



Woodberry Down

OUR PEOPLE-CENTRED APPROACH

We want to create places people will love as their own. Places that inspire a sense of pride, belonging and community spirit. This can only be achieved through listening to people and putting their wellbeing at the heart of everything we do.

When we approach developments in this way, local people become our partners. They bring their own energy and ideas, and they turn a place into a real community.

We create beautiful places with the amenities and green open spaces that bring people together. We talk to people, listen to everyone, and ensure we're providing the facilities they really need and care about most.

Our shared focus on people inspires us to go beyond what's required, to deliver with great care and to create incredible places to live, play and work.

DESIGNED FOR LIFE

**Our customers are at the heart of all our decisions.
We aim to understand their needs and consistently
meet or exceed their expectations.**

The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.

Customer Service is Our Priority

All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

Green Living and Sustainable Development is Top of Our Agenda

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

Quality is at the Heart of Everything We Do

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Unparalleled Choice of Homes in the Most Sought After Locations

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A Commitment to Creating Sustainable Communities

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Edenbrook Village / Fleet



Highwood / Horsham



Fairmiles Gate / Cobham

A COMMITMENT TO THE FUTURE

Over the years, the Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live. We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously. Our plan for the business has five areas of focus: Customers, Homes, Places, Operations and Our People.

OUR VISION

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

An Exceptional Customer Experience

We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

High Quality Homes

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.



Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

Great Places

We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.

Efficient and Considerate Operations

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A Commitment to People and Safety

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.

Our
vision

www.berkeleyfoundation.org.uk

www.berkeleygroup.co.uk



Proud to be a member
of the Berkeley Group
of Companies

Berkeley
Designed for life

St Edward
Designed for life

St George
Designed for life

St James
Designed for life

St Joseph
Designed for life

St William
Designed for life



GET IN TOUCH

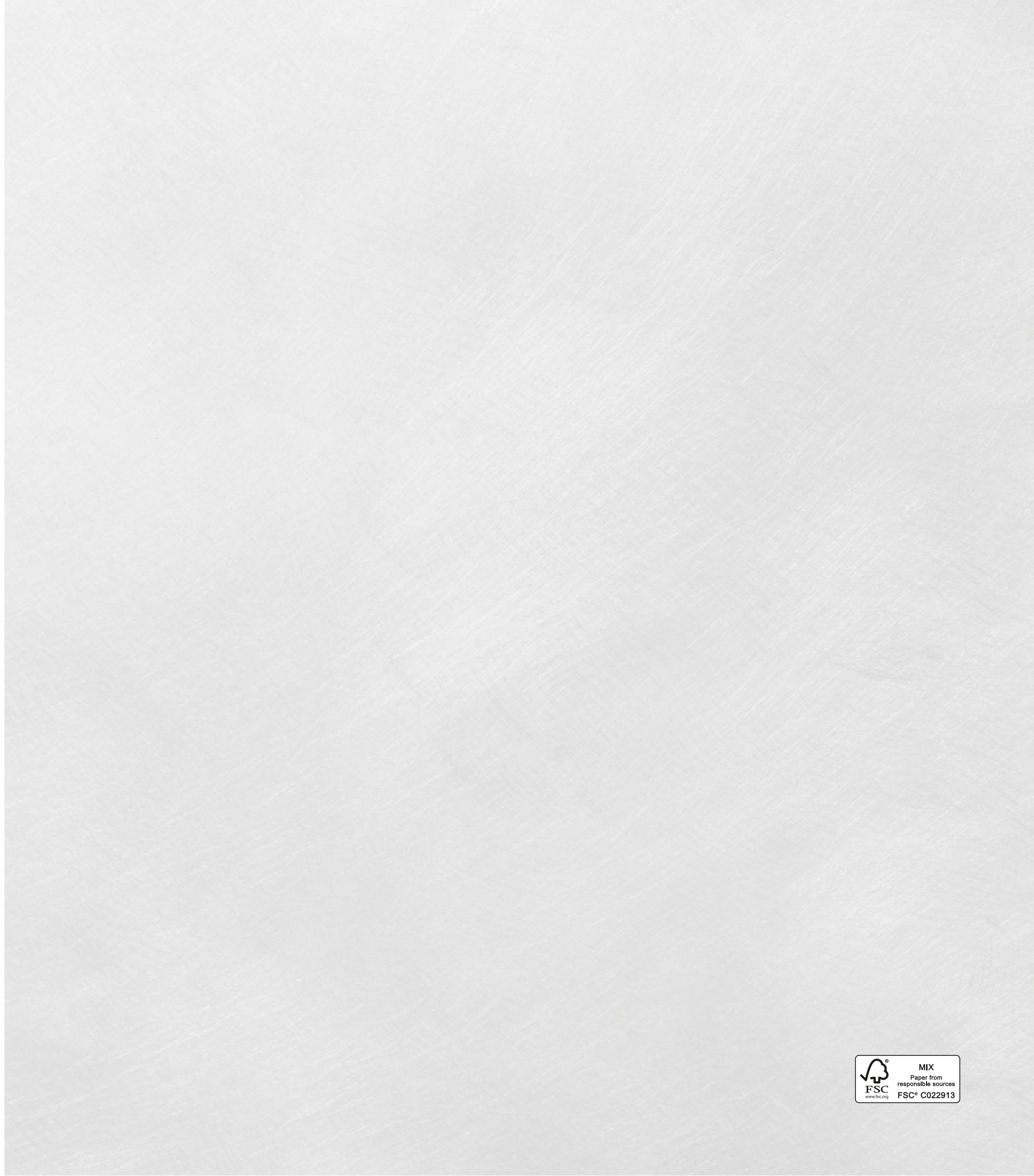
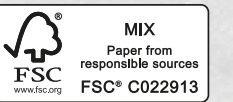
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LEIGHWOODFIELDS.CO.UK



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