

LILYMEAD HOUSE & OAK HOUSE





### About Cranfold Developments

Founded in 1984, locally based Cranfold Developments is a family firm which has established an enviable reputation for a wide range of exceptional quality small-scale developments. Over the years the company has acquired considerable experience in all levels of construction, combining experience, professionalism and service.

Cranfold Developments invest significant time and effort from the outset to ensure that all their properties achieve the perfect balance between innovation and practicality, as well as remaining sympathetic to each individual location.

A commitment to quality is reflected in every detail throughout each project that Cranfold Developments undertake.



Typical Aspect Kitchen (not illustrative of actual kitchen)

### Situation & Description

Lilymead and Oak House comprise two newly built substantial family homes enjoying an enviable position on the edge of Ewhurst Village equidistant between the village cricket green and convenience store.

Nestling at the foot of the Surrey Hills, Ewhurst enjoys a sought after location with access to miles of lovely countryside, traversed by footpaths and bridleways, ideal for walking and riding.

The large village of Cranleigh, about 5 miles distant, provides a wide selection of shops and amenities with the major town of Guildford about 9 miles distant.

Each of the houses extend to some 3000sq ft and are being built to an excellent specification in keeping with Cranfold Developments tradition and reputation for high quality homes.

The accommodation which is arranged over 3 floors comprises sitting room with open fire and bi-folding doors to garden, a fabulous open plan kitchen (Aspect Kitchens) family room, utility room and dining room. A winding staircase gives access to the first floor with master bedroom suite, guest suite, two further double bedrooms and a family bathroom.

The second floor is ideal as a teenage suite, with fifth bedroom, bathroom, spacious landing and store room.

## Specification

### Construction

- Stock Brick elevations
- Clay roof tiles
- Hand finished clay hanging tiles
- Wooden frame double glazed windows
- Oak front door
- PVC-U soffit and fascias

### Kitchen / Utility

- Contemporary high gloss quality kitchen
- Ceramic tiled flooring
- Miele appliances:
  - Electric double oven
  - Gas hob with wok burner
  - Extractor hood
  - Fridge/freezer
  - Dishwasher
  - Wine cooler

### Audio / Lighting

- Fully operational Rako Lighting to kitchen and family room
- All other principal rooms wired for dimmable lights
- Fully operational Sonos Sound System to kitchen and family room
- All other principal rooms wired for sound
- Audio and Lighting compatible with smart phone

### Bathroom

- White sanitaryware
- Thermostatically controlled showers
- Chrome fixtures and fittings
- Heated chrome towel rails
- Ceramic tiled flooring

### Mechanical & Electrical

- Gas fired central heating
- Under floor heating to ground floor
- Thermostatically controlled radiators
- Pressurised hot water system
- LED down lights to all rooms
- Pre-wired for telephone, television and satellite
- Generous amount of electrical sockets
- Cat 6 cabling to all rooms

### Internal finishes

- Oak veneered internal doors with chrome furniture
- Walls and ceilings finished with emulsion
- Decorative cornicing and coving to ceilings where suitable
- Moulded skirtings and architraves
- Oak newels and handrails
- Fitted carpets
- Fitted wardrobes to bedrooms

### External

- Landscaping to front garden
- Block paving to drive
- Natural Sandstone pathways and patio
- Rear garden turfed with landscaped planting areas.
- External lighting to front and rear
- Close boarded fencing to boundaries

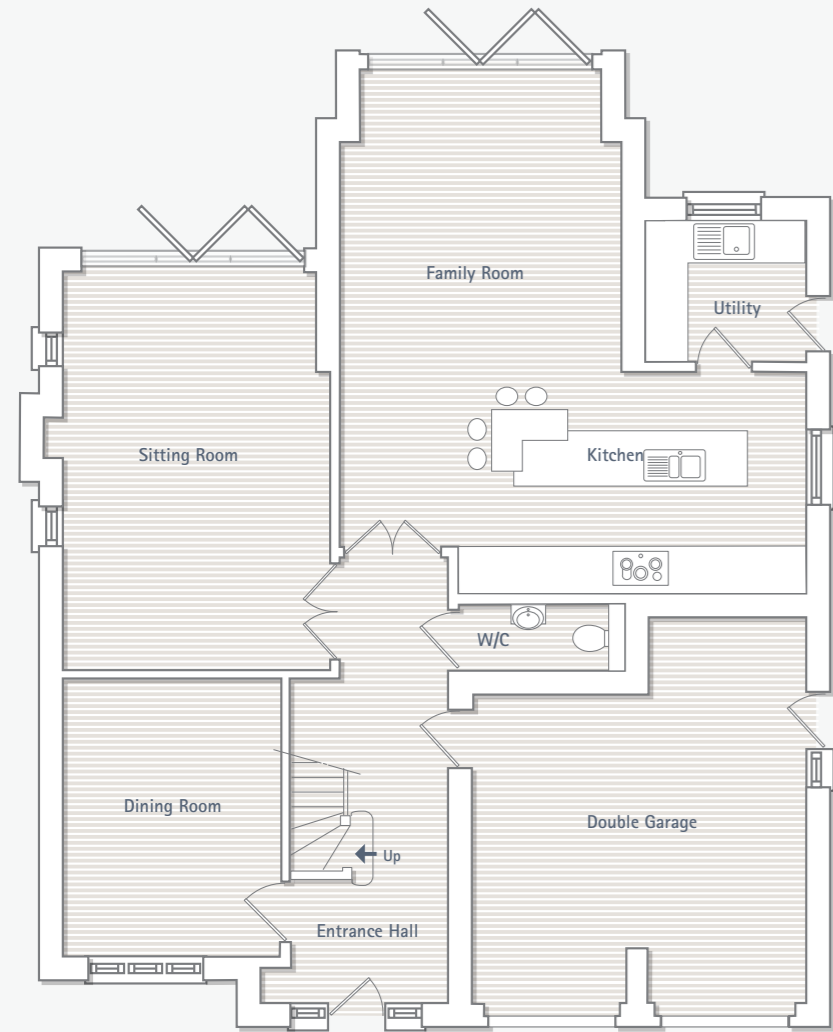
### Security

- Fully installed zoned intruder alarm system
- Locking window furniture
- Mains fed smoke detectors to hall and landings

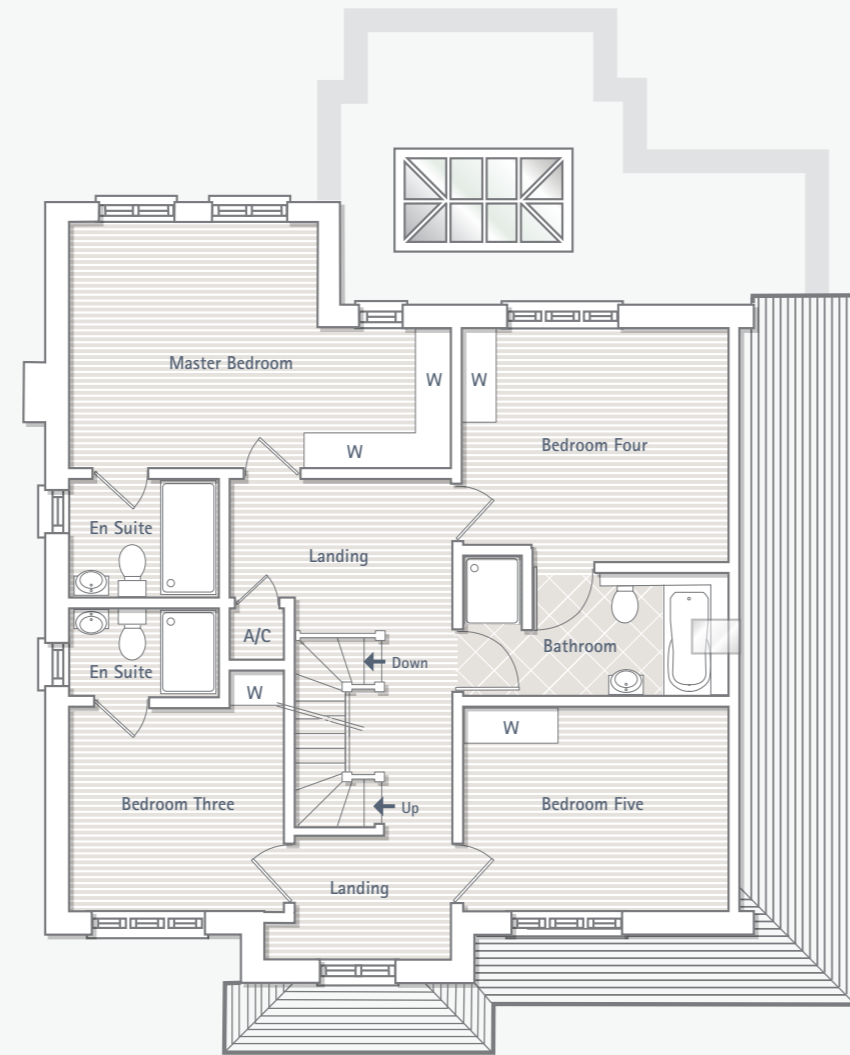
### Guarantee and Maintenance

- NHBC 10 year guarantee

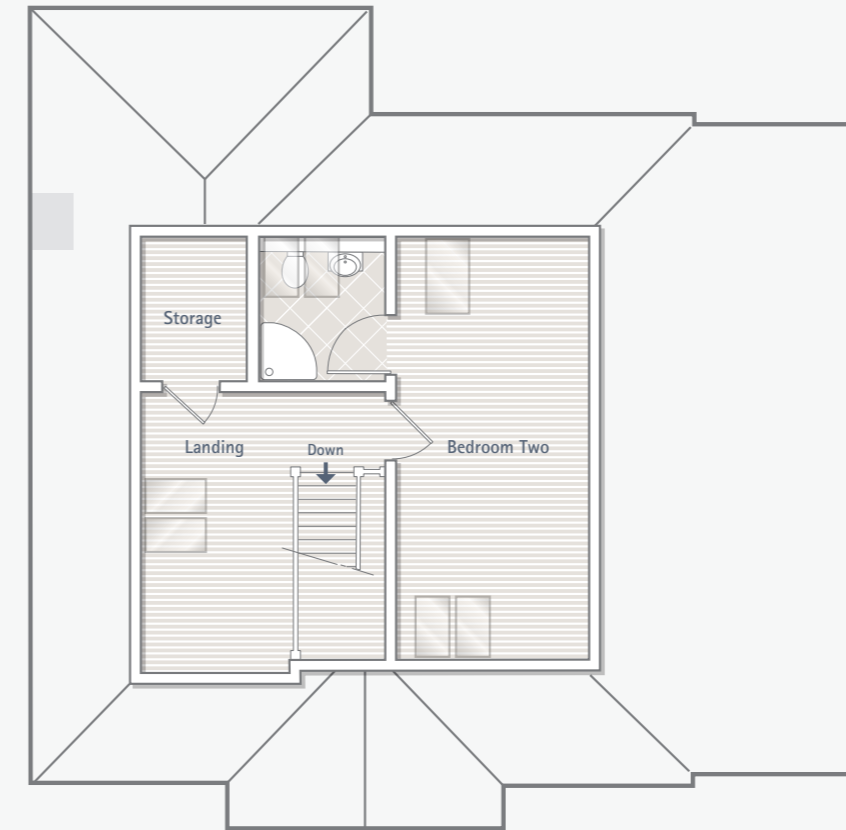




Ground Floor



First Floor



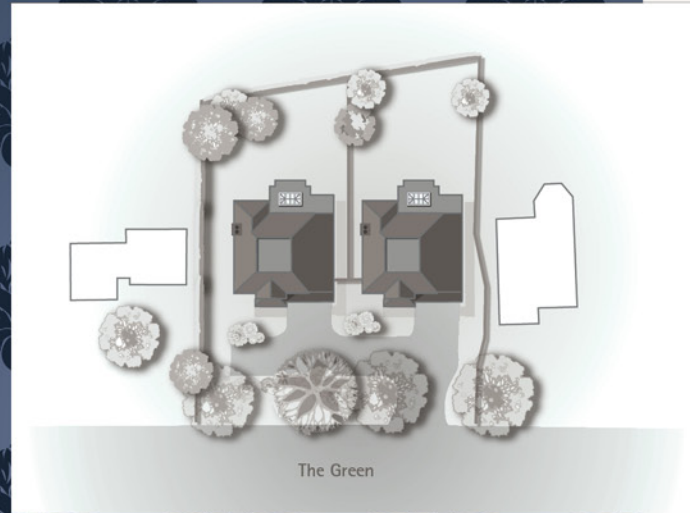
Second Floor

Kitchen	7.80m x 3.40m	25' 7" x 11' 1"
Dining Room	4.50m x 3.60m	14' 9" x 11' 9"
Sitting Room	7.00m x 4.50m	22' 11" x 14' 9"
Family Room	4.70m x 4.30m	15' 5" x 14' 1"
Master Bedroom	6.30m x 4.00m	20' 8" x 13' 1"
Bedroom Two	6.90m x 3.10m	22' 7" x 10' 2"
Bedroom Three	3.60m x 3.30m	11' 9" x 10' 9"
Bedroom Four	4.50m x 3.90m	14' 7" x 12' 9"
Bedroom Five	4.50m x 3.30m	14' 7" x 10' 10"

NB. The illustrations, floor plans and dimensions in this brochure are intended to be seen as a guide only, may not be accurate and should not be relied upon. The information within this brochure could be subject to change since time of printing. Details contained are not guaranteed and cannot be used to form a contract or any part thereof between the purchaser and selling agent or the property developer.

## Location GU6 7RT

Lilymead House and Oak House are situated opposite Larkfield, just south of the village centre and junction with the B2127, Cranleigh Road and The Green, Ewhurst.



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