



**The Redwood - House 121**  
Amber Waterside, The Lakes, Cranleigh. Price £1,250,000





## The Redwood - House 121 Amber Waterside, The Lakes

- Just launched - The Lake Houses at Amber Waterside
- Fabulous outlook over the lake
- 2442 sqft contemporary lakeside home
- Home office/annexe with shower room
- Energy efficient home with Solar PV
- Underfloor heating on the ground floor
- Quality kitchens with stone work surfaces and choice on style and colour
- Impressive principal bedroom suite with dressing area featuring fitted wardrobes and a full en-suite
- Luxury bathrooms with ceramic tiles and Villeroy and Boch sanitary ware
- 22 ft living room
- Double garage & EV charging point
- Council Tax band: TBD
- Tenure: Freehold
- EPC Energy Efficiency Rating: A
- EPC Environmental Impact Rating: B
- Estate Management Charge £300 pa

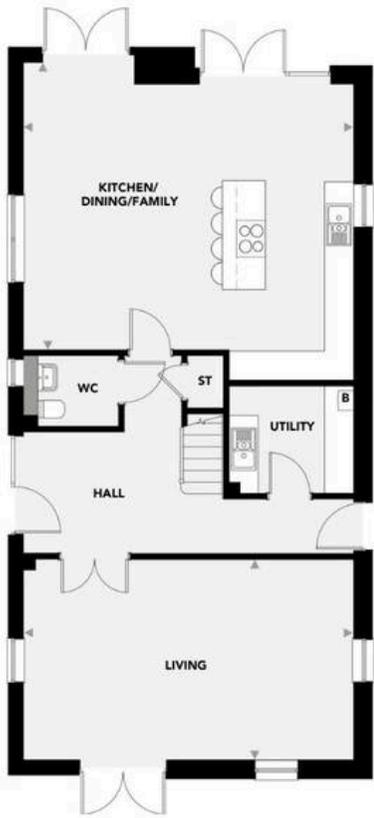


Nestled by the serene lakeside, the Redwood is an exquisite four/five bedroom detached home, perfect for those seeking a harmonious blend of nature and modern living. A generous hall leads to a stunning triple aspect kitchen/dining/family room with doors opening onto the West facing garden whilst affording views across the lake beyond. The living room is similarly spacious and has patio doors opening to the private front garden which leads to the home office/annexe with shower room situated above the double garage. Upstairs this home offers an equally impressive layout including four double bedrooms and four bath/shower rooms. The principal bedroom includes a dressing area and full en-suite and enjoys the outlook over the lake to the rear, bedrooms two and three also feature en-suite shower rooms.

The Lakes at Amber Waterside is the latest collection of new homes by Nicholas King Homes in the charming Surrey market town of Cranleigh, perfectly positioned by the lakeside. Combining the light and space of contemporary interiors and energy efficient designs with an idyllic, sought-after location in England's largest village. The first selection of 3 and 4 bedroom homes, including brand new house styles in a superb lakeside setting are now available to reserve.

Please note: Computer generated images (CGIs) and show home photography are for illustrative purposes only. Whilst carefully chosen to fairly represent a property they are intended to give a general indication of the development and may not accurately represent the final build. Images may include optional upgrades, non-standard fixtures, fittings, furniture, landscaping, and decorative items which are not included in the sale unless specifically stated.





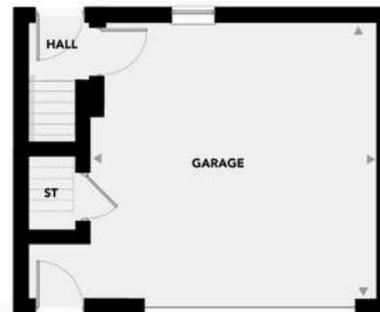
GROUND FLOOR



FIRST FLOOR



FIRST FLOOR



GROUND FLOOR

## THE REDWOOD

Internal: 2442sqft (including home office)

Garage: 325 sq ft

Total: 2767 sq ft

HOUSES 121 & 130  
(HOUSES 123 & 132  
ARE A MIRROR IMAGE)

KITCHEN/ DINING/FAMILY	6705 x 5860mm	21'11" x 19'2"
LIVING	6750 x 4080mm	21'11" x 13'4"
BEDROOM 1	3735 x 3240mm	12'3" x 10'7"
BEDROOM 2	4870 x 2850mm	15'11" x 9'4"
BEDROOM 3	3905 x 3305mm	12'9" x 10'10"
BEDROOM 4	3155 x 3280mm	10'4" x 10'9"
HOME OFFICE	4340 x 3980mm	14'2" x 13'0"
GARAGE	5890 x 5687mm	19'3" x 18'6"

**KEY:**

W - Wardrobe

V - Velux

ST - Store

B - Boiler

---- Indicates skelling at 2.1 metres





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