



The Sycamore
Amber Waterside, The Lakes, Cranleigh. Price £950,000



The Sycamore - House 153 Amber Waterside, The Lakes

Cranleigh

- Just launched - The Lakes at Amber Waterside
- 1977 sqft 4 bed 3 bathroom contemporary family home (including garage)
- Energy efficient home with Solar PV
- Underfloor heating on the ground floor
- Stunning open plan kitchen/dining/family room with part vaulted ceiling
- Quality kitchens including stone work surfaces and colour and style choices
- 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
- Garage, driveway parking and App controlled EV charging point
- Council Tax band: TBD
- Tenure: Freehold
- EPC Energy Efficiency Rating: A
- EPC Environmental Impact Rating: B
- Estate management charge £300 pa

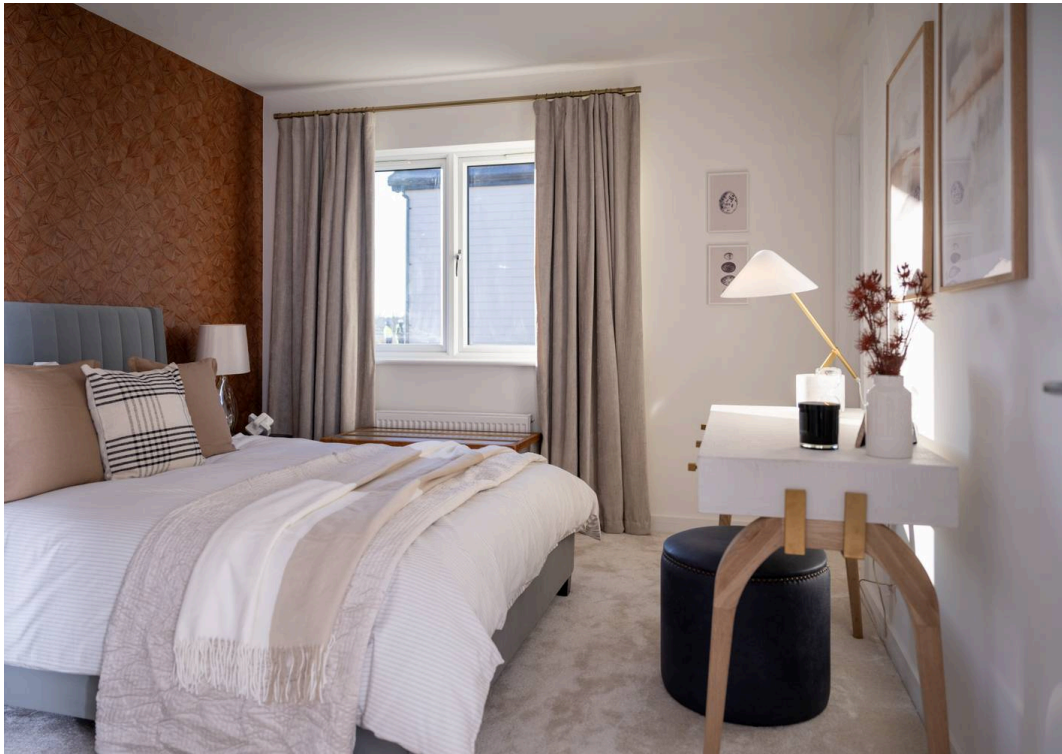


The Sycamore is an impressive four-bedroom, three-bathroom detached family home with a garage. Featuring a superb large open plan kitchen/dining/family room with part vaulted ceiling, stone worktops and integrated appliances, a utility room and a separate living room. On the first floor, there is also a useful study. There is a spacious principal bedroom with dressing area and full en-suite, three further double bedrooms with wardrobes and ensuite to bedroom 2 and a family bathroom.

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.







FIRST FLOOR



GROUND FLOOR

THE SYCAMORE

Internal: 1797 sq ft

Garage: 180 sq ft

Total: 1977 sq ft

HOUSES 153 & 206

(HOUSES 142, 162 & 163 ARE A MIRROR IMAGE)

KITCHEN	4615 x 3115mm	15'1" x 10'2"
FAMILY/DINING	6740 x 3895mm	22'1" x 12'9"
LIVING	5920 x 3175mm	19'5" x 10'5"
BEDROOM 1	4465 x 3505mm	14'7" x 11'5"
BEDROOM 2	3280 x 2675mm	10'9" x 8'9"
BEDROOM 3	3340 x 3125mm	10'11" x 10'3"
BEDROOM 4	3340 x 2295mm	10'11" x 7'6"
STUDY	2675 x 1885mm	8'9" x 6'2"
GARAGE	5995 x 3000mm	19'8" x 9'10"

KEY:
 W - Wardrobe
 ST - Store
 B - Boiler
 U - Utility
 V - Velux



Roger Coupe Land & New Homes

3 Bank Buildings, 151 High Street, Cranleigh - GU6 8BB

01483268555 • james@rogercoupe.com • www.rogercoupe.com/about-new-homes/