



AMBER WATERSIDE
CRANLEIGH



SCAN ME

TO VIEW THE FLOORPLANS



Amber Waterside, Alfold Road, Cranleigh, Surrey GU6 8HD

Telephone: 01483 340775 Email amberwaterside@nkhomes.com

House type	Plot	Property description	Parking	Price	Sq ft	Estimated completion
Ash	57	3 Bedroom Semi-Detached	Garage	£585,000	1206	Ready Now
Magnolia	67	4 Bedroom Detached	Garage	£765,000	1633	Ready Now
Maple	68	3 Bedroom Detached	Garage	£875,000	1641	December 2024
Magnolia	70	4 Bedroom Detached	Garage	£795,000	1633	Ready Now
Aspen	71	4 Bedroom Detached	Double Garage	£1,250,000	2560	Ready Now
Ash	92	3 Bedroom Detached	Garage	£585,000	1206	Ready Now
Juniper	96	3 bedroom Semi-Detached	Garage	£540,000	1077	Ready Now
Willow	106	4 Bedroom Detached	Garage	£775,000	1595	Ready Now
Birch	101	2 Bedroom Semi-Detached	Parking	£430,000	925	Ready Now
Hazel	105	3 Bedroom Link-Detached	Garage	£595,000	1192	Ready Now
Sycamore	110	4 Bedroom Detached	Garage	£899,950	1816	December 2024
Birch	113	2 Bedroom Semi-Detached	Parking	£430,000	925	Ready Now
Magnolia	114	4 Bedroom Detached	Garage	£795,000	1633	October 2024

Reserved Plots: 72, 87, 88, 89, 104, 107, 115

Estate Charge £249.00 Per Annum

Price List Correct at the time of print 23/10/2024





AMBER WATERSIDE

CRANLEIGH

2 BEDROOM HOMES



THE BIRCH

3 BEDROOM HOMES



THE HAZEL



THE CEDAR



THE JUNIPER



THE ASH

THE MAPLE

4 BEDROOM HOMES



THE MAGNOLIA



THE WILLOW



THE SYCAMORE

5 BEDROOM HOMES



THE ASPEN



THE BIRCH



THE BIRCH

2 BEDROOM HOME

925 SQ FT



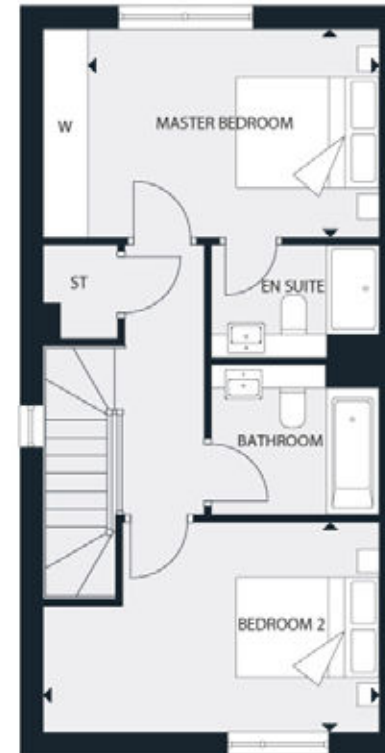
GROUND FLOOR

Kitchen

4200mm x 3578mm 13' 9" x 11' 9"

Living/Dining

5282mm x 4530mm 17' 4" x 14' 10"



FIRST FLOOR

Master Bedroom

2830mm x 3930mm 9' 3" x 12' 11"

Bedroom 2

2825mm x 4530mm 9' 3" x 14' 10"

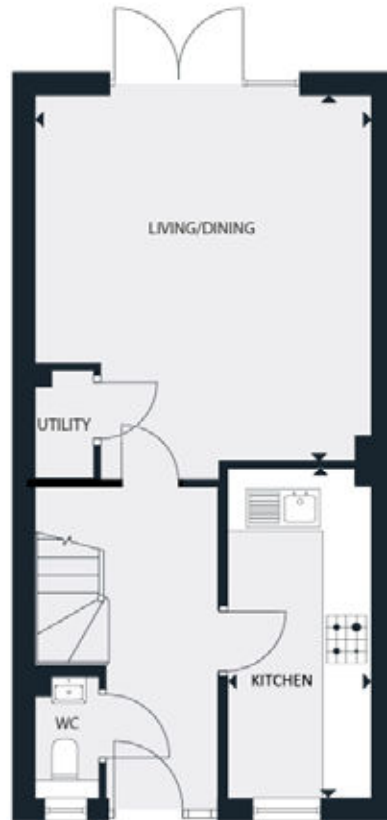
HOUSES 5, 21, 23, 52, 54, 101, 103, 113

4, 20, 22, 51, 53, 100, 102, 112 ARE A MIRROR IMAGE.

THE BIRCH 2

2 BEDROOM HOME

925 SQ FT



GROUND FLOOR

Kitchen

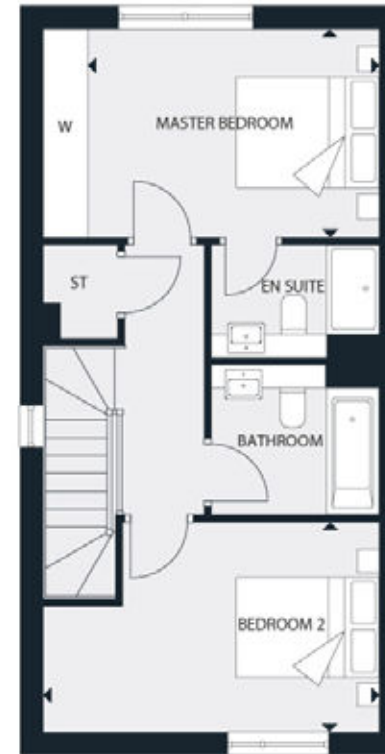
1970mm x 4200mm

6' 5" x 13' 9"

Living/Dining

5282mm x 4530mm

17'4" x 14' 10"



FIRST FLOOR

Master Bedroom

2830mm x 3930mm

9' 3" x 12' 11"

Bedroom 2

2825mm x 4530mm

9' 3" x 14' 10"

HOUSES 5, 21, 23, 52, 54, 101, 103, 113

4, 20, 22, 51, 53, 100, 102, 112 ARE A MIRROR IMAGE.

THE ASH



THE ASH

3 BEDROOM HOME
1206 SQ FT



GROUND FLOOR

Kitchen/ Dining	7048mm x 4934mm	23' 1" x 16' 2"
Living	3245mm x 5900mm	10' 8" x 19' 4"

HOUSES 12, 58, 90, 92
11, 24, 57, 89 ARE A MIRROR IMAGE.

* No garage to House 24



FIRST FLOOR

Master Bedroom	3768mm x 4201mm	12' 4" x 13' 9"
Bedroom 2	4019mm x 3169mm	13' 2" x 10' 5"
Bedroom 3	4019mm x 2594mm	13' 2" x 8' 6"

THE ASPEN



THE ASPEN

5 BEDROOM HOME
2560 SQ FT



GROUND FLOOR

Kitchen/ Dining/ Family

10608mm x 6220mm 34' 10" x 20' 5"

Living

4881mm x 3909mm 16' 0" x 12' 10"

Study

2421mm x 3909mm 7' 11" x 12' 10"



FIRST FLOOR

Master Bedroom

2750mm x 6220mm 9' 0" x 20' 5"

Bedroom 2

4080mm x 3050mm 13' 5" x 10' 0"

Bedroom 3

3419mm x 3262mm 11' 3" x 10' 8"

Bedroom 4

3104mm x 3051mm 10' 2" x 10' 0"

Bedroom 5

2367mm x 4881mm 7' 9" x 16' 0"

HOUSES 66, 71, 88
86 IS A MIRROR IMAGE.

THE ASPEN 2



THE ASPEN 2

4 BEDROOM HOME
2560 SQ FT



GROUND FLOOR

Kitchen/ Dining/ Family

10608mm x 6220mm 34' 10" x 20' 5"

Living

4881mm x 3909mm 16' 0" x 12' 10"

Study

2421mm x 3909mm 7' 11" x 12' 10"



FIRST FLOOR

Master Bedroom

Bedroom 2

4080mm x 3050mm 13' 5" x 10' 0"

Bedroom 3

3419mm x 3262mm 11' 3" x 10' 8"

Bedroom 4

3104mm x 3051mm 10' 2" x 10' 0"

HOUSES 66, 71, 88
86 IS A MIRROR IMAGE.

THE CEDAR



THE CEDAR

3 BEDROOM HOME

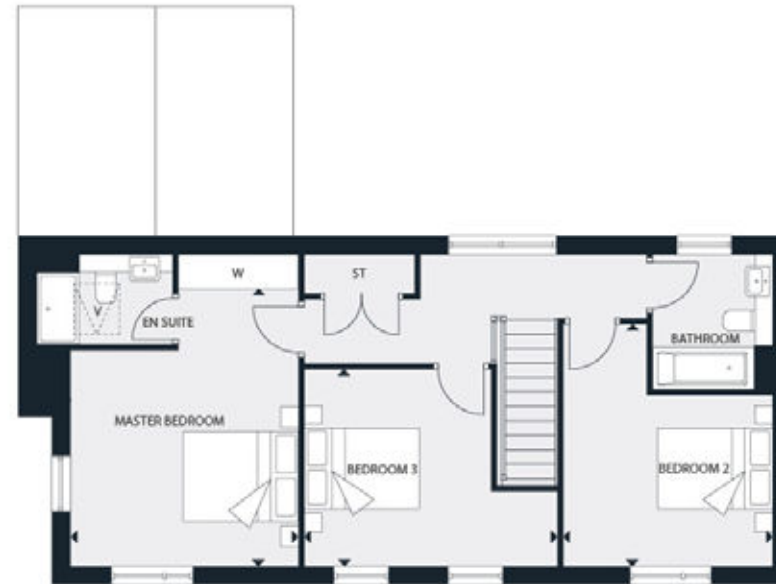
1295 SQ FT



GROUND FLOOR

Kitchen/ Dining/Living

9031mm x 5342mm 29' 8" x 17' 6"



FIRST FLOOR

Master Bedroom

4607mm x 3807mm 15' 1" x 12' 6"

Bedroom 2

4038mm x 3486mm 13' 3" x 11' 5"

Bedroom 3

3279mm x 4202mm 10' 9" x 13' 9"

HOUSES 46, 56, 65, 91, 107
3, 19, 99, 111 ARE A MIRROR IMAGE.

----- Denotes vaulted ceiling

V velux window

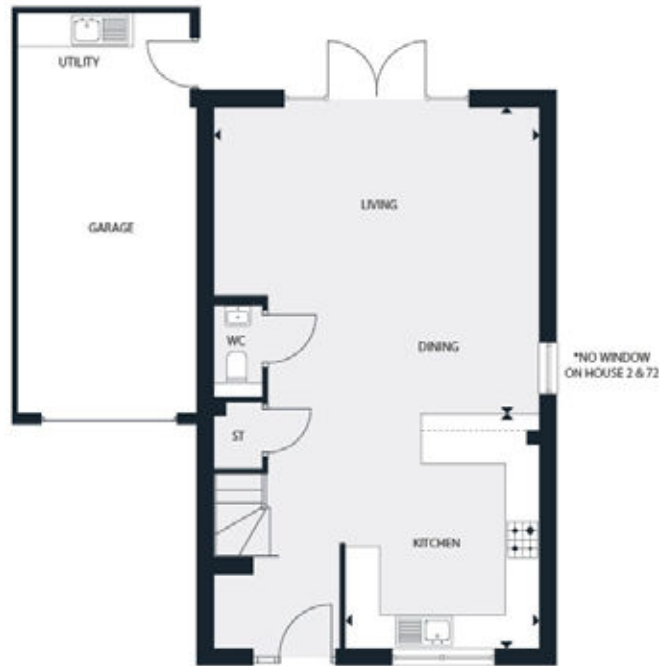
THE HAZEL



THE HAZEL

3 BEDROOM HOME

1192 SQ FT



GROUND FLOOR

Kitchen

4183mm x 3431mm 13' 9" x 11' 3"

Living/ Dining

5427mm x 5770mm 17' 10" x 18' 11"



FIRST FLOOR

Master Bedroom

3539mm x 4092mm 11' 7" x 13' 5"

Bedroom 2

3583mm x 3214mm 11' 9" x 10' 7"

Bedroom 3

3583mm x 2436mm 11' 9" x 7' 12"

HOUSES 1, 72, 104, 108

2, 73, 105, 109 ARE A MIRROR IMAGE

THE JUNIPER



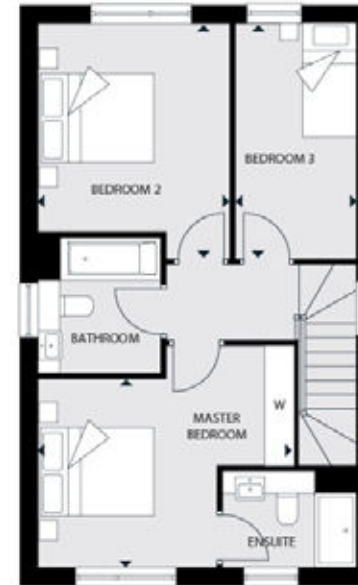
THE JUNIPER

3 BEDROOM HOME
1077 SQ FT



GROUND FLOOR

Kitchen/ Dining	7008mm x 4351mm	22' 12" x 14' 3"
Living	3133mm x 5320mm	10' 3" x 17' 5"



FIRST FLOOR

Master Bedroom	3000mm x 3177mm	9'10" x 10' 5"
Bedroom 2	3905mm x 3169mm	12' 9" x 10' 5"
Bedroom 3	3907mm x 2032mm	12' 10" x 6' 8"

HOUSE 6, 55, 59, 96
7, 60, 97 ARE A MIRROR IMAGE.

THE MAGNOLIA



THE MAGNOLIA

4 BEDROOM HOME

1633 SQ FT



GROUND FLOOR

Kitchen/ Dining/ Family

5780mm x 6107mm 18' 12" x 20' 0"

Living

4596mm x 3754mm 15' 1" x 12' 4"



FIRST FLOOR

Master Bedroom

4009mm x 4285mm 13' 2" x 14' 1"

Bedroom 2

4138mm x 3195mm 13' 7" x 10' 6"

Bedroom 3

3998mm x 3625mm 13' 1" x 11' 11"

Bedroom 4

3998mm x 2360mm 13' 1" x 7' 9"

HOUSES 67, 117, 118

70, 114 ARE A MIRROR IMAGE.

----- Denotes skimming line shown at 1.8m

V velux window

*No windows on right hand side of ground floor in house 70

THE MAPLE



THE MAPLE

3 BEDROOM HOME

1641 SQ FT



GROUND FLOOR

Kitchen/ Dining/ Family

6580mm x 5657mm 21' 7" x 18' 7"

Living

4181mm x 5207mm 13' 9" x 17' 1"

Bedroom 2

3212mm x 3888mm 10' 6" x 12' 9"

Bedroom 3/Study

2881mm x 3417mm 9' 5" x 11' 3"

FIRST FLOOR

Master Bedroom

5515mm x 4385mm 18' 1" x 14' 5"

HOUSE 115

116 IS A MIRROR IMAGE.

----- Denotes skimming line shown at 1.8m

V velux window

THE SYCAMORE



THE SYCAMORE

4 BEDROOM HOME

1816 SQ FT



GROUND FLOOR

Kitchen/ Dining/ Family

9932mm x 3970mm 32' 7" x 13' 0"

Living

5995mm x 3211mm 19' 8" x 10' 6"



FIRST FLOOR

Master Bedroom

2750mm x 4503mm 9' 0" x 14' 9"

Bedroom 2

2750mm x 5085mm 9' 0" x 16' 8"

Bedroom 3

3126mm x 3379mm 10' 3" x 11' 1"

Bedroom 4

3126mm x 3371mm 10' 3" x 11' 1"

Study

2750mm x 1902mm 9' 0" x 6' 3"

HOUSE 8

110 IS A MIRROR IMAGE.

----- Denotes skelling line shown at 1.8m

V velux window

THE WILLOW



THE WILLOW

4 BEDROOM HOME

1595 SQ FT



GROUND FLOOR

Kitchen/ Dining / Family

5657mm x 5897mm 18' 7" x 19' 4"

Living

4606mm x 3555mm 15' 1" x 11' 8"

HOUSE 93

87, 98, 106 ARE A MIRROR IMAGE.

----- Denotes skilling line shown at 1.8m

*No windows on right hand side of ground floor in house 87



FIRST FLOOR

Master Bedroom

4204mm x 4009mm 13' 10" x 13' 2"

Bedroom 2

4245mm x 3318mm 13' 11" x 10' 10"

Bedroom 3

3886mm x 3169mm 12' 9" x 10' 5"

Bedroom 4

3886mm x 2594mm 12' 9" x 8' 6"