



Maple

ROW –

A selection of two bedroom apartments available through
the Shared Ownership scheme



Clarion Housing understands that choosing the right home is one of the most important decisions you can take. Our simple mission is to make sure that you have the choice of a quality home at the best possible price. We combine over 100 years' experience of development with a strong focus on innovation and quality: the result is superbly designed, award-winning homes that improve quality of living and encourage real community.



Welcome to Maple Row, Cranleigh

Clarion Housing is delighted to present Maple Row, a superb collection of two bedroom apartments available for Shared Ownership.

With an attractive location on the edge of the beautiful market town of Cranleigh, Maple Row residents can enjoy this leafy corner of Surrey with its village atmosphere, attractions and enchanting countryside right on the doorstep. At the same time, you will be in the heart of the South East – only a short drive from Guildford, London and the south coast.

Ideal for singles, couples or families, Maple Row has something for everyone – the perfect place to make a home.

Design

Our modern homes combine contemporary interiors and flexible open-plan layouts with designs that ensure a minimal impact on the environment.

Space

Our homes are designed to maximise light and space – improving your quality of life and making room for everything you need.



Picture credits: middle right image, 'Triumph - Cranleigh Classic Car Show 2016' by pyntofmyld; bottom image, 'Cranleigh Church' by Matt Ellery; CC images, sourced from Flickr.



An historic market town

Nestled in central Surrey, just 8 miles from the county town of Guildford, Cranleigh is a small but attractive market town – though some say it is actually the largest village in England. Excellent connections mean that Guildford and London are within easy reach, but Cranleigh's peaceful atmosphere also means you will feel right at home.

What's in Cranleigh?

- A superb range of pubs and restaurants, from the Three Horseshoes (olde-world real ale) to the Richard Onslow gastropub, the Curry Inn and Seafare
- A number of nurseries and schools rated Good or Outstanding – including Cranleigh C of E Primary, Park Mead Primary, Glebelands School, and St Joseph's Specialist School and College
- For basics, Cranleigh has three supermarkets and five national banks, as well as a Subway, Boots, Oxfam and Costa Coffee; there are also a number of small businesses such as a family bakery, a butcher, and a fishmonger
- Several community events are held throughout the year, including the Cranleigh Carnival, the bonfire, the Cranleigh Show, and the Christmas lights
- For leisure, Cranleigh has a gym and sports centre with swimming pool, as well as Snoxhall Play Park
- Cranleigh Arts Centre also offers a full programme of live music, films, theatre productions, exhibitions and workshops
- Close to the Surrey Hills, Cranleigh is on the doorstep of beauty spots such as Winterfold Forest, and stunning walks are available in the surrounding countryside

Getting around

Cranleigh is ideally situated for transport. The road network offers easy opportunities to get to London, the coast, nearby beauty spots, and Gatwick Airport for international flights, while trains are available from nearby Guildford to destinations across the South East.

Road

- Cranleigh is on the B2128 direct to Guildford. From Guildford, the A31 connects to Winchester and the South West, while the A3 will take you into central London. The nearby A24 connects to Dorking and also to south London.

Bus

- Cranleigh is on a number of bus routes, and the 24, 53 and 63 travel to Guildford, Horsham, and many surrounding villages. Other routes also serve Godalming and Ewhurst.

Travelling times

Walking	Three Horseshoes	Cranleigh High Street	Cranleigh Golf & Country Club					
	12 min	15 min	40 min					
Bus	Three Horseshoes	Cranleigh High Street	Cranleigh Golf & Country Club	Guildford	Guildford Train Station	Horsham	Gatwick Airport	Central London
	4 min	16 min	33 min	40 min	44 min	50 min	1hr 50 min	2hrs 35 min
Car	Three Horseshoes	Cranleigh High Street	Cranleigh Golf & Country Club	Guildford	Guildford Train Station	Horsham	Gatwick Airport	Central London
	2 min	3 min	6 min	25 min	26 min	25 min	40 min	1hr 30 min

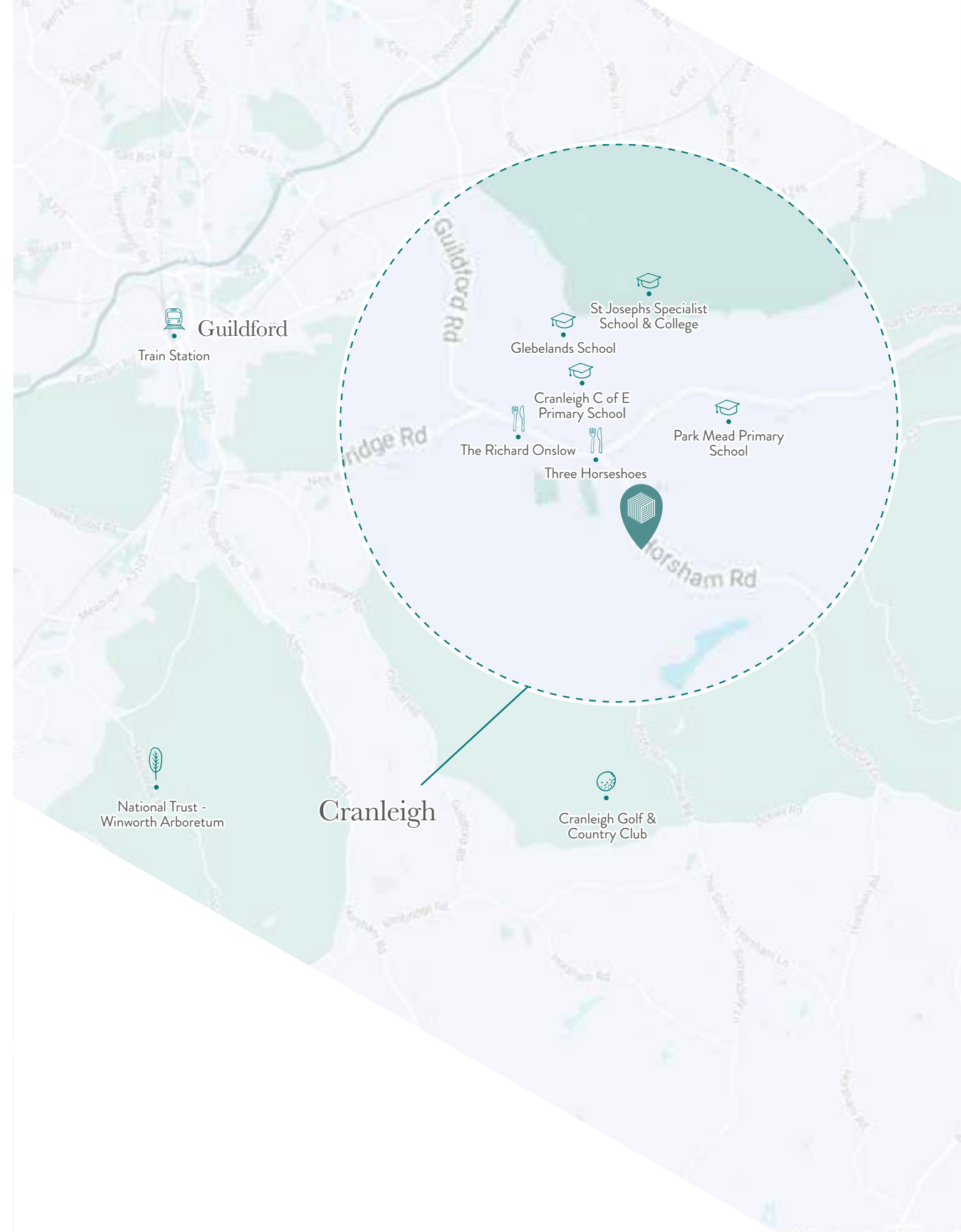
Travelling times and distances are adjusted estimates based on a variety of sources, including Google Maps, TfL, and train company averages. While Clarion Homes makes every effort to reproduce correct information from external sources, we cannot guarantee its accuracy.

Train

- The nearest major train station is Guildford, where you can catch regular services into London that take around 35-40 minutes. Alternatively, you can be in Portsmouth in 1 hour.

Walking

- The centre of Cranleigh is only a 15-minute walk for essential amenities and shopping. You also have the surrounding countryside – including many brooks, farms and meadows – on your doorstep.



Explore Maple Row

Maple Row is located at the southern edge of Cranleigh, to the west of the Horsham Road. The neighbourhood is reached via a long and broad access way with a number of branching lanes to individual properties.

Green spaces surround the area, and the mixture of large existing trees and newer plantings throughout provide a pleasant setting for Maple Row. Each house has its own garden, while apartments have a balcony or terrace; there is also a children's play area at the southern edge of the development.



51.133645, -0.479590

Key to Site Plan

- Two Bedroom Apartments
- Parking Spaces
- Cycle Stores
- Refuse



Specification

Your Maple Row home comes with a selection of finishes as standard. A fitted kitchen is provided, while in the bathroom, components have been chosen to create a light and relaxed atmosphere. Each property is also tastefully decorated in a timeless style – which makes it easier to alter elements according to your own decorative needs.

- Secluded position with rural outlook
- Private patio or balcony
- Communal green areas throughout the site including a play park
- NHBC Warranty
- Countryside walks on the doorstep
- Close to Gatwick and Guildford
- Private dedicated parking spaces



All images displayed throughout are example Clarion properties only, and may not correspond exactly to the available properties described in this brochure.

Two Bedroom Apartments



- Plot 73 (Ground Floor) 4 Shetland Close, Cranleigh, Surrey, GU6 8FN
- Plot 75 (Ground Floor) 8 Shetland Close, Cranleigh, Surrey, GU6 8FN

On entering these spacious apartments, you will find a long entrance hallway leading to two large double bedrooms, a windowed bathroom, and a comfortable living/dining/kitchen area with windows on three sides. The kitchen area has ample space for worktops and appliances, and the double doors in the living area give you access to the terrace (or balcony) for outdoor relaxation.

Two Bedroom Apartments



- Plot 74 (First Floor) 6 Shetland Close, Cranleigh, Surrey, GU6 8FN
- Plot 76 (First Floor) 7 Shetland Close, Cranleigh, Surrey, GU6 8FN

Plot 75

▲ = Main Entrance
C = Cupboard

	A	B
Bedroom 1	3.1m x 4.1m	
Bedroom 2	3.1m x 3.5m	
Lounge/Dining	3.8m x 4.8m	
Kitchen	4.4m x 2.0m	
Bathroom	2.1m x 2.0m	
Unit Size (GIA)	70.1m ²	

Plot 73

▲ = Main Entrance
C = Cupboard

	A	B
Bedroom 1	3.1m x 4.1m	
Bedroom 2	3.1m x 3.5m	
Lounge/Dining	3.7m x 4.8m	
Kitchen	4.3m x 2.0m	
Bathroom	2.1m x 2.0m	
Unit Size (GIA)	67.8m ²	

Plot 76

▲ = Main Entrance
C = Cupboard

	A	B
Bedroom 1	3.1m x 4.1m	
Bedroom 2	3.1m x 3.5m	
Lounge/Dining	3.8m x 4.8m	
Kitchen	4.4m x 2.0m	
Bathroom	2.1m x 2.0m	
Unit Size (GIA)	70.1m ²	

Plot 74

▲ = Main Entrance
C = Cupboard

	A	B
Bedroom 1	3.1m x 4.1m	
Bedroom 2	3.1m x 3.5m	
Lounge/Dining	3.7m x 4.8m	
Kitchen	4.3m x 2.0m	
Bathroom	2.1m x 2.0m	
Unit Size (GIA)	67.8m ²	

* Elevations are a visual guide and may not be accurately representative of built properties. Floorplans shown are for approximate measurements only. Exact layout and sizes may vary within tolerance of 5%.

Two Bedroom Apartments



- Plot 77 (Ground Floor) 8 Shetland Close, Cranleigh, Surrey, GU6 8FN
- Plot 78 (First Floor) 10 Shetland Close, Cranleigh, Surrey, GU6 8FN
- Plot 79 (Ground Floor) 9 Shetland Close, Cranleigh, Surrey, GU6 8FN
- Plot 80 (First Floor) 11 Shetland Close, Cranleigh, Surrey, GU6 8FN

These superb apartments offer a spacious living/dining/kitchen area with two large windows and double doors to an outside terrace or balcony. The comfortable master bedroom is large and well lit, complemented by the second bedroom and a sizeable bathroom. Ample storage space is provided by a large cupboard in the hallway.

Two Bedroom Apartments



- Plot 81 (Ground Floor) 12 Shetland Close, Cranleigh, Surrey, GU6 8FN
- Plot 82 (First Floor) 14 Shetland Close, Cranleigh, Surrey, GU6 8FN
- Plot 83 (Ground Floor) 13 Shetland Close, Cranleigh, Surrey, GU6 8FN
- Plot 84 (First Floor) 15 Shetland Close, Cranleigh, Surrey, GU6 8FN

Plots 79 & 80

▲ = Main Entrance
C = Cupboard
▨ = Balcony - 1st Floor Only

	A		B
Bedroom 1	2.9m	x	4.6m
Bedroom 2	3.2m	x	3.5m
Lounge/Dining	3.7m	x	4.7m
Kitchen	4.3m	x	2.0m
Bathroom	2.0m	x	1.9m
Unit Size (GIA)	67.7m ²		

Plots 77 & 78

▲ = Main Entrance
C = Cupboard
▨ = Balcony - 1st Floor Only

	A		B
Bedroom 1	2.9m	x	4.7m
Bedroom 2	3.2m	x	3.5m
Lounge/Dining	3.8m	x	4.8m
Kitchen	4.4m	x	2.0m
Bathroom	2.1m	x	1.9m
Unit Size (GIA)	68.6m ²		

Plots 81 & 82

▲ = Main Entrance
C = Cupboard
▨ = Balcony - 1st Floor Only

	A		B
Bedroom 1	2.9m	x	4.6m
Bedroom 2	3.2m	x	3.5m
Lounge/Dining	3.7m	x	4.7m
Kitchen	4.3m	x	2.0m
Bathroom	2.0m	x	1.9m
Unit Size (GIA)	67.7m ²		

Plots 83 & 84

▲ = Main Entrance
C = Cupboard
▨ = Balcony - 1st Floor Only

	A		B
Bedroom 1	2.9m	x	4.7m
Bedroom 2	3.2m	x	3.5m
Lounge/Dining	3.8m	x	4.8m
Kitchen	4.4m	x	2.0m
Bathroom	2.1m	x	1.9m
Unit Size (GIA)	68.6m ²		

* Elevations are a visual guide and may not be accurately representative of built properties. Floorplans shown are for approximate measurements only. Exact layout and sizes may vary within tolerance of 5%.

What is Shared Ownership?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. You buy a share of between 25% and 75% of the property's value and pay a subsidised rent on the remaining share. A key advantage is that, as part-owner, you have a security of tenure that renting cannot offer. Over time, you can buy more of the property until you own 100%. You will need a small deposit at the outset – generally a minimum of 5% of your share, subject to conditions – and you will need to raise a mortgage on the rest of the sum required.

Am I eligible?

There are certain conditions to be eligible for a Shared Ownership property:

- You must be at least 18 years old.
- You cannot afford to buy a home suitable for your needs on the open market. You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £80,000.
- You must be a first time buyer or existing shared owner*. If you already own a home, you need to move but you cannot afford to, then please discuss your situation with us. There are some circumstances under which you could be eligible.

In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.

*If you have a property to sell, we are happy to accept your reservation provided that you have a complete and secure chain and are in a position to purchase a home within our required deadlines. We will ask you for a memorandum of sale confirming details of your buyer, their solicitors and the estate agent handling the sale.

Building Homes. Developing Futures.

Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities. It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.



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ALL ENQUIRIES

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Disclaimer: All floor plans in this brochure are for general guidance only. Measures are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion Housing has taken all reasonable care in the preparation of the information given in this brochure. However this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion Housing does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion Housing undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion Housing or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion Housing. Clarion Housing supports the development of mixed tenure developments and is proud to provide homes for affordable rent and shared ownership at Maple Row. We may change the tenure of some properties subject to demand.

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