



Amber
Parkside





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The reinvention of rural living



The reinvention of rural living



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Livingetc

Fusing countryside splendour with a bold architectural aesthetic, Amber Parkside is a reimagination of rural life. This is a Surrey idyll energised with striking design, savouring bucolic tranquillity whilst retaining urban sophistication. These 54 two-to-five-bedroom homes blend effortlessly into their surroundings with double-height windows framing expansive parkland views. Here, architectural ingenuity enriches natural splendour.

At Amber Parkside, experience a unique partnership with design-led publication Livingetc, who have provided the interior design of our marketing suite and show homes in line with our architecturally bold product offering.

The village of Cranleigh provides the perfect backdrop to this countryside haven. A self-sustaining village where everything is on your doorstep, it merges pastoral charm with modern sophistication and a lively, established community. Explore the weekly farmer's market to sample fresh ingredients, stroll through the bustling high street boutiques or join the local cricket club, all the while knowing that central London and Guildford are within reach.

We know how rare it is to find design, space, location and community all in one place. This is Amber Parkside.

Bigger. Bolder. More beautiful.



DAPDUNE WHARF, GUILDFORD

Amber Parkside offers a lifestyle balanced between rural life and a cosmopolitan sensibility. You don't have to choose between Soho and the Surrey Hills. Our sumptuous two-to five-bedroom family homes offer cutting-edge design in a thriving village set in a beautiful landscape.



CROMWELL COFFEE HOUSE



AMBER PARKSIDE SHOW HOME

A unique partnership with Livingetc

AMBER PARKSIDE — PARTNERSHIP

"LIVINGETC IS PASSIONATE ABOUT DESIGN AND SHOWING FRESH AND INSPIRING INTERIORS. WE ALWAYS BELIEVE THAT CONTEMPORARY INTERPRETATIONS OF BEAUTY, UTILITY AND QUALITY CAN COMBINE TO CREATE MODERN, SOPHISTICATED HOMES, AND AMBER PARKSIDE IS THE PERFECT EMBODIMENT OF OUR ETHOS."

SARAH SPITERI,
EDITORIAL DIRECTOR, LIVINGETC

AMBER PARKSIDE SHOW HOME



Amber Parkside has formed a one-of-a-kind partnership with the UK's most influential homes magazine brand, Livingetc to dress our marketing suite and show homes for the design-conscious individual.

The publication has revitalised traditional notions of countryside living by curating our show homes with thoughtful, contemporary approaches that complement modern life. Different styles are showcased, from urban aesthetics with industrial touches to a healthy-lifestyle design with strong links to nature, showing the versatile ways these beautiful spaces can be used.

Their belief in blending beauty, utility and quality makes them the perfect partner for Amber Parkside. Together, we want to inspire people through the bold, elegant interiors and exteriors in our marketing suite and show homes, which reflect our unique vision for modern living.

Livingetc







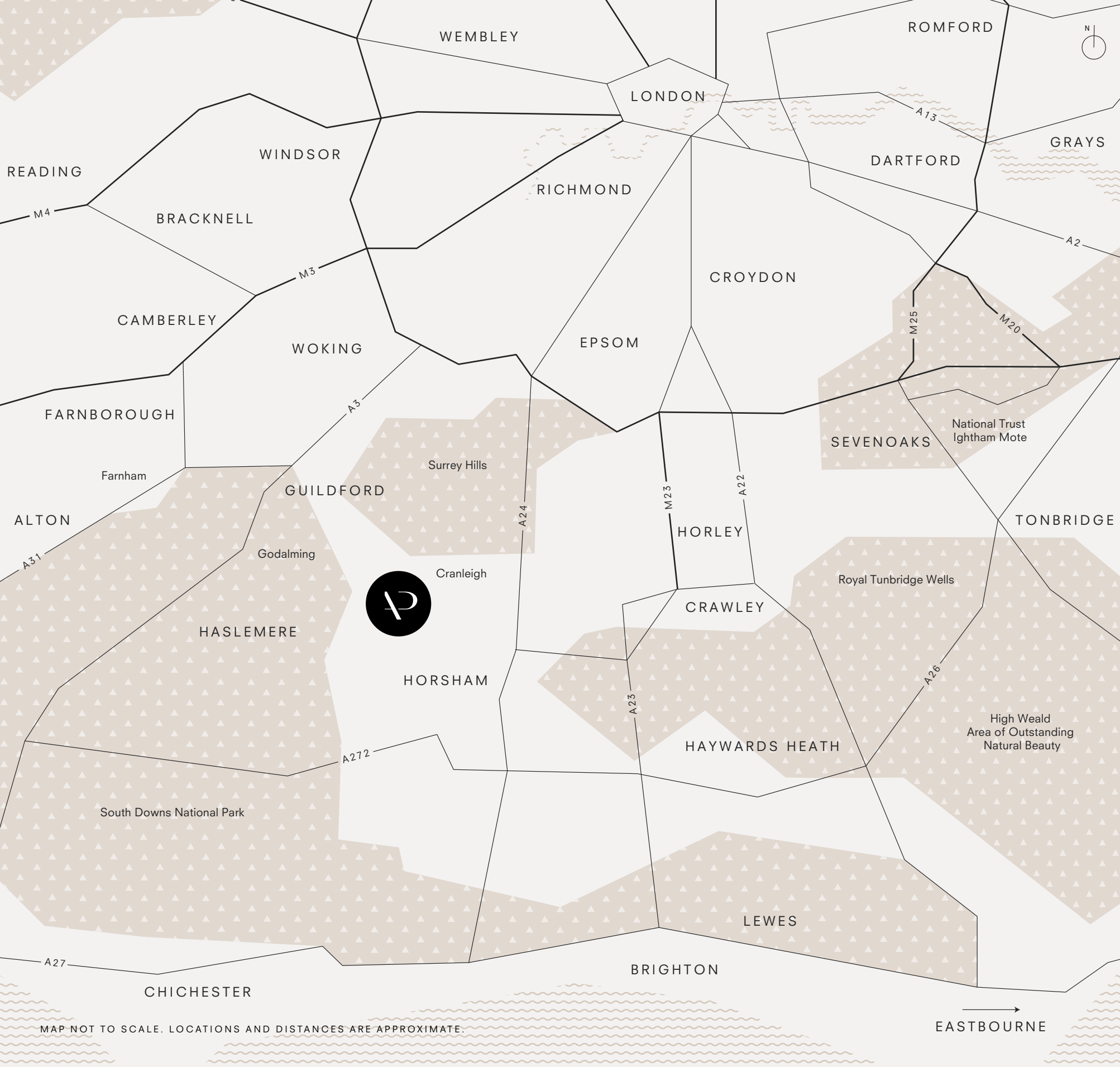
Cranleigh is a haven for the 'urban-minded' seeking more. England's largest village blends metropolitan convenience with a gentler pace. Relish modern life, while savouring rural living.

Whilst you can step off at London Waterloo from Guildford in just over an hour, you are also at the gateway to the idyllic English countryside. Visit the beautiful cobbled high street of Guildford in about twenty minutes or venture into the Area of Outstanding Natural Beauty that is the Surrey Hills. Cycle along the Downs Link cycle path that links Guildford to Shoreham-by-Sea and feel the water lapping at your toes on the south coast.

A dedicated footpath to the new Knowle Park Country Park will provide residents with easy access to bluebell woods and a duck-friendly lake set within 37 hectares of picturesque country scenery. A perfect setting providing a quiet, stress-free haven from those busy work-from-home days.

Discover the real beauty of the south. Indulge in Michelin-starred restaurants, unwind in pubs bursting with heritage and uncover the mystic wonder of Cranleigh's surrounding nature trails.

There is work.
There is life.
And then
there is living.





GODALMING

PALMERS CROSS

GUILDFORD

SURREY HILLS

STROUD COMMON

CRANLEIGH
HIGH STREET

NEW PARK
AND LAKE



Travel times

* Driving, cycling and walking times from Amber Parkside according to Google Maps
** Train times from thetrainline.com (off peak) and calculated at 10am on a weekday from Guildford station
*** Estimated walking times using new pedestrian linear path, once complete

Drive



Train



Cycle



Walk



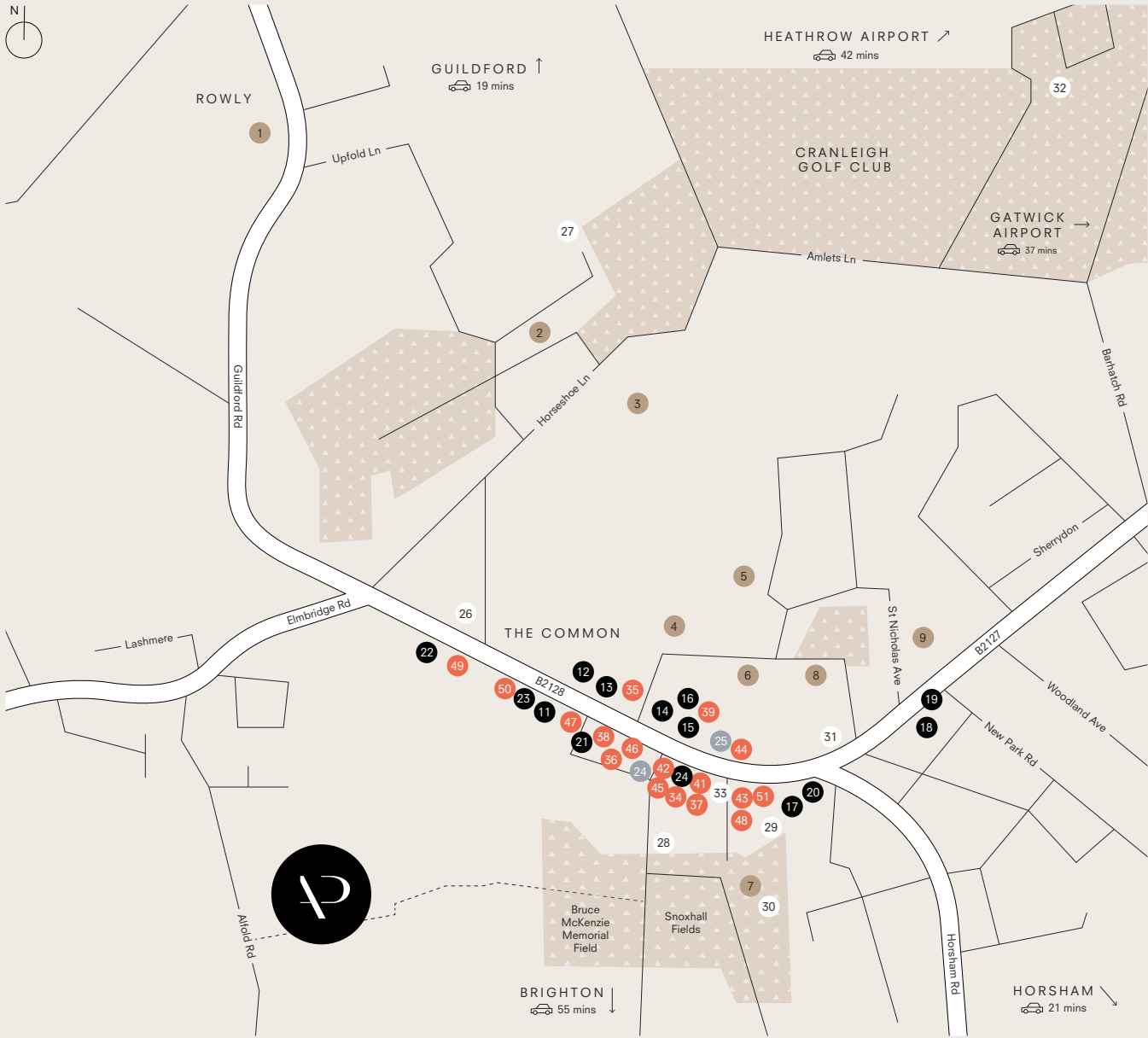
Rural tranquillity meets urban simplicity



Enjoy city delights in a peaceful village setting. Wander down the bustling high street browsing the assortment of charming independent shops, from boutique department stores such as One40 and Manns, to local fishmongers, butchers and farm shops. For the weekly shop, Sainsbury's and M&S Food Hall are on hand for all your grocery needs, with both offering home delivery to make life easier.

The village also plays host to exciting events, including the annual Cranleigh Food & Music Festival which brings together local businesses and people as well as the monthly farmer's market which celebrates the village's local delicacies.

Young families are spoilt for choice. Four state schools are within easy walking distance of Amber Parkside, all rated "Good" or "Outstanding" by Ofsted, alongside an independent secondary school with an enviable reputation. Boundless green space stretches for miles, offering children the perfect opportunity to enjoy the great outdoors.



MAP NOT TO SCALE
----- PROPOSED INDICATIVE FOOTPATH, SUBJECT TO CHANGE'

- SCHOOLS & NURSERIES

1. Cranleigh Nursery School

2. Stagecoach Drama School

3. Cranleigh Preparatory School

4. Christopher Robin Nursery

5. Glebelands School

6. Cranleigh Primary School

7. Little Hearts Pre School

8. Acorn Nursery School

9. St Cuthbert Mayne Primary School

FOOD & DRINK

10. Rania Indian Restaurant

11. Brown's Surrey Gin & Tea

12. New Lotus House

13. The Richard Onslow Pub

14. Cromwell Coffee House

15. Yangaz Bistro Grill

16. Lemongrass Restaurant

17. The White Hart Restaurant

18. Moooh Ice Cream

19. The Three Horseshoes Pub

20. Costa

21. The Cranley Pub

22. The Curry Inn

23. Manns Coffee Shop

BANKS

24. Nationwide

25. Barclays

LEISURE & CULTURE

26. Cranleigh Cricket Club

27. Cranleigh Leisure Centre

28. Cranleigh Farmers Market

29. Cranleigh Library

30. Snoxhall Play Park

31. Cranleigh Arts Centre

32. Cranleigh Golf & Country Club

33. Cranleigh Village Hall

SHOPPING

34. M&S Foodhall

35. Bella & Ben

36. One 40

37. Mr Simms Olde Sweet Shoppe

38. Sainsburys

39. Cranleigh Fish

40. Rawlings Butchers of Cranleigh

41. Cook

42. Handyman's Hardware

43. The Hair Company

44. Cornwell's Celebration Cakes

45. Cranleigh Pharmacy

46. Superdrug

47. Boots

48. Jewson

49. Cranleigh Dental Care

50. Bramley Linen Care

A lifestyle worth living



The village of Cranleigh provides something for everyone. Sports enthusiasts can enjoy a spot of golf or tennis at Cranleigh Golf & Country Club, while those seeking a gentler pace of self-care can make use of its many spa treatments. To work up a sweat, hit the gym or swimming pool at Cranleigh Leisure Centre and make the most of the diverse programme including spin and high-intensity classes.

If a more laid-back lifestyle appeals, hide away in the Cromwell Coffee House or indulge in an authentic Turkish experience at the Yangaz Bistro Grill. Catch up with friends in the bustling Richard Onslow pub or be swept away watching a Shakespearean drama performed at the Cranleigh Arts Centre.



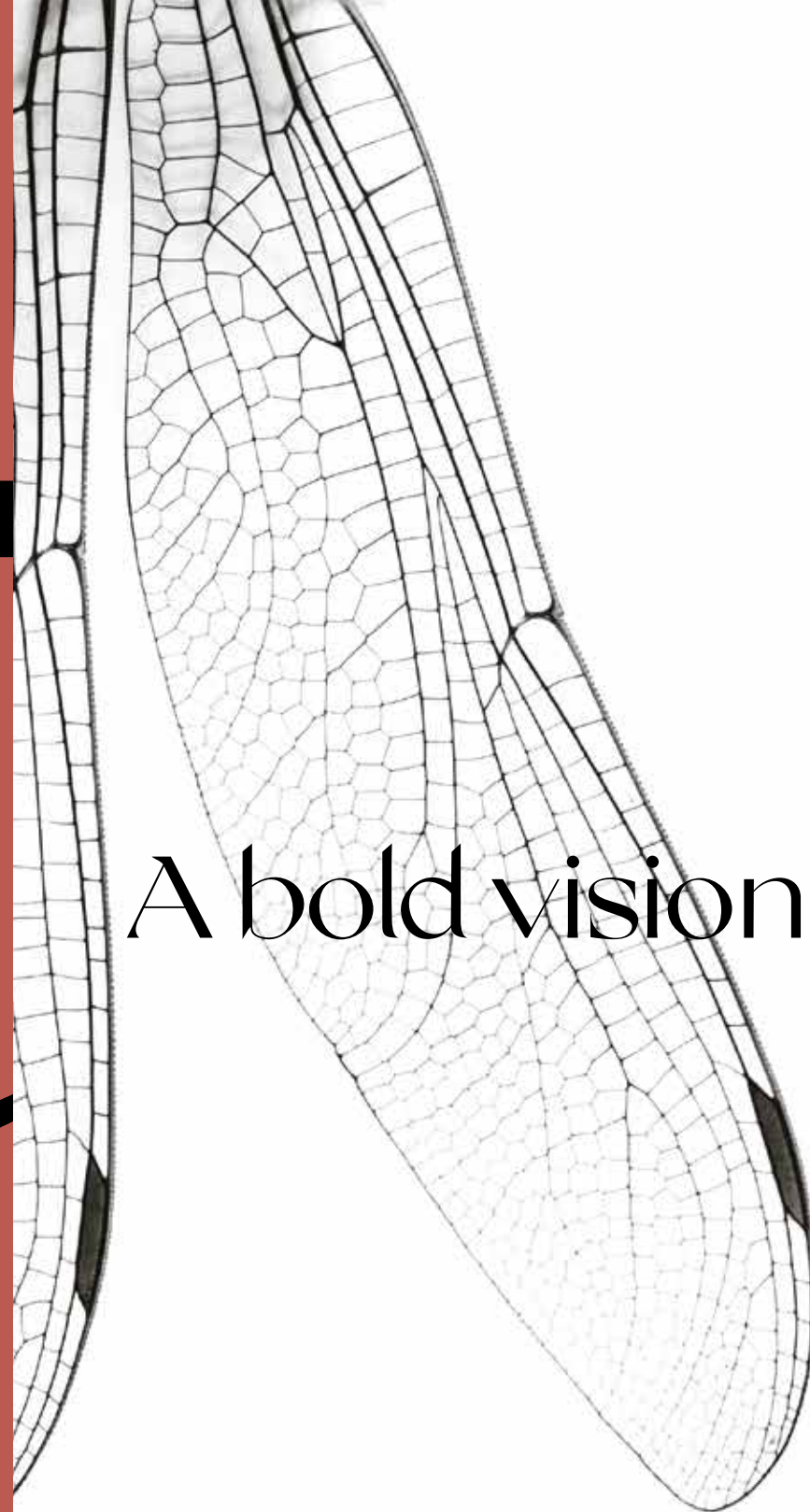
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A bold vision

Amber Parkside is a unique design-led development of family homes in Cranleigh. Take in the subtle balance between Scandinavian and New England architecture, offering bespoke and sophisticated contemporary styling.

The exteriors feature a rich weather-board facade treatment which draws on the immediate surroundings. The open-plan layout offers elegant multi-functional social spaces to entertain and unwind in. In many houses, a striking wood burner provides a feature which accentuates the character of the home.

Blurring the lines between indoor and outdoor living forms the basis of our contemporary approach. Our double-height windows frame breath-taking views of the Surrey countryside. Exposed rooflights and balconies have all been considered to maximise the natural daylight. This creates a strong sense of space whilst nurturing the connection to the outdoors.





Just moments away sit picturesque feature lakes and glorious parkland trails – perfect for a morning dog walk or a weekend adventure. Each home is a few moments' stroll from expansive green areas, while our new linear park offers open communal space within the development itself.

Combining innovative interiors, bold architectural design and engagement with natural surroundings, Amber Parkside is a neighbourhood like no other.





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Lip

The Site Plan





TYPICAL FABRICA SHOW HOME

LEADING TO
NEW FOOTPATH,
COUNTRY PARK AND
CRANLEIGH HIGH STREET

SUB-STATION

PLAY AREA

LINEAR PARK

PLAY AREA

SALES & MARKETING SUITE

MAIN ENTRANCE



N
MAP NOT TO SCALE

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■ 2 BEDROOM HOMES

■ 3 BEDROOM HOMES

■ 4 BEDROOM HOMES

■ 5 BEDROOM HOMES

■ SHARED OWNERSHIP

□ AFFORDABLE RENT

F SALES & MARKETING SUITE

SLATE

2 Bedroom semi-detached and link-detached home

Internal area

82.6 sq m

889.7 sq ft

GROUND FLOOR

No window to plots 20, 26, 45 and 63

Dividing wall between Kitchen and living is not full height

Kitchen	4.1 x 3.5 m	13'5" x 11'9"
Living, Dining	5.2 x 4.4 m	17'1" x 14'8"

Garage sizes* width 3.1 m x depth** 6.1 m

PLOTS

As per plan, without garage	2, 14, 19, 21, 23, 44, 46, 48
As per plan, without garage and handed	3, 15, 18, 20, 22, 45, 47, 49
As per plan but without downstairs window on left	20, 26, 45, 63

FIRST FLOOR

No window to plots 20, 26, 45 and 63

Dividing wall between Kitchen and living is not full height

Master Bedroom	4.4 x 3.0 m	14'8" x 9'10"
Bedroom 2	4.4 x 2.5 m	14'8" x 8'5"

KEY

WD Washer Dryer FF Fridge Freezer C Cupboard

DW Dishwasher E/S Ensuite DO Double Oven

HWC Hot Water cylinder >< Measuring points W Wardrobe

WB Wood Burner B Boiler Wardrobe provision only

Future shower provision only (installation by home owner)

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details. Estimated finished ceiling height, subject to change. *50mm tolerance included. **Garage depths include wall mounted boilers and garage doors/frame.

MARBLE

3 Bedroom link-detached home

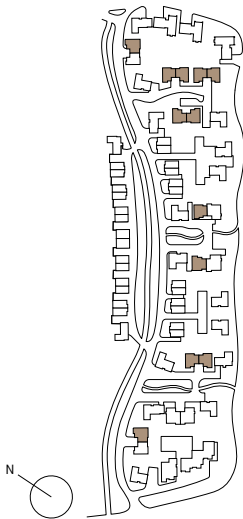
Internal area	108.0 sq m	1,163.4 sq ft
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GROUND FLOOR



Kitchen, Dining	6.0 x 3.0 m	19'10" x 9' 10"
Living	5.8 x 3.3 m	19'1" x 10'11"

Garage sizes* width 3.1 m x depth** 6.2 m



PLOTS

As per plan	27, 33, 35, 37, 42, 51, 62
As per plan but handed	32, 34, 36, 52, 57

FIRST FLOOR



Master Bedroom	3.6 x 3.1 m	11'11" x 10'6"
Dressing Area	2.0 x 1.2 m	6'7" x 3'11"
Bedroom 2	3.4 x 3.1 m	11'4" x 10'4"
Bedroom 3	3.4 x 2.6 m	11'4" x 8'4"

KEY	
WD	Washer Dryer
FF	Fridge Freezer
C	Cupboard
DW	Dishwasher
E/S	Ensuite
DO	Double Oven
HWC	Hot Water cylinder
><	Measuring points
W	Wardrobe
WB	Wood Burner
B	Boiler
[Symbol]	Wardrobe provision only
[Symbol]	Future shower provision only (installation by home owner)

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GRANITE

3 Bedroom detached home

Internal area	116.6 sq m	1,255.7 sq ft
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Vaulted ceiling to living room

Vaulted ceiling to bedrooms

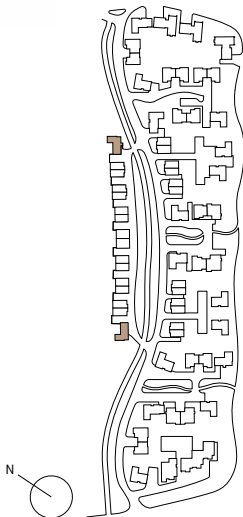
GROUND FLOOR



Kitchen, Dining	5.0 x 4.9 m	16'8" x 16'5"
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Living	3.7 x 3.9 m	12'5" x 12'11"
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Garage sizes*	width 3.23 m x depth** 5.0 m
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PLOTS

As per plan	1
As per plan but handed	16

FIRST FLOOR



Master Bedroom	3.34 x 3.47 m	10'11" x 11'5"
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Bedroom 2	3.45 x 2.78 m	11'4" x 9'1"
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Bedroom 3	3.08 x 2.70 m	10'1" x 8'10"
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KEY

- WD Washer Dryer FF Fridge Freezer C Cupboard
- DW Dishwasher E/S Ensuite DO Double Oven
- HWC Hot Water cylinder >< Measuring points W Wardrobe
- WB Wood Burner B Boiler Wardrobe provision only
- Future shower provision only (installation by home owner)

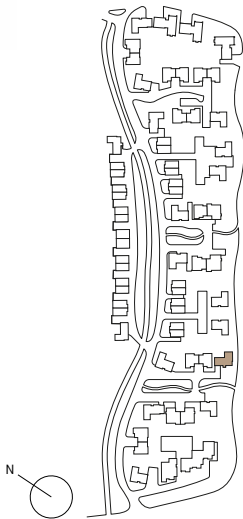
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FLINT		
4 bedroom detached home		
Internal area	141.3 sq m	1,521.0 sq ft
Vaulted ceiling to bedrooms		

GROUND FLOOR



Kitchen, Living, Dining	8.9 x 5.0 m	29'5" x 16'6"	Garage sizes*	width 3.2 m x depth** 5.0 m
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PLOTS	
As per plan	53

FIRST FLOOR



Master Bedroom	5.0 x 3.7 m	16'6" x 12'5"
Bedroom 2	3.5 x 3.2 m	11'7" x 10'9"
Bedroom 3	2.7 x 3.4 m	9'1" x 11'2"
Bedroom 4	3.8 x 2.7 m	12'9" x 9'1"

KEY	
WD	Washer Dryer
FF	Fridge Freezer
C	Cupboard
DW	Dishwasher
E/S	Ensuite
DO	Double Oven
HWC	Hot Water cylinder
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W	Wardrobe
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B	Boiler
[Symbol]	Wardrobe provision only
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CHARCOAL

4 Bedroom semi-detached home

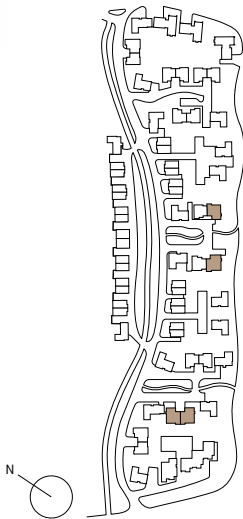
Internal area	143.3 sq m	1,542.9 sq ft
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GROUND FLOOR



Kitchen, Dining	5.8 x 5.3 m	19'1" x 17'5"
Living	4.7 x 3.5 m	15'6" x 11'9"
Utility	1.9 x 1.5 m	6'3" x 4'11"

Garage sizes* width 3.1 m x depth** 6.0 m



PLOTS

As per plan	56, 59
As per plan but handed	41, 60

FIRST FLOOR



Master Bedroom	4.8 x 3.4 m	15'10" x 11'4"
Dressing Area	1.9 x 1.2 m	6'3" x 3'11"
Bedroom 2	4.41 x 3.07 m	14'6" x 10'1"
Bedroom 3	3.9 x 3.1 m	12'11" x 10'4"
Bedroom 4	3.9 x 2.5 m	12'11" x 8'4"

KEY

- WD Washer Dryer FF Fridge Freezer C Cupboard
- DW Dishwasher E/S Ensuite DO Double Oven
- HWC Hot Water cylinder >< Measuring points W Wardrobe
- WB Wood Burner B Boiler Wardrobe provision only
- Future shower provision only (installation by home owner)

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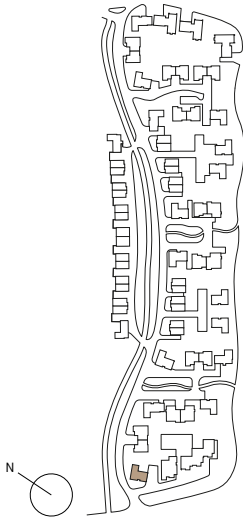
SILK		
4 Bedroom detached home		
Internal area	160.5 sq m	1,727.9 sq ft
Vaulted ceilings to family room and bedrooms		

GROUND FLOOR



Kitchen, Dining, Family	9.8 x 4.5 m	32'4" x 15'0"
Living	3.9 x 4.0 m	12'10" x 13'2"
Utility	1.8 x 1.9 m	6'1" x 6'4"

Carport size* width 3.0 m x depth** 5.9 m



PLOTS

As per plan	64
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FIRST FLOOR



Master Bedroom	3.6 x 3.5 m	12'1" x 11'6"
Dressing Area	2.3 x 1.6 m	7'7" x 5'3"
Bedroom 2	2.6 x 3.7 m	12'1" x 11'6"
Bedroom 3	3.3 x 2.6 m	10'12" x 8'8"
Bedroom 4	3.5 x 3.0 m	11'6" x 9'10"

KEY	
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C	Cupboard
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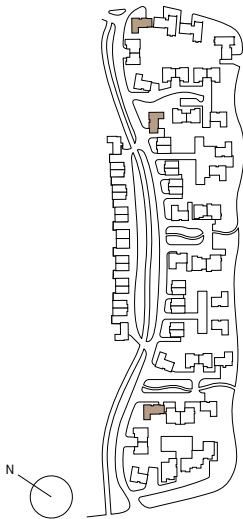
SANDSTONE		
4 Bedroom detached home		
Internal area	163.7 sq m	1,763.0 sq ft
Vaulted ceilings to family room and bedrooms		

GROUND FLOOR



Kitchen, Dining, Family	9.8 x 4.5 m	32'4" x 15'0"
Living	3.9 x 4.0 m	12'10" x 13'2"
Utility	1.8 x 1.9 m	6'1" x 6'4"

Garage sizes* width 3.0 m x depth** 5.9 m



PLOTS	
As per plan but with carport, not garage	24
As per plan but handed	28
As per plan but handed and with carport, no garage	61

FIRST FLOOR



Master Bedroom	3.5 x 4.5 m	11'8" x 15'0"
Dressing Area	2.3 x 1.6 m	7'7" x 5'3"
Bedroom 2	2.6 x 3.7 m	8'9" x 12'3"
Bedroom 3	3.3 x 2.6 m	11'1" x 8'8"
Bedroom 4	3.5 x 3.0 m	11'6" x 9'10"

KEY	
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FF	Fridge Freezer
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BASALT

4 Bedroom detached home

Internal area	163.7 sq m	1,763.0 sq ft
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Vaulted ceilings to family room and bedrooms

GROUND FLOOR



Kitchen, Dining, Family	9.8 x 4.5 m	32'4" x 15'0"
Living	3.9 x 4.0 m	12'10" x 13'2"
Utility	1.8 x 1.9 m	6'1" x 6'4"

Garage sizes* width 3.0 m x depth** 5.9 m



PLOTS

As per plan	25, 40, 50, 54
As per plan but handed	39, 55
As per plan but with carport, not garage	17
As per plan but handed and with carport, not garage	43

FIRST FLOOR



Master Bedroom	3.5 x 4.5 m	11'8" x 15'0"
Dressing Area	2.3 x 1.6 m	7'7" x 5'3"
Bedroom 2	2.6 x 3.7 m	8'9" x 12'3"
Bedroom 3	3.3 x 2.6 m	10'12" x 8'8"
Bedroom 4	3.5 x 3.0 m	11'6" x 9'10"

KEY

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- DW Dishwasher E/S Ensuite DO Double Oven
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COPPER

4 Bedroom detached home

Internal area	163.7 sq m	1,763.0 sq ft
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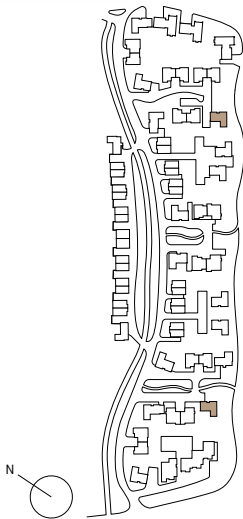
Vaulted ceilings to bedrooms

GROUND FLOOR



Kitchen, Dining, Family	9.8 x 4.5 m	32'4" x 15'0"
Living	3.9 x 4.0 m	12'10" x 13'2"
Utility	1.8 x 1.9 m	6'1" x 6'4"

Garage sizes* width 3.0 m x depth** 5.9 m



PLOTS

As per plan	38
As per plan with carport, not garage	58

FIRST FLOOR



Master Bedroom	3.5 x 4.5 m	11'6" x 15'0"
Dressing Area	2.3 x 1.6 m	7'7" x 5'3"
Bedroom 2	2.6 x 3.7 m	8'9" x 12'3"
Bedroom 3	3.3 x 2.6 m	10'12" x 8'8"
Bedroom 4	3.5 x 3.0 m	11'6" x 9'10"

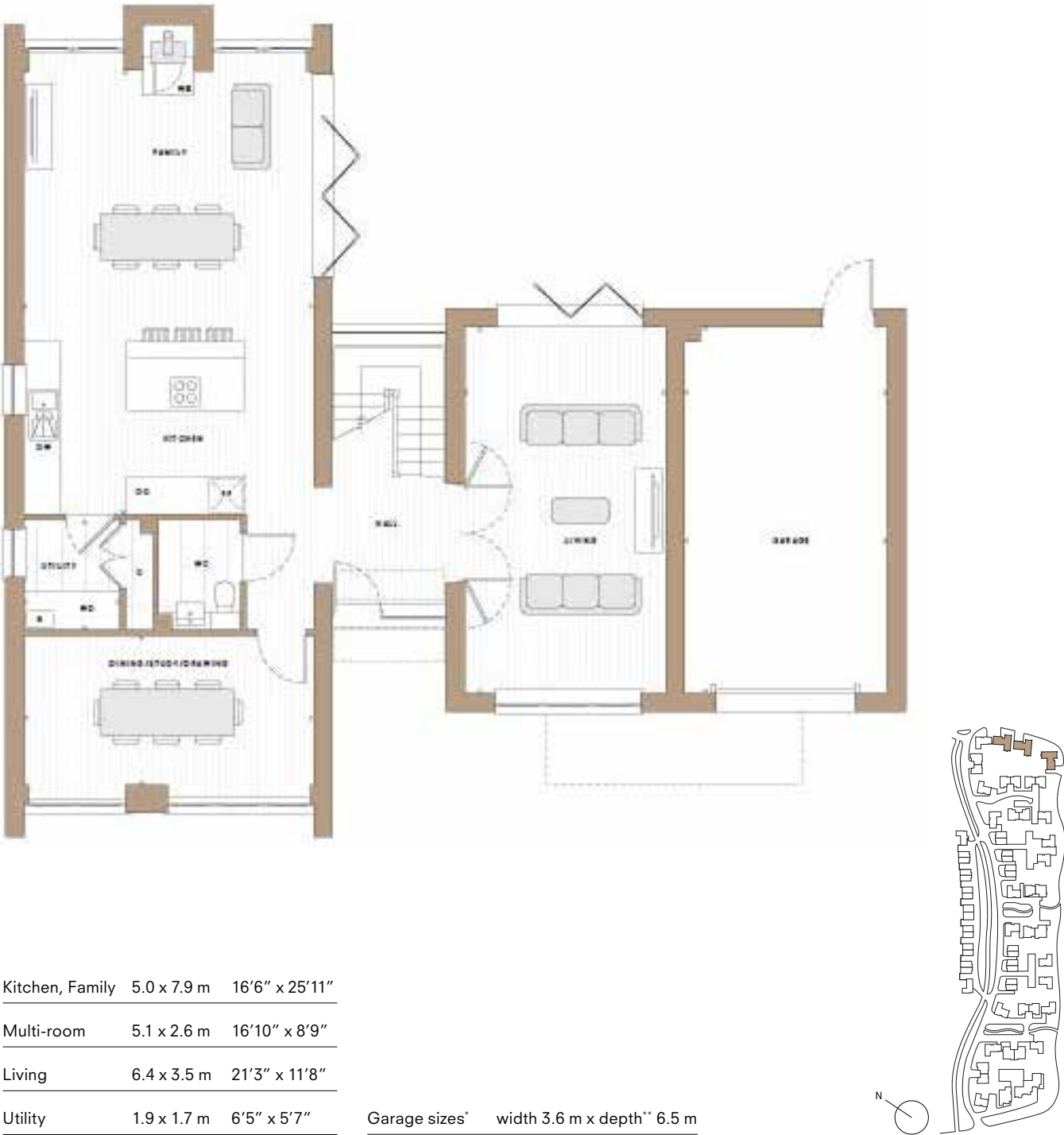
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- WD Washer Dryer FF Fridge Freezer C Cupboard
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NICKEL		
5 bedroom detached home		
Internal area	217.52 sq m	2,341.36 sq ft
Vaulted Ceilings to bedrooms		

GROUND FLOOR



PLOTS	
As per plan	29, 30
As per plan but handed	31

FIRST FLOOR



Elegant features, effortless sophistication



AMBER PARKSIDE SHOW HOME

We have finetuned the concept and pored over the details to present homes that reflect our values. Our contemporary specifications are tailored to the surroundings, creating a unique offering which design-conscious buyers will love.



INTERNAL FINISHES

- Carpet to stairs in two and three bedroom homes
- Carpet to landing and bedrooms
- Laminate to all living and open plan areas
- Timber staircase with white handrails and spindles to two and three bedroom homes
- Open oak stairs, handrails and spindles to four and five bedroom homes
- White internal doors
- Dove White painted walls
- White sockets and switches throughout except for kitchen which will be satin chrome with white inserts.

KITCHENS

- Hotpoint integrated washer/dryer
- Franke stainless steel one-and-a-half bowl sink with mixer tap
- Stainless steel splashback**
- Spacious island unit ***
- All hoods and venting hobs are recirculating
- Siemens integrated appliances including:
 - Double oven to four and five bedroom homes
 - Single oven to two and three bedroom homes
 - Hard glass induction hob with integrated ventilation system***
 - Gas hob with Canopy/ chimney hoods**
 - Dishwasher
 - Fridge freezer

BEDROOMS

- Built-in wardrobes with hinged doors to master bedroom in all houses and to bedroom 2 in four and five bedroom houses

SECURITY & PEACE OF MIND

- 10-year NHBC warranty including a 24-month FABRICA defects warranty cover

BATHROOMS, ENSUITES, CLOAKROOMS AND *UTILITY ROOMS

- Luxury built-in single ended bath
- Synergy angle shower bath screen
- Vitra WC with soft-closing seat
- Vitra semi-recessed wash basin
- Wall mounted shower mixer controller with shower attachment
- Shower with Ecostat E Exposed thermostatic shower mixer
- Large format Porcelanosa wall and floor tiles, full height to wet areas and half height to walls with sanitaryware
- Shaver socket to main bathroom and ensuite
- Chrome heated towel rail

ELECTRICAL

- TV/FM/SkyQ master plate to living room dining area and master bedroom
- BT points to entrance hall, living room, dining area and master bedroom
- Wiring for security alarm in entrance hall or store cupboard

HEATING & ENERGY EFFICIENCY

- Gas central heating system
- Energy efficient boiler with thermostatic valves to all radiators except rooms containing thermostats
- Energy efficient light bulbs to all rooms

EXTERNAL FEATURES & SECURITY

- Composite front doors with three point locking system
- Outside light with timer to front door
- Wiring for rear external lighting
- Aluminium casement windows and doors to five bedroom homes with polished chrome ironmongery
- UPVC windows and doors with polished chrome ironmongery to two, three and four bedroom homes
- Turf to front and rear gardens
- Paved pathways and patio areas

*utility room in certain house types. **2 & 3 bedroom homes only. ***4 & 5 bedroom homes only.

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. FABRICA reserve the right to amend the specification as necessary and without notification.



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FABRICA

by A2Dominion

FABRICA is part of an award-winning property business, committed to creating meticulously designed, skilfully produced homes. From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes that are a real pleasure to live in.

Our design ethos and commitment to sustainability mean that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtful design, sustainable living and to providing an outstanding experience for our customers.

People are at the heart of everything we do, and because we own and manage all our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional, and has the awards to prove it. FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £9 billion across over 38,000 homes, in London and southern England, we are one of the UK's largest developers.

Our A+ credit rating and pipeline of 7,600 homes, combined with our partnerships with world-class architects and interior designers, ensures that we maintain our unique approach to house building. We don't just build remarkable homes, we invest all profits into projects which benefit communities and create better ways to live.

Pride in every detail is what we live by.

CARLTON HOUSE



ELMSBROOK



WESTVALE PARK



WYNDHAM STUDIOS



The information in this document has been prepared solely for the purpose of providing general information about Amber Parkside. FABRICA by A2Dominion and its agents have taken care to ensure that the information is accurate at the time of its inclusion in this brochure, but does not guarantee the accuracy or completeness and shall not be liable for any loss or damage which may arise from reliance on the information. All illustrations and computer-generated images reflect the artists' interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. The developers reserve the right to make modifications to the overall plans of Amber Parkside, changes to architectural and interior features and finishes, brands, colours, materials, building design, specifications, ceiling heights, flooring patterns and floor plans without notification.

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FABRICA
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