



A substantial five bedroom family house

2 Bracken Lane, Cranleigh, GU6 7GE

Freehold



Five double bedrooms • Large family kitchen / breakfast room • Four reception rooms • Integral double garage • Beautiful gardens with woodland views • Wonderful rural location

Local information

Bracken Lane is located on an exclusive development overlooking woodland. The property is only 1.3 miles from the centre of Cranleigh village with a broad range of shops, public houses, restaurants and sport/recreational facilities. The nearby Surrey Hills is a designated Area of Outstanding Natural Beauty and includes some of the most beautiful countryside in the southeast. A further comprehensive range of shopping, leisure and cultural amenities are available in Dorking and Guildford, where with the latter there is also a main line station offering a fast and frequent service to London Waterloo 45 minutes. The local road network provides ready access to the many surrounding villages as well as major routes for access to London, and international airports. Cranleigh benefits from a very good selection of schools within easy reach, including Cranleigh preparatory and senior School, St Catherine's, Longacre, Duke of Kent, Seaford College and Charterhouse. Recreational opportunities include golf at several local clubs; Cranleigh's own Sport and Leisure centre; polo at Ewhurst; racing at Epsom and Sandown Park.

About this property

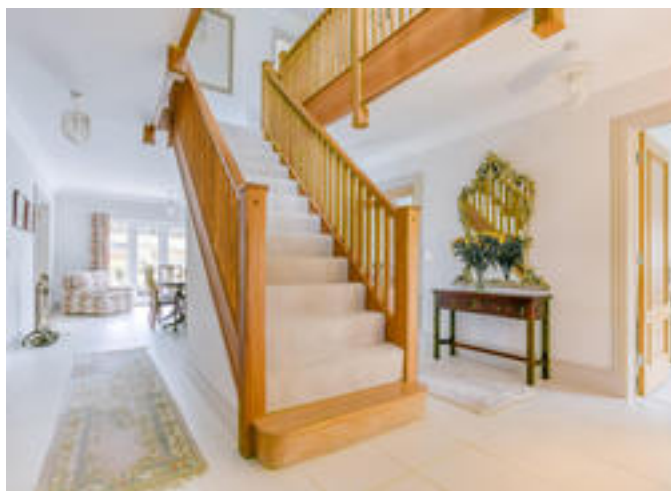
A wonderful family home beautifully positioned in a corner plot in this popular Swallowhurst development which was built 5 years ago with the benefit of one of the largest gardens in the scheme and views over the

ancient protected woodlands beyond. Number 2 has all the hallmarks of a high quality, traditionally constructed home. The proportion of the rooms, high ceilings and flow of accommodation are consistently generous with a real emphasis on light and space.

Approached off Bracken Lane via a 50 metre gravel driveway, there is private parking for a number of cars, a turning area as well as a double garage with a professionally fitted protective floor covering and electric doors.

On entering the property, there is a well-proportioned entrance hall with a coat cupboard and a cloakroom which extends to the dining room with views over the garden. One of the main features of the house is the beautifully presented 44' kitchen, breakfast and family room which is ideal for entertaining and further benefits from bi-fold doors opening to the south facing garden. The bespoke handcrafted kitchen is finished in a subtle Farrow and Ball colour with granite work surfaces and fully integrated AEG appliances. There is access to a generous utility room with convenient access to the garage.

The more formal drawing room with fireplace incorporating a NUflame gas fire also enjoys views over the garden and access to the rear terrace. There is also a separate study which faces the front of the house. Further benefits include the underfloor heating throughout on the





ground floor and in the bathrooms, the security system and personal alarm as well as the stunning oak doors throughout the property.

The central staircase rises to a galleried landing on the first floor where there are five bedrooms and three bathrooms. The generous master bedroom suite enjoys a walk-in dressing room with fitted wardrobes and a luxury en-suite bathroom with Villeroy and Boch sanitary ware and Geberit fittings. The guest suite also enjoys a walk in dressing room and en-suite shower room. All the bedrooms benefit from the open views to the front or rear gardens with the woodland beyond and each have two double built-in wardrobes.

The south facing rear garden with sun terrace for outdoor entertaining is bordered by trees, shrubs and an orchard overlooking the woodland with easy access to local footpaths and bridleways.

Tenure

Freehold

EPC rating = B

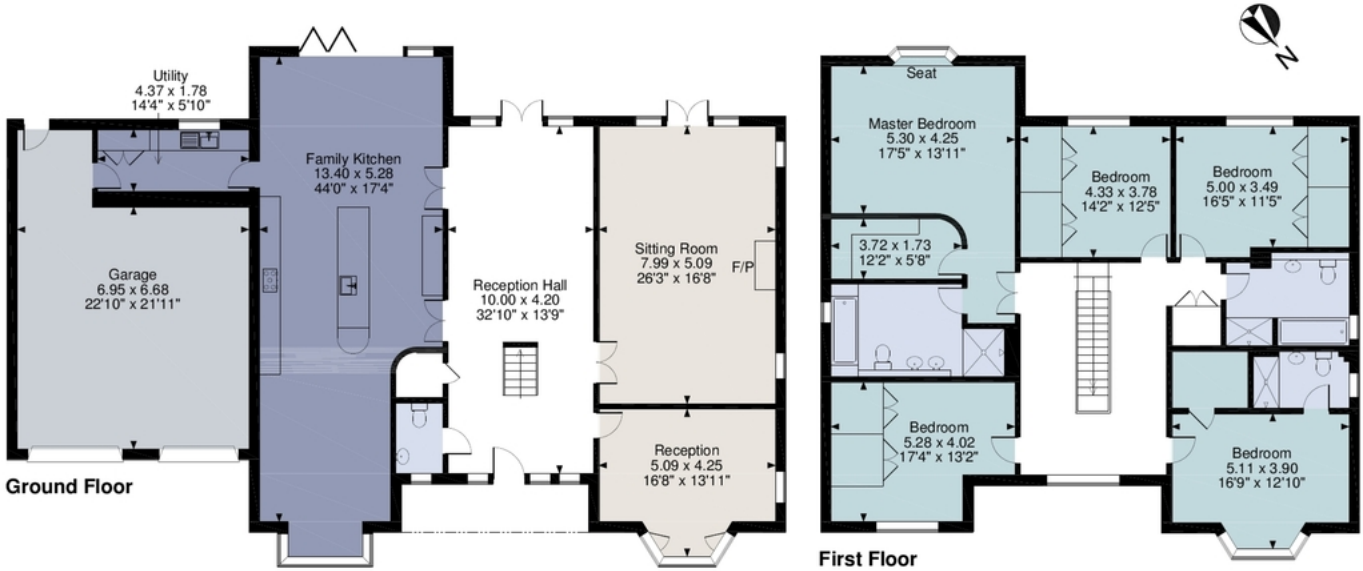
Viewing

Strictly by appointment with Savills



2 Bracken Lane, Cranleigh, GU6 7GE

Main House gross internal area = 3,733 sq ft / 347 sq m
Garage gross internal area = 662 sq ft / 61 sq m
Total gross internal area = 4,395 sq ft / 408 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	87	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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