



Chantries
& Pewleys



Bracken Lane
Cranleigh



INTRODUCING

7 Bracken Lane

CRANLEIGH, GU6 7GE

Tucked away in the exclusive Swallowhurst development on the edge of Cranleigh, 7 Bracken Lane is an impressive family home offering close to 4,000 sq ft of beautifully balanced living space. Designed and finished with care, it combines classic proportions with contemporary comfort – creating a home that's as practical for everyday life as it is perfect for entertaining.



5 BEDROOMS (INCLUDING PRINCIPAL AND GUEST SUITES)



3 RECEPTION ROOMS



3 BATHROOMS



GALLERIED LANDING



DOUBLE GARAGE



LANDSCAPED REAR GARDEN WITH SUN TERRACE AND LEVEL LAWN

**Tenure: Freehold
Council Tax Band: H
EPC: B**





















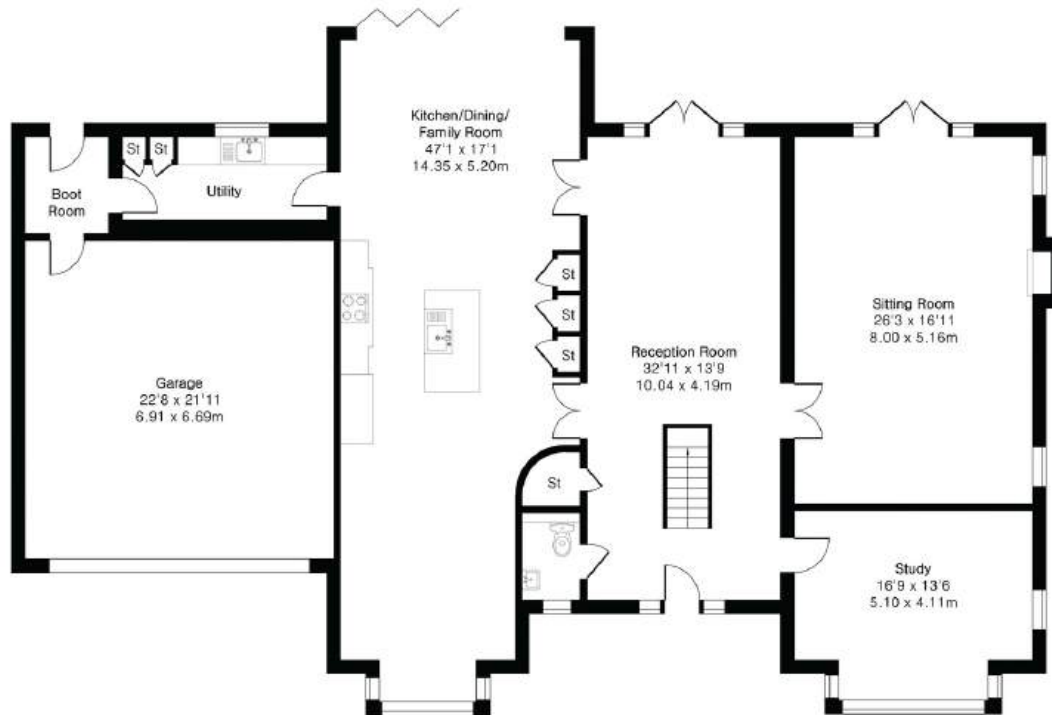


**Approximate Gross Internal Area 3959 sq ft - 368 sq m
(Excluding Garage)**

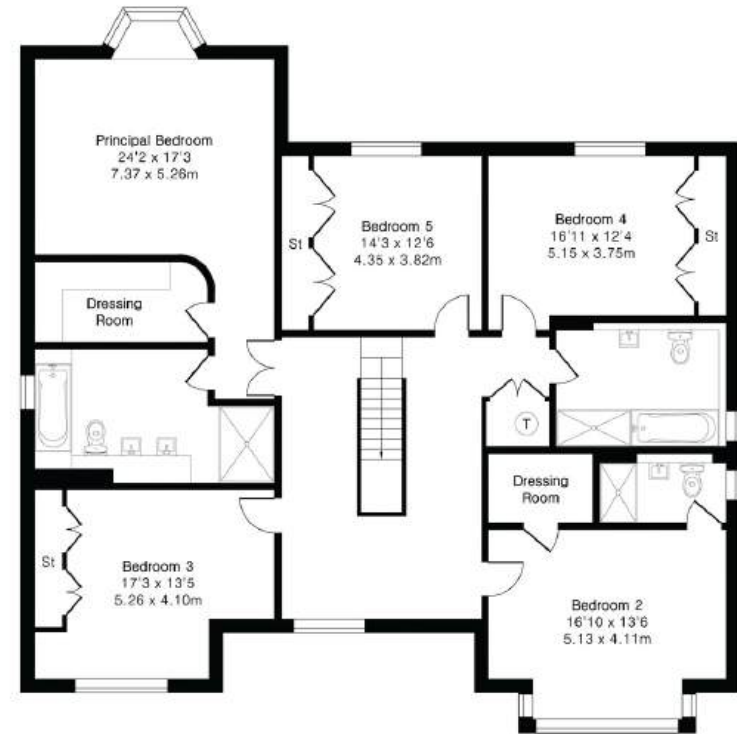
Ground Floor Area 2052 sq ft – 191 sq m

First Floor Area 1907 sq ft – 177 sq m

Garage Area 494 sq ft – 46 sq m



Ground Floor



First Floor



01483 347888

Cranleigh@chantriesandpewleys.com

Brittania House, 133 High Street, Cranleigh, Surrey GU6 8AU