



Chantries
& Pewleys



Sefton House
Avenue Road



INTRODUCING

Sefton House

AVENUE ROAD, CRANLEIGH, GU6 7LL

Built in 2017, Sefton House is an exquisite modern home of over 5,000 sq ft in a prime Cranleigh location. Designed for family living and entertaining, it features a 28ft bespoke kitchen/family room, multiple elegant reception rooms, and six double bedrooms, including a luxurious principal suite and four further en suites. Set within 0.6 acres of landscaped gardens with a heated swimming pool, terrace, and play area, the property combines contemporary luxury with exceptional practicality, just moments from village life.



6 BEDROOMS



4 RECEPTION ROOMS



4 BATHROOMS



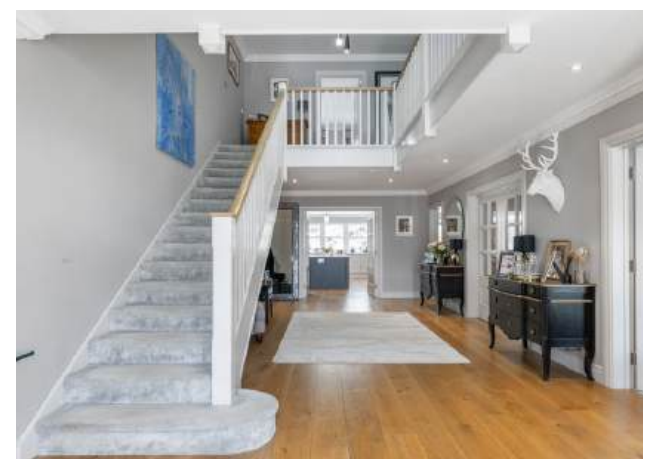
HEATED SWIMMING POOL



MEDIA ROOM

Tenure: Freehold
Council Tax Band: H
EPC: B

























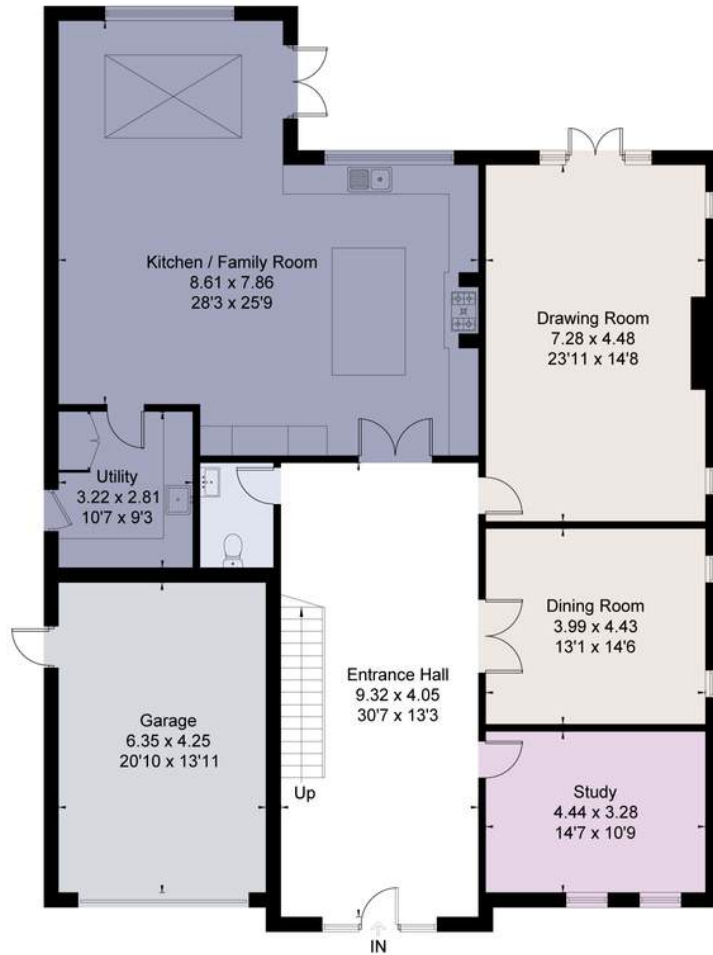




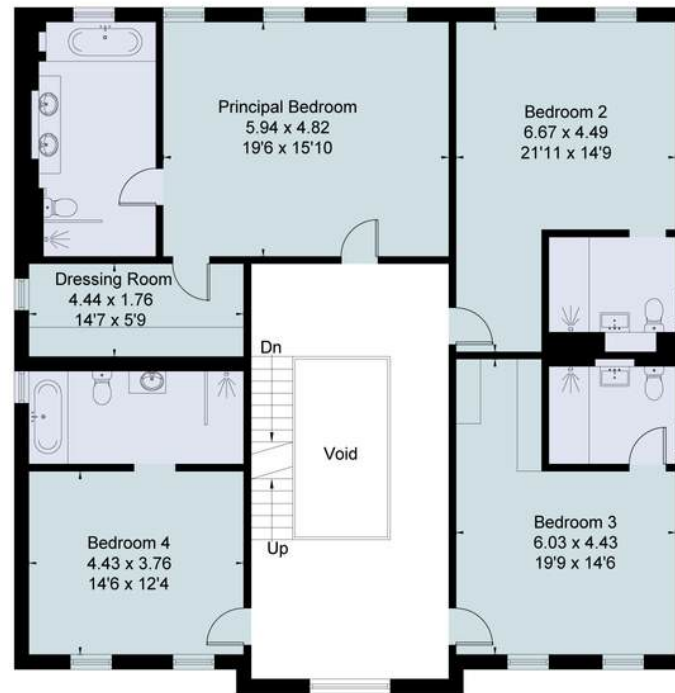
Approximate Floor Area = 4739 sq ft / 440.3 sq m (Excluding Voids)

Garage = 291 sq ft / 27.0 sq m

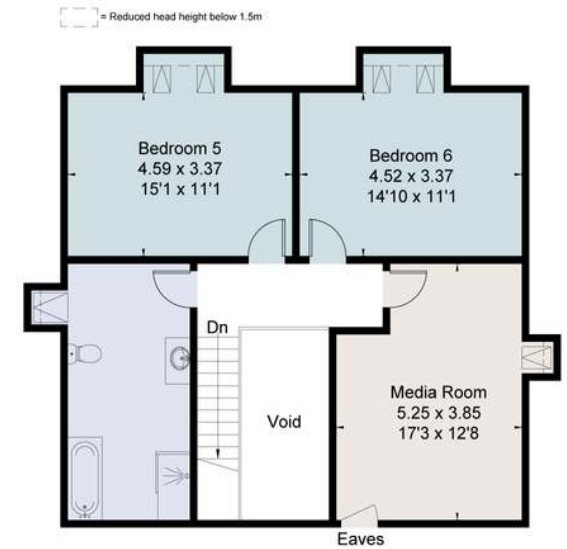
Total = 5030 sq ft / 467.3 sq m



Ground Floor



First Floor



Second Floor





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