



9 Bracken Lane  
Cranleigh

**ROGER COUPE**  
your local property experts

  
ESTATE AGENT  
Est. 1991

- \* Spacious 4,000 sq ft family home \* High specification \* Five double bedrooms \***
- \* Four bathrooms \* Stunning 40ft open plan kitchen/dining/family room \* Two further reception rooms \***
- \* Landscaped gardens \* Covered outside entertaining area \* No onward chain \***

**Bracken Lane, Cranleigh, GU6 7GE**  
**Asking Price: £1,750,000- Freehold**

A most impressive and beautifully presented five bedroom family home built by Linden Homes in 2016. The property offers well proportioned accommodation of approximately 4,000 sq ft over two floors, having a most welcoming reception hall, drawing room with fireplace, study/playroom and a superb kitchen/dining/family room running across the full width of the property, with doors opening onto the beautifully landscaped gardens. A spacious utility room with access to the double garage and a cloakroom complete the ground floor. On the first floor, there are five double bedrooms with the principal bedroom having a dressing room and impressive ensuite bathroom. There is a guest bedroom suite with ensuite shower room. A third bedroom with ensuite shower room and a family bathroom completing the first floor accommodation. The property is superbly situated in a no through lane, with woodlands to the front and beautifully landscaped gardens to the rear. The rear garden has paved patios with a glazed covered outside entertaining area, surrounded by lawns and landscaped flower and shrub borders interspersed with specimen trees. This is a truly magnificent property built to a high specification with underfloor heating on both the ground floor and first floor, air conditioning to certain rooms, Villeroy & Boch bathroom sanitary ware, home security system and super fast fibre broadband. We highly recommend arranging an early visit to fully appreciate this superb quality home which is offered for sale with no onward chain.

Situation:

Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistant from the neighbouring towns of Guildford, Godalming, Horsham and Dorking. London Waterloo can be reached by rail from Guildford with a direct service taking just 42 minutes. Said to be the largest village in England, Cranleigh has so much to offer with numerous independent and national shops including Rawlings Butchers, Cranleigh Fish, Celebration Cakes, 140 Fashion store, M&S Food Hall, Sainsburys, Co-Op, Boots, Superdrug and the Handyman's Store. Fountain Square is the centre of Alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel, Browns Gin & Tea bar, Pizza Express and Yangaz Café. There is also a Thursday market in Village Way car park. Leisure facilities are well provided for with numerous clubs and societies including Cranleigh Golf and Leisure Club, football, rugby and cricket clubs and Leisure Centre with indoor pool, gym and squash courts. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits. The Downs Link footpath and bridleway passes to the west of the High Street and follows the route of the old railway line between Guildford and Shoreham.

~ Accommodation ~

**Ground Floor:** ~ **Entrance Hall:** ~ **Drawing Room:** 22' 8" x 15' 11" (6.90m x 4.84m) ~ **Kitchen/Dining/Family Room:** 40' 0" x 24' 8" (12.20m x 7.52m)  
**Utility room:** 12' 3" x 11' 5" (3.73m x 3.48m) ~ **Study/Dining Room:** 15' 11" x 15' 2" (4.85m x 4.62m) ~ **Cloakroom**

**First Floor:** ~ **Bedroom One:** 17' 0" x 16' 0" (5.18m x 4.88m) ~ **En-suite:** ~ **Dressing Room:** 8' 8" x 8' 2" (2.65m x 2.50m) ~ **Bedroom Two:** 14' 5" x 13' 5" (4.39m x 4.10m)  
**En-suite:** ~ **Bedroom Three:** 14' 5" x 12' 8" (4.40m x 3.87m) ~ **En-suite:** ~ **Bedroom Four:** 16' 0" x 14' 0" (4.88m x 4.27m) ~ **Bedroom Five:** 12' 0" x 10' 5" (3.65m x 3.18m)  
**Bathroom**

**Outside:** ~ **Garage:** 24' 1" x 22' 2" (7.34m x 6.76m) ~ **Garden Shed**

**Services:** All mains services are connected.

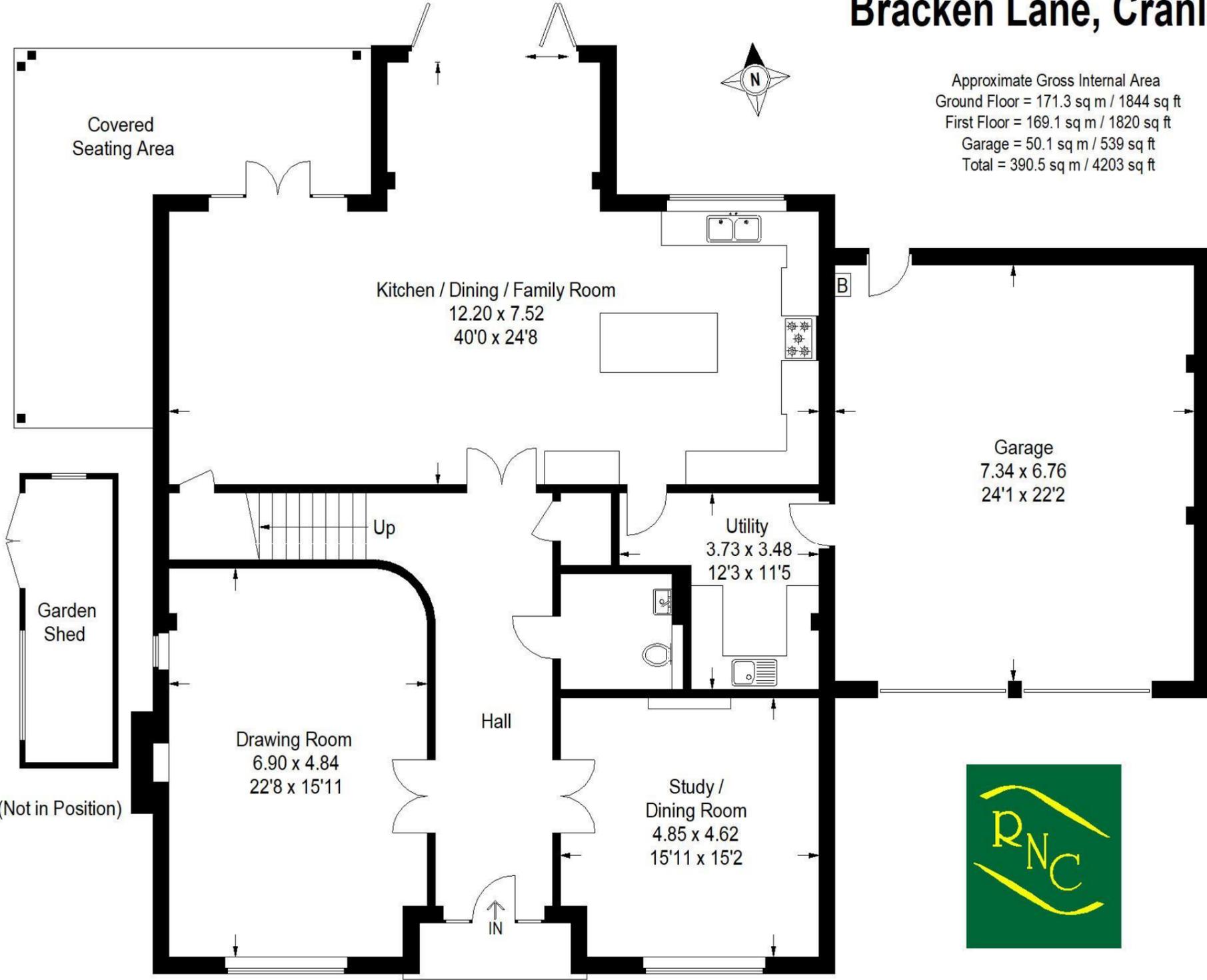
Directions: From our office turn left into the High Street and proceed to the second mini roundabout. Bear left into the Ewhurst Road and follow the road to the second roundabout and turn right. Continue over a cattle grid and turn left at the T-Junction into Fern Mead. Take the next turning on the right into Bracken Lane and Number 9 will be found on the left hand side.

**Important Notice:** For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

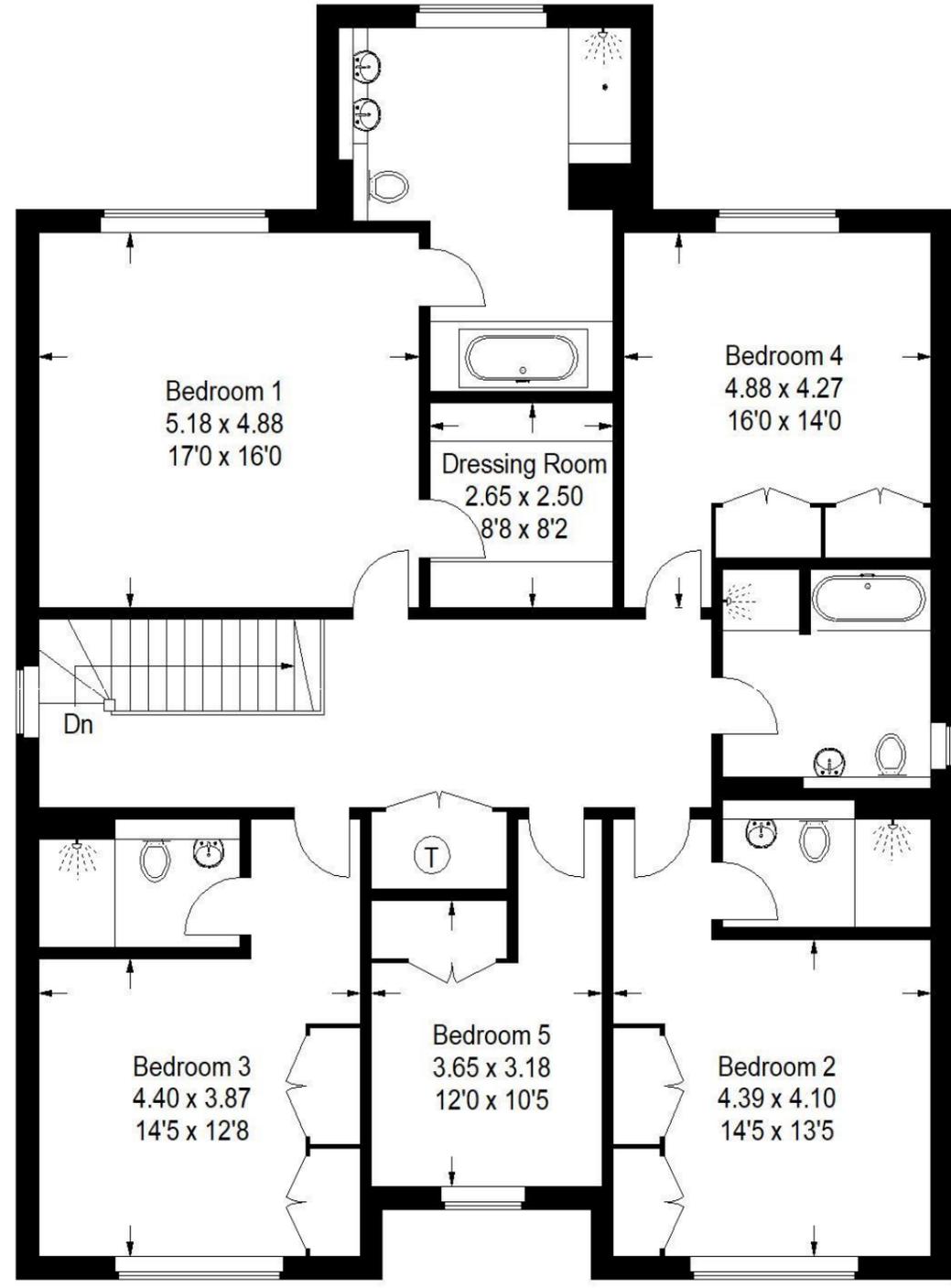
**Local Authority: . Tax Band: H. EPC Rating: B.**

# Bracken Lane, Cranleigh

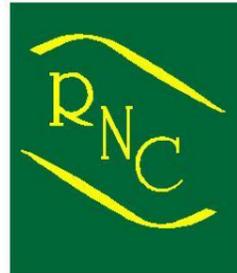
Approximate Gross Internal Area  
 Ground Floor = 171.3 sq m / 1844 sq ft  
 First Floor = 169.1 sq m / 1820 sq ft  
 Garage = 50.1 sq m / 539 sq ft  
 Total = 390.5 sq m / 4203 sq ft



**Ground Floor**

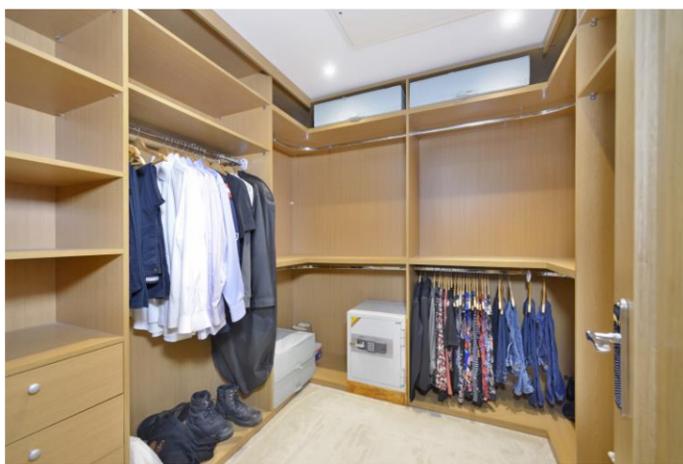


**First Floor**



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.







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