



Ridge Cottage, High Barn Road, Effingham, Surrey KT24 5PX

Guide Price £1,250,000 FREEHOLD

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- Stunning Location
- Four/Five Bedrooms
- Two Bathrooms
- Three/Four Reception Rooms
- Conservatory
- Driveway Parking & Tandem Garage
- Wraparound Gardens
- 2.5 miles to Effingham Junction Station
- 2.4 miles to Bookham Station
- Council Tax Band: **G** EPC: **D**

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The Property

This detached family house truly needs to be seen to admire the most wonderful views over open farmland reaching as far as London itself. The setting couldn't be more peaceful and relaxed.

The entrance lobby leads into the hallway with cloakroom, understairs cupboard, stairs to the first floor and entrance to the living room along with a further door to the inner hallway off of which is the study. The living room is double aspect with large bay window, open fire and French doors leading into the dining room. From the dining room double glazed doors lead to the conservatory. The kitchen/breakfast room has been fitted with Shaker style units along with integrated dishwasher, electric oven, combi oven, warming drawer and gas hob. An archway leads to the utility room with space for washing machine and dryer and door to side garden. There is a further reception room/fifth bedroom with door to a bathroom with bath, basin and w.c.

To the first floor there are four bedrooms, two with fitted wardrobes and a bathroom with bath, basin and w.c. There is loft access and plenty of storage.

To the front of the property there is plenty of driveway parking and a tandem garage with gated access leading to a paved courtyard area. The garden is a particular feature wrapping around the property with views from every side. There is a swimming pool which is currently used as a lily pond but could easily be renovated and returned to its former glory. The remainder of the garden is laid to lawn with mature borders, trees, brick built greenhouse, shed and vegetable beds.

NB : Ridge Cottage is connected to private drainage.

Situation

Ridge Cottage is situated in a semi-rural location yet within a two minute drive of Effingham Village and a five minute drive of Bookham Village.

Effingham Village shops include a small supermarket with post office, a bakers, a butchers, a hardware store and a hairdressers.

The neighbouring village of Great Bookham has a wide selection of shops and cafés while the larger towns of Leatherhead and Guildford are approximately four miles and nine miles away respectively. The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Frequent rail services to London, Guildford, and Leatherhead are available from Effingham Junction Station and Bookham Station.

A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey, Ranmore, the refurbished Leisure Centre at Fetcham Grove and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom. The King George V playing fields are also nearby and cater for rugby, cricket, football, tennis and also have a children's play area.



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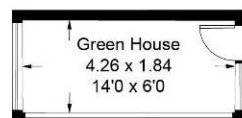


Approximate Gross Internal Area = 207.6 sq m / 2235 sq ft

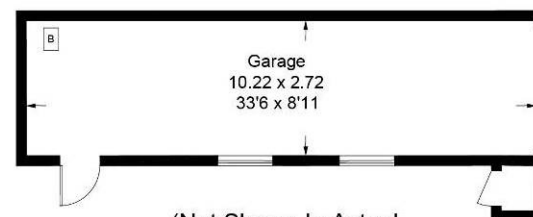
Garage = 27.5 sq m / 296 sq ft

Green House = 7.9 sq m / 85 sq ft

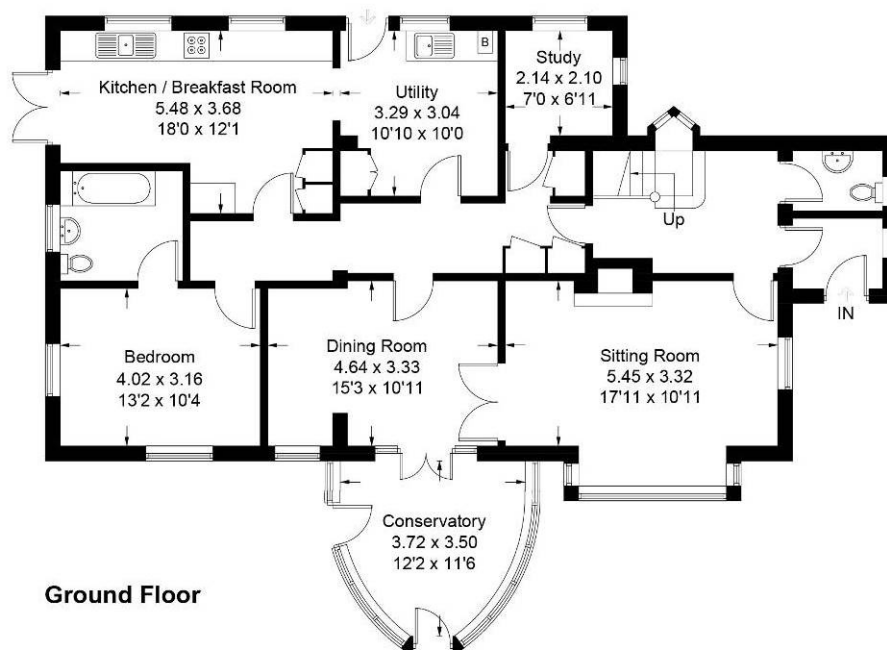
Total = 243 sq m / 2616 sq ft



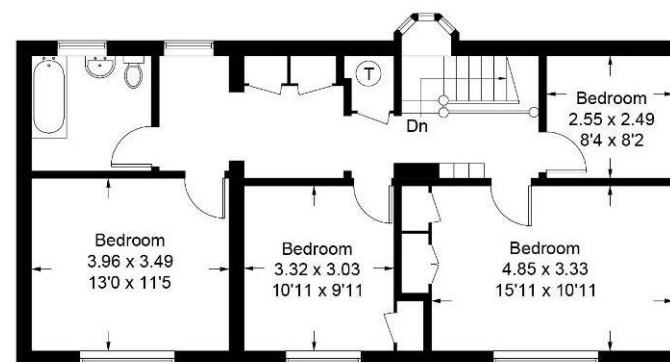
(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID358782)

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