



Lavender Hill, Orestan Lane, Effingham, Surrey KT24 5SP

£1,100,000 FREEHOLD

Lavender Hill, Orestan Lane, Effingham, Surrey KT24 5SP



- Detached Family House
- Five Bedrooms
- Two En-Suites & Family Bathroom
- Three Reception Rooms
- Kitchen/Breakfast/Family Room
- Stunning Secluded Rear Gardens
- Driveway Parking
- Double Garage
- Short Walk to Local Shops
- Council Tax Band: **G** EPC: **D**

43 High Street, Great Bookham
Surrey KT23 4AD
Tel: 01372 452207
bookham@patrickgardner.com
www.patrickgardner.com

The Property

Simply beautiful, this fabulous family home with views over open countryside to the front and a wonderful garden is located in a quiet country lane yet a short stroll to local shops.

Spacious entrance hallway with understairs cupboard, cloakroom and stairs to the first floor. The kitchen/breakfast/family room is a good space with a range cooker, integrated dishwasher, wine cooler, an American fridge/freezer and French doors to the rear garden. The utility room has space for a washing machine and tumble dryer and plenty of storage space along with a door to the rear garden and a cupboard housing the water tank. The living room has an attractive feature fireplace with gas log burning stove and French doors to the garden. There are two further large reception rooms.

The first floor landing gives access to the loft. The master bedroom has a range of fitted wardrobes and an en-suite comprising bath, basin, w.c. and shower cubicle. The second bedroom also has an en-suite shower room. There are two further double bedrooms with fitted wardrobes and a further large single bedroom. There is also a family bathroom with bath, w.c. and basin.

To the front of the property there is driveway parking leading to the double garage. Gated side access leads to the secluded rear gardens. The present owner has designed a most stunning garden with patio and decking areas, beautiful mature beds and feature areas along with gated access to communal green space.

Situation

Situated just a few minutes walk from Effingham Village shops which include a post office, a bakers, a butchers, a hardware store a small supermarket and a hairdressers.

The property is within the current Howard of Effingham School catchment, which is just 0.3 miles away. The neighbouring village of Great Bookham is 1.5 miles away and has a wide selection of shops and cafés while the larger towns of Leatherhead and Guildford are 4 miles away and 9 miles away respectively.

You are also within easy reach of the A3 and M25 and ideally is located halfway between both Gatwick and Heathrow airports.

A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey, Ranmore, Effingham Golf Club.

PGB1863 110817





