



Plot 8 Cornerstones, Effingham, Surrey, KT24 5JR

Asking Price £1,250,000



- 4 BEDROOMS 2 BATHROOMS
- 17'2 KITCHEN/FAMILY/DINING ROOM
- INTEGRAL GARAGE
- OUTSTANDING SCHOOLS NEARBY
- DESIRABLE VILLAGE LOCATION
- LUXURIOUS SPECIFICATION
- SEPARATE UTILITY
- UNDERFLOOR HEATING
- EASY ACCESS TO TRANSPORT LINKS
- ICW TEN YEAR BUILDING WARRANTY

Description

Discover Plot 8 at Cornerstones, Ashgrove Homes' latest show home in the sought-after Surrey village of Effingham. Set within a quiet cul-de-sac, this beautifully designed four-bedroom, two-bathroom home blends architectural elegance with everyday functionality—perfect for modern family life.

Step into the welcoming entrance hall, where sleek ceramic flooring leads the way to spacious, light-filled interiors. The formal living room exudes warmth with its log burner and feature bay window, while the heart of the home is the expansive 17' kitchen/dining/family room. With its stylish peninsula island, high-end Siemens appliances, and contemporary cabinetry, it's built for both entertaining and everyday living. A large utility room connects directly to the integral garage, and a downstairs cloakroom adds convenience.

Upstairs, the luxurious principal suite offers floor-to-ceiling wardrobes and a sleek en suite with a large walk-in shower. Two further bedrooms also feature fitted wardrobes and share a beautifully appointed family bathroom.

Outside, enjoy alfresco living on the Indian sandstone terrace overlooking a fully turfed garden—ready for summer gatherings. Energy efficiency is at the forefront, with underfloor heating across both floors powered by an eco-friendly air source heat pump, alongside modern insulation and low-energy appliances.

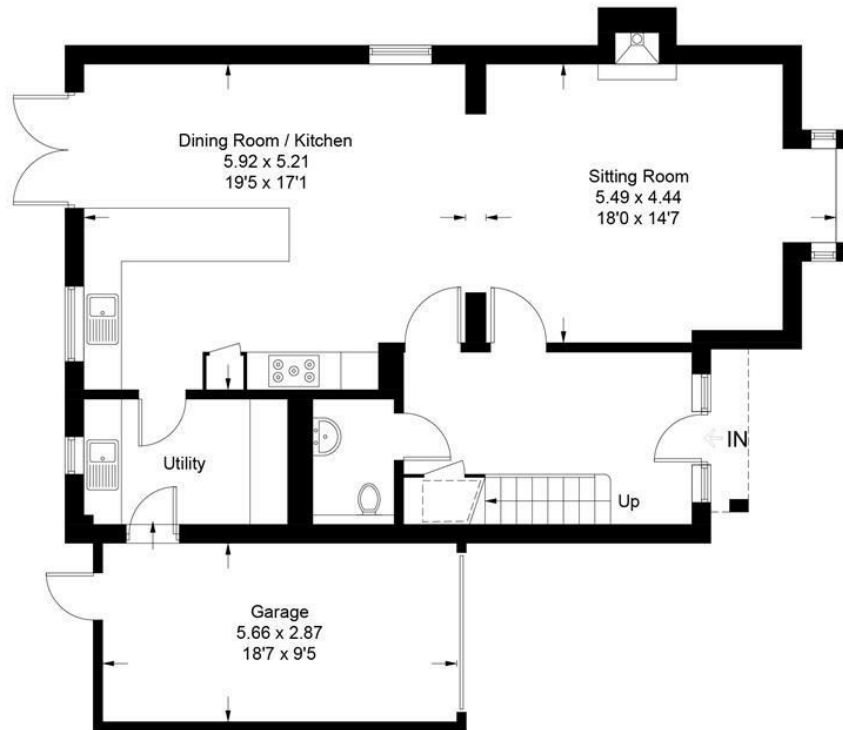


Situation

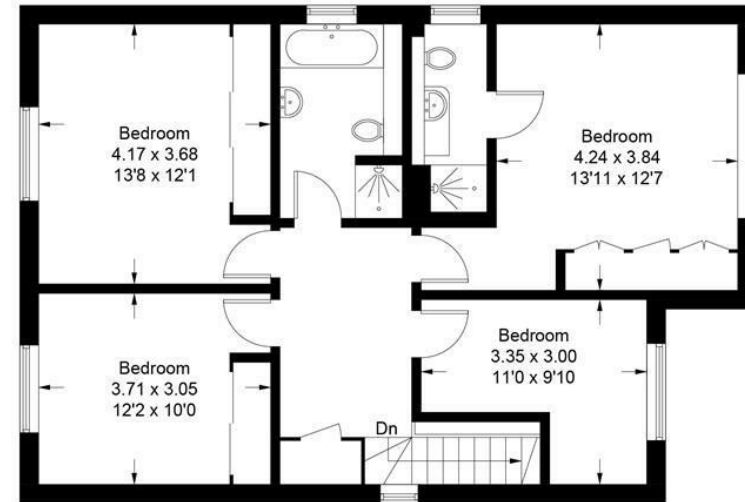
Effingham is a highly sought after Surrey Village. with a vibrant high street offering an array of independent shops such as the greengrocer, butcher, coffee shop and bakery. There are wonderful local pubs which form the heart of the village, with quiz nights and live music. Effingham is within easy reach of Box Hill and acres of stunning Surrey countryside - there are hours of dog walking, cycling or ambling from your doorstep. Effingham Golf Course is one of the top golf courses in England, and the Cricket Club brings all generations together during the summer. Effingham Junction train station offers fast and direct trains into Central London. There are a variety of schools locally, including The Howard of Effingham - rated outstanding for the sixth form, St. Lawrence Primary and independent schools St Teresa's and Manor House.
*NB photos have been furnished using CGI imaging

Tenure	Freehold
EPC	C
Council Tax Band	TBA

Approximate Gross Internal Area = 174.7 sq m / 1880 sq ft
(Including Garage)



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. (ID1152690)

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