



## The Old Stables, Salmons Road, Effingham, Surrey, KT24 5QH

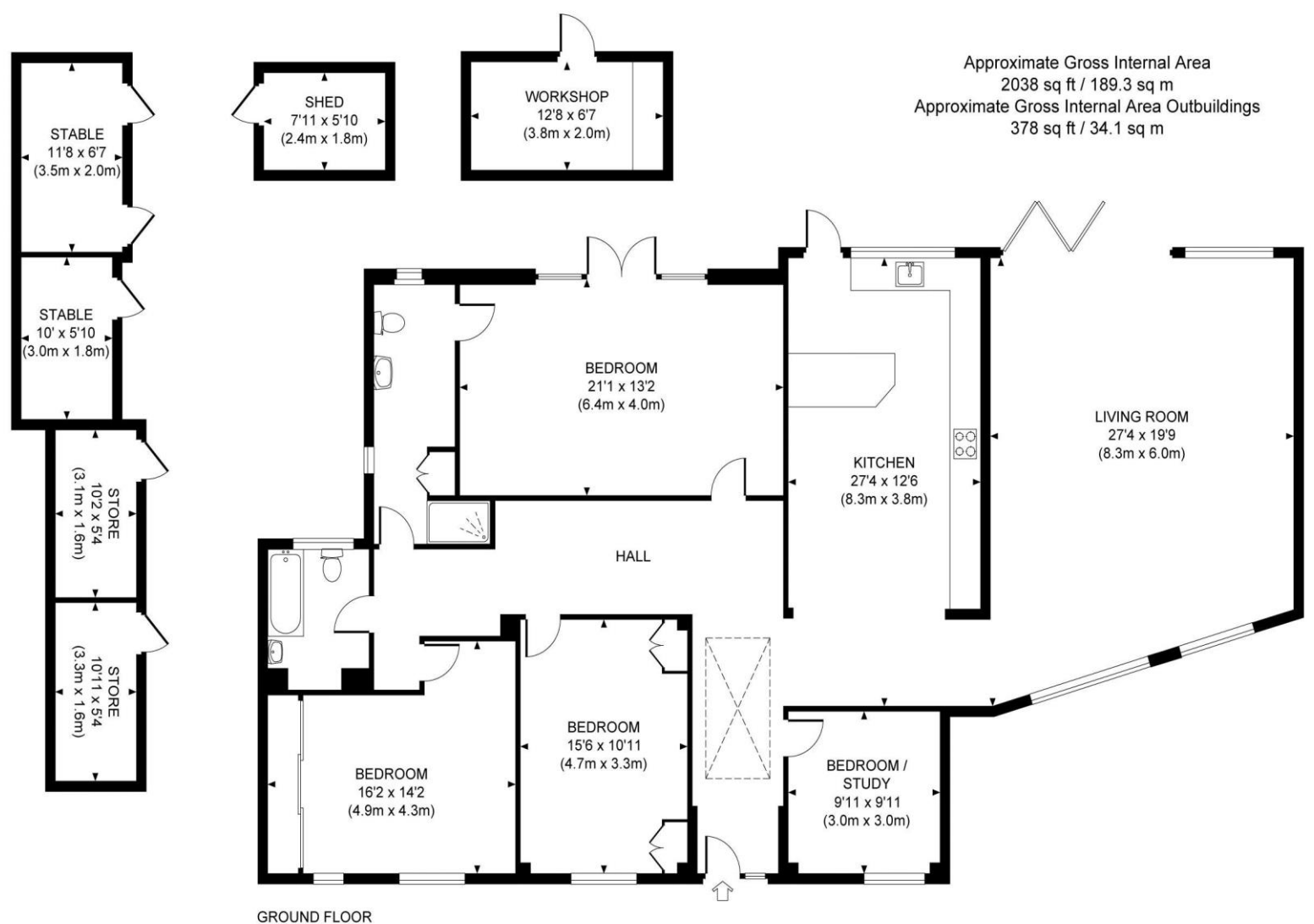
£1,195,000 Freehold

### Directions

From our offices in East Horsley proceed through the shops along the Ockham Road South and turn left at the junction with the A246 towards Leatherhead. Salmons Road will be found after about a mile on your left hand side and The Old Stables will be found after approx. 200m on the left hand side.

### Local Authority

Guildford Borough Council: 01483 505050



**The Old Stables, Salmons Road, Effingham, Surrey, KT24 5QH**

With wonderful countryside views and set in a stunning semi-rural location in Effingham, a four bedroom, two reception room contemporary stable conversion with numerous outbuildings.



**THE PROPERTY** This stunning modernist home is situated down a quiet semi-rural lane in Effingham in ½ acre grounds with wonderful rural views over neighbouring paddocks. As you enter the hall it is bathed in natural light via a stunning pyramid glass roof light. The contemporary open plan feel continues through to the large kitchen/dining room with white kitchen units incorporating a breakfast bar and room for a large dining table. Appliances include integrated double oven, microwave and induction hob, American style fridge/freezer. From the kitchen a wide arch leads to a vast main reception room with bi-folding doors which lead out onto the sunny west backing patio. From here you have wonderful rural views. A large master bedroom suite also has access to the patio and has an en-suite shower room. Bedrooms two and three are both large doubles and have built-in storage. Bedroom four is a smaller double bedroom but currently is being used as an office. There is a family bathroom that serves those bedrooms. The property is approached by a long driveway with a turning square with parking for numerous cars as well as a large area of lawn. On the right hand side of the property through a five bar gate is further parking and a concrete base ready for a garage to be built stpp. To the rear there is a large patio with lovely countryside views, lawn, raised shrub and flower beds and a selection of useful outbuildings, all with power, that could easily be converted into home offices. The well-respected Howard of Effingham School is just over a mile away and Effingham village can be reached via a country footpath at the end of the road. East Horsley village centre and station with trains to London Waterloo & Guildford is just over a two mile drive. Council Tax Band F.

