



**The Coach House, Guildford Road,
Effingham, Surrey, KT24 5QA**

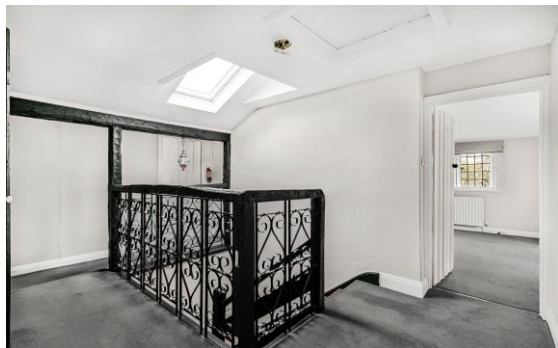
£799,950 Freehold

Directions

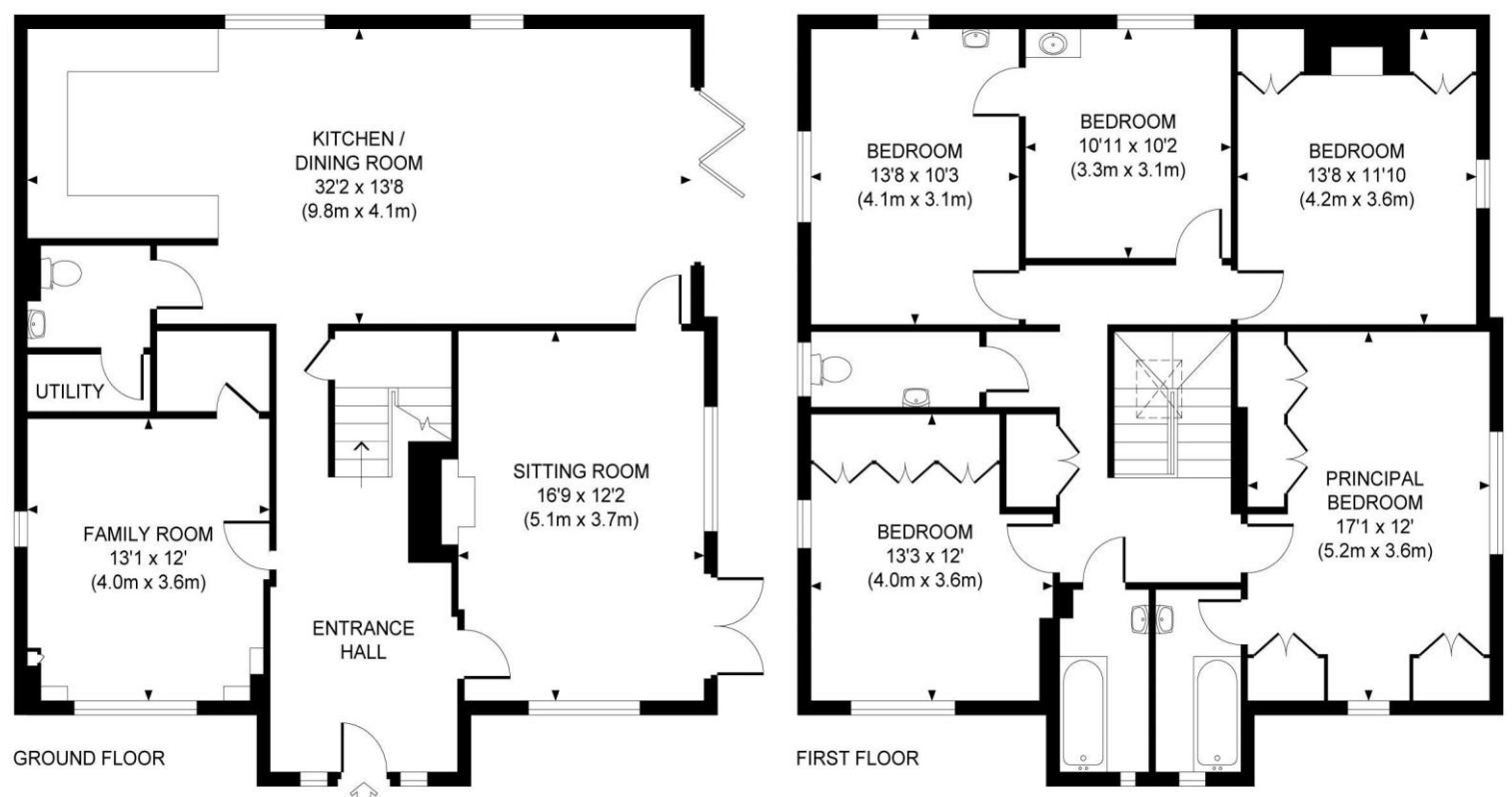
From our East Horsley office turn left along the Ockham Road South to the A246. At the T-junction turn left towards Effingham and continue down a mile into Effingham before reaching the traffic lights The Coach House will be found on the left hand side opposite Effingham Golf Club.

Local Authority

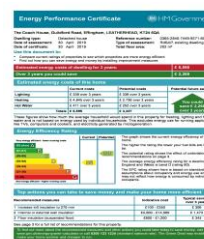
Guildford Borough Council: 01483 505050



Approximate Gross Internal Area
2107 sq ft / 195.7 sq m



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



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A five bedroom detached period former coach house with origins dating back to 1830's.



THE PROPERTY

A spacious five bedroom detached period coach house with origins dating back to the 1830's occupying a good size plot situated opposite Effingham Golf Club, within walking distance of The Howard of Effingham school and a short walk of local shops. A fine oak front door and large hallway with oak flooring and exposed beams welcomes you and provides access to the spacious living room again with a beamed ceiling and feature fireplace. There is a separate good size study/snug and set to the rear is an open plan kitchen/breakfast/family room with doors out to the large private gardens. A downstairs cloakroom/utility room and boiler room complete the ground floor, whilst on the first floor there are five excellent bedrooms, two bathrooms, one being en-suite to the main bedroom and a further cloakroom. The property could do with some updating, however it is perfectly comfortable and provides a wonderful opportunity to create a spacious detached family home with a wealth of character with good size gardens. Council Tax Band G.

