



**Queensleigh, Salmons Road,
Effingham, Surrey, KT24 5QJ**

£1,325,000 Freehold

Directions

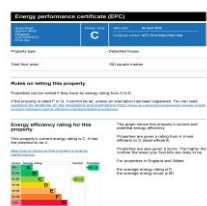
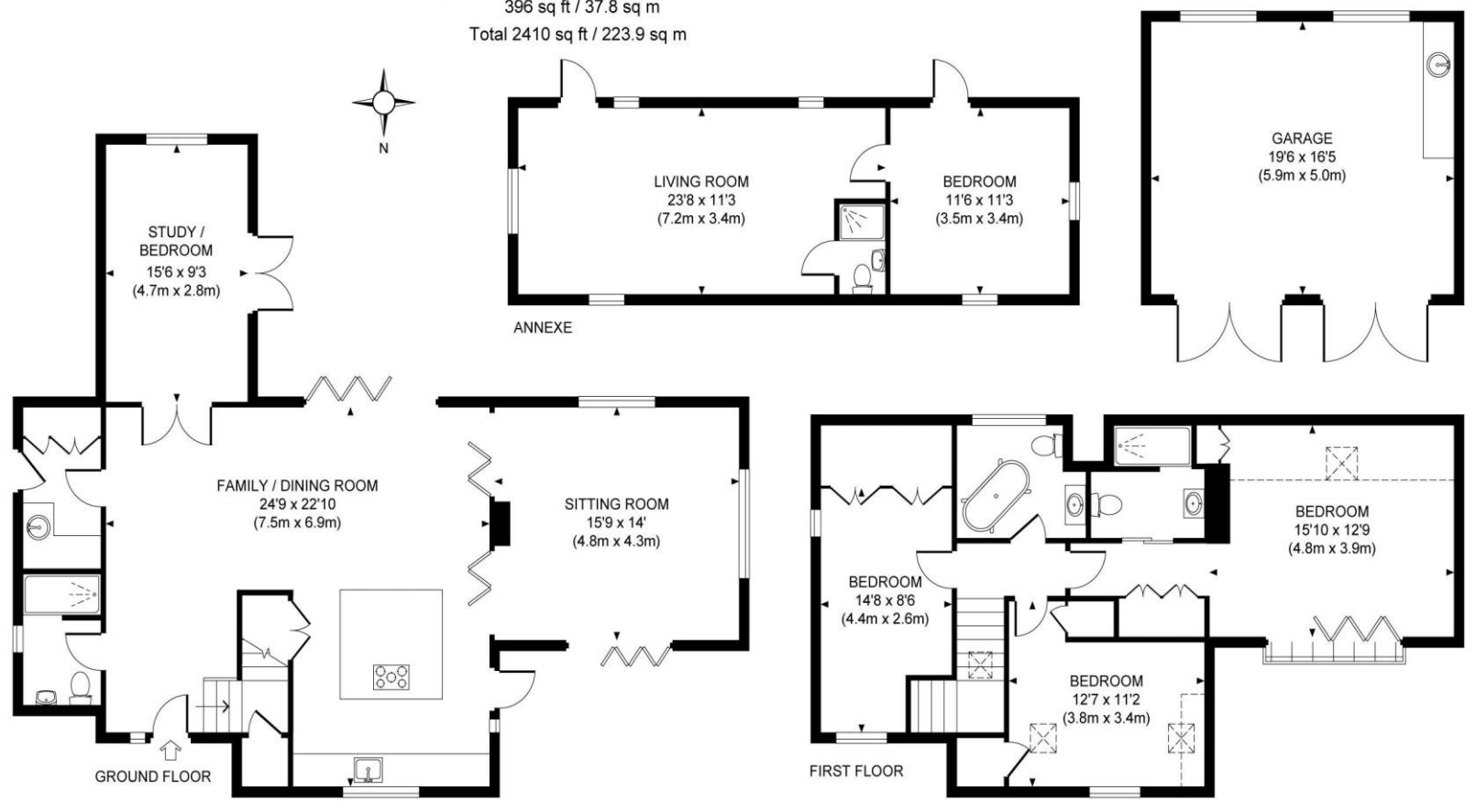
From our offices in East Horsley, turn left onto the Ockham Road South and continue until you reach the A246. Turn left and continue down the A246 for 3 / 4 of a mile and take the turning on the left hand side into Salmons Road. On Salmons Road bear right on the road and Queensleigh will be found on the right hand side.

Local Authority

Guildford Borough Council: 01483 505050



Approximate Gross Internal Area (Garage Included)
2014 sq ft / 187.2 sq m
Approximate Gross Internal Area Annexe
396 sq ft / 37.8 sq m
Total 2410 sq ft / 223.9 sq m



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Over looking paddocks in a semi-rural location, a stunning three/four bedroom house with swimming pool and landscaped gardens on the fringes of Effingham.



THE PROPERTY A stunning three/four bedroom, three bath/shower room house located on a sublime open aspect plot of approximately 0.4 acres in a semi-rural lane on the fringe of Effingham village overlooking paddocks and fields. The property encompasses a raised swimming pool surrounded by a glorious sun deck and patio adjacent to the house, rear courtyard, landscaped gardens, a one bed cabin/annexe and detached double garage. The ground floor is predominately open plan with bi-fold doors out to the courtyard from the kitchen/dining/family room. A fabulous room that is ideal for entertaining as two sets of retractable doors either side of the double sided glazed cassette fireplace lead through to the lounge giving a focal point to both rooms. This light and bright triple aspect room also has a set of bi-fold doors leading out to the pool deck and garden beyond. The well-equipped contemporary kitchen includes a substantial island unit with a breakfast bar to one side. An additional reception room with double doors out to the courtyard doubles up as a fourth bedroom, if required, otherwise it's a wonderful study or snug serviced by the cloakroom with an excellent walk-in shower. The utility room with a useful stable door to the side completes the ground floor. Please note that there is underfloor heating throughout the ground floor. The highlight of upstairs is the dual aspect master bedroom with floor to ceiling bi-fold doors out to a glazed Juliet balcony overlooking the pool, garden and adjacent paddocks, built-in wardrobes and a modern ensuite shower room. The further two double bedrooms also have built-in storage and make use of the contemporary family bathroom with a designer free standing bath. There is ample parking on the gated driveway where the double garage is located together with a stable block that has been converted into a one bed annexe, ideal for guests, a teenager or au pair. Please note that there is planning permission for a replacement annexe, 23/P/00991 Guildford Borough Council, granted on 15 February 2024. The property is available with no onward chain. Council Tax Band F.

