



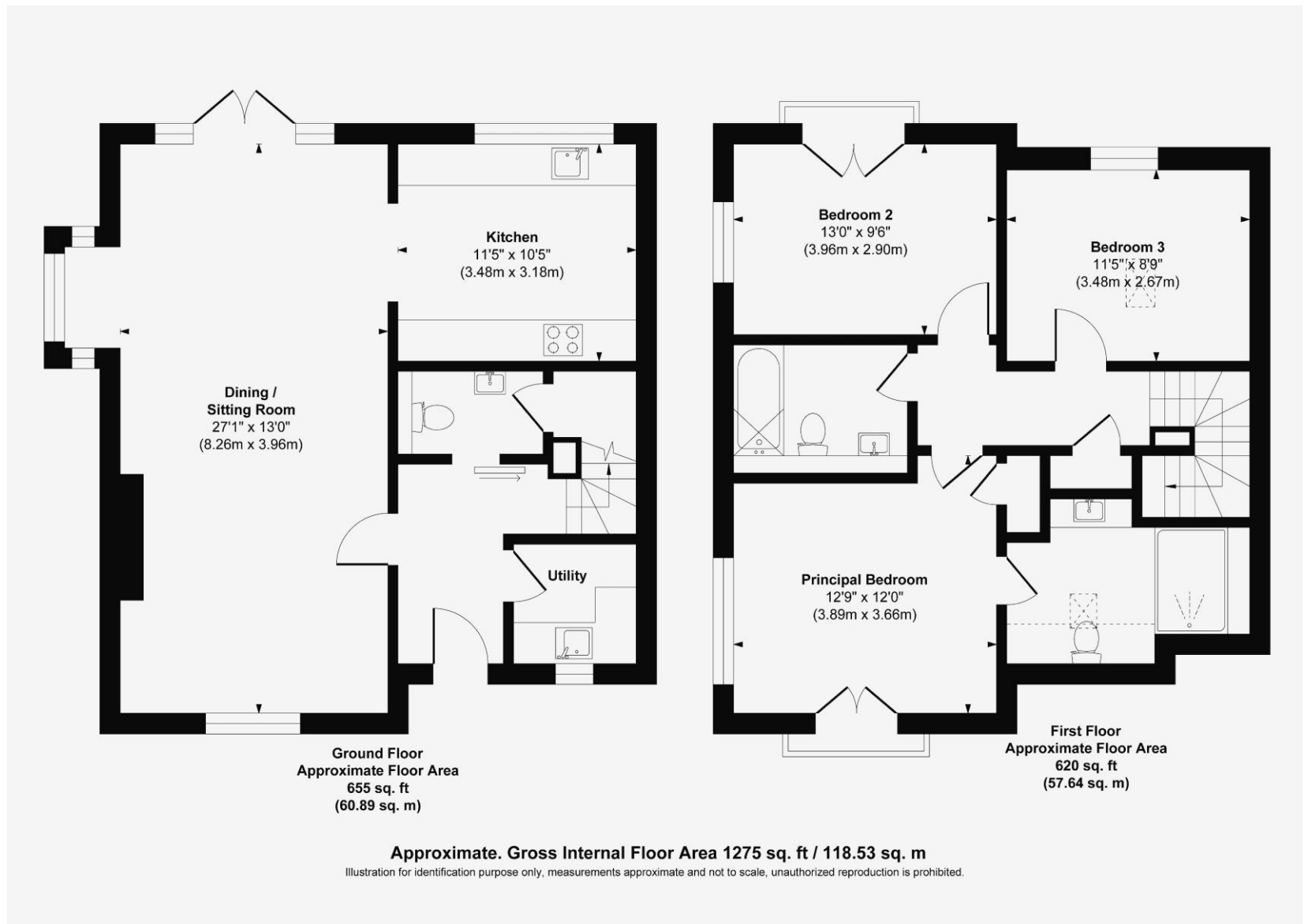
**Plots 1 & 4, Effingham Mews,  
The Street, Effingham, Surrey, KT24 5LU**      **Price from £775,000 Freehold**

## Directions

From our offices in East Horsley take the Ockham Road North for about a 1/3 of a mile and turn right up The Drift. At the end of The Drift turn left onto Forest Road and after a 1/4 of a mile turn right into Effingham Common Road. Proceed for 1.5 miles and on entering Effingham Village proceed straight over the double mini roundabout and Effingham Mews will be found a short way along on the left.

## Local Authority

Guildford Borough Council: 01483 505050



**n.b. Plot 4 is handed and doesn't have the bay recess in the lounge**



**Plot 4, Effingham Mews, The Street, Effingham, Surrey, KT24 5LU**

A development of just four Mews Homes with private parking and gardens built by Castellum Homes to an exceptionally high standard with private gardens and parking situated close to historic Effingham Village centre.



**THE PROPERTY** Designed by the award winning architects, Fletcher Crane, Effingham Mews is an exclusive development of just four bespoke houses situated a short walk from Effingham village centre. The quality and attention to detail is evident complementing the contemporary design which includes attractive clay tile elevations, high quality fenestration, integrated Neff appliances and elegant herringbone flooring. An energy efficient air source heat pump provides the hot water with underfloor heating throughout the ground floor and radiators upstairs. The mirrored pair of three bedroom houses offer a 27' sitting/dining room open to the designer kitchen, with separate utility room and cloakroom. Upstairs the principal bedroom has a built-in wardrobe and luxury ensuite shower room. The other two double bedrooms are serviced by the family bathroom. The private rear gardens are secluded and have an Indian sandstone terrace opening to a good size lawn and shrub bed, ready for the new owner to make their mark. Please note plot 4 is terraced with sleeper steps to the lawn area. Undercroft allocated off-street parking is provided together with an EV charging point and the development is accessed by private security providing an air of exclusivity. Effingham Junction station is just over 1 ½ miles up the road and Effingham village offers a good selection of local shops catering for daily needs and is just a short walk away. The houses come with a full 10 year structural warranty and there is an estimated management charge of £60 per month.

