



# HENSHAWS



**Bronte Cottage, Dirtham Lane,  
Effingham, Surrey, KT24 5SD**

**£800,000 Freehold**

## Directions

From our office in East Horsley turn left on the Ockham Road South up to the A246. Turn left towards Effingham and after about 1/2 mile turn left into Dirtham Lane. Bronte Cottage will be found along on the right hand side.

## Local Authority

Guildford Borough Council: 01483 505050

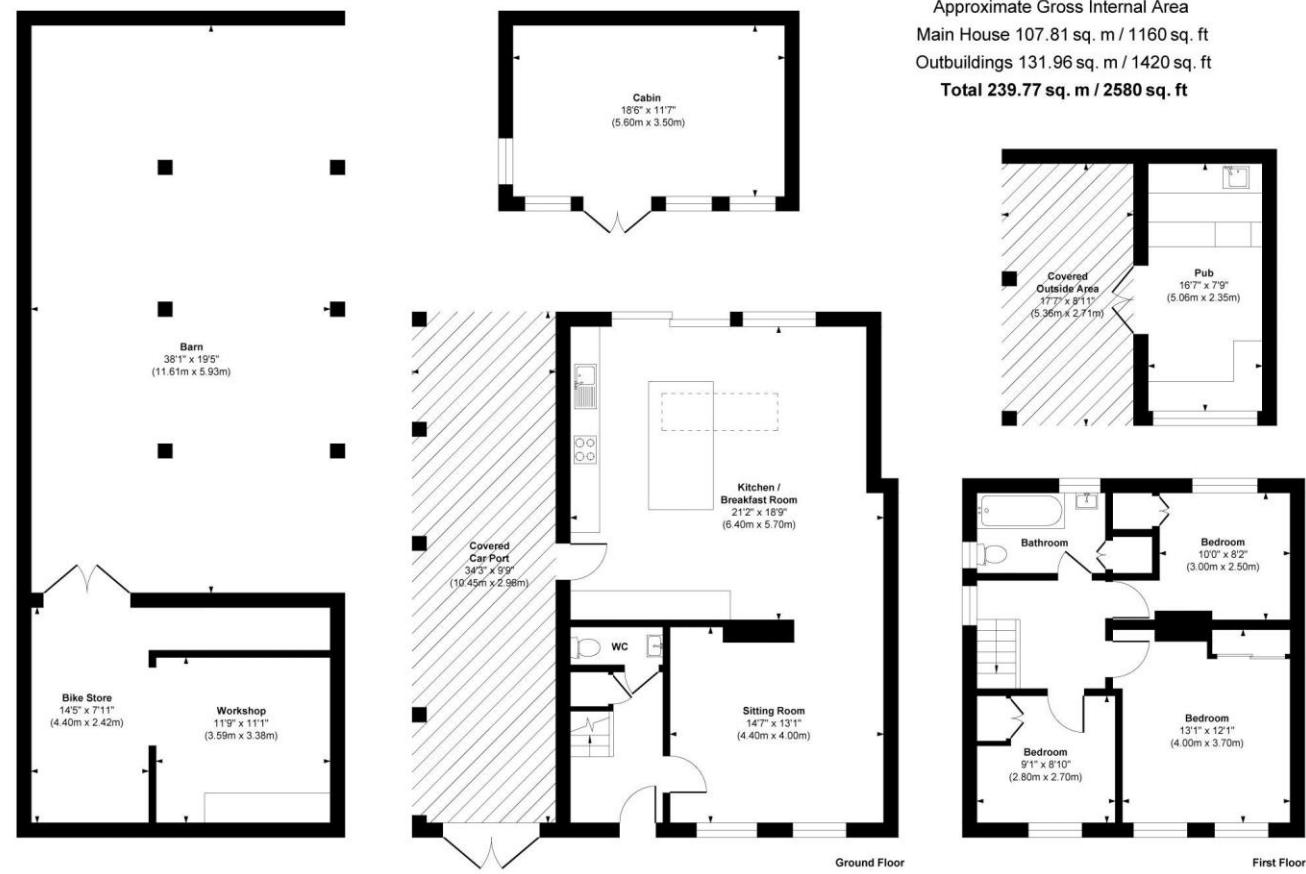
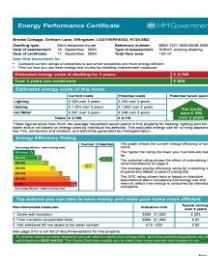


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**HENSHAWS**

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**Bronte Cottage, Dirtham Lane, Effingham, Surrey, KT24 5SD**

Situated in a semi-rural location, a rare opportunity to purchase a well-proportioned three bedroom home offered in excellent order throughout with the benefit of approximately one acre of land including a paddock.



**THE PROPERTY** A rare opportunity to purchase a well-proportioned three bedroom home offered in excellent order throughout with the benefit of approximately one acre of land that includes a paddock. This spacious semi-detached home has been modernised in recent years to include a contemporary kitchen and recently fitted luxury family bathroom. The focal point of the house is the exceptional kitchen/dining/family room, which is set at the rear of the house and has lovely views over the garden and paddock beyond. In addition on the ground floor is a living room and downstairs cloakroom, whilst the first floor has two double bedrooms and good single bedroom, serviced by the contemporary family bathroom. Outside there is ample parking for several cars to the front giving access to the secure carport on the side. The original garage, located in the garden, has been professionally fitted out as a superb pub that needs to be seen to be believed! This is complimented by a covered outdoor seating area, ideal for a BBQ. There is also a fully lined and insulated timber cabin with lovely views, adjacent storage shed and a 4 bay open barn. The exceptional grounds include a formal garden with a recently replaced deck immediately to the back of the house with lawn opening to the large paddock set to the rear. The grounds in total extend to nearly one acre. Near the house a footpath leads down through woods into East Horsley village centre via Horsley Sports Club and to the south there are country footpaths leading up into the Surrey Hills, an Area of Outstanding Natural Beauty. Council Tax Band E.

