



**Plot 3, Effingham Mews, The Street,
Effingham, Surrey, KT24 5LU**

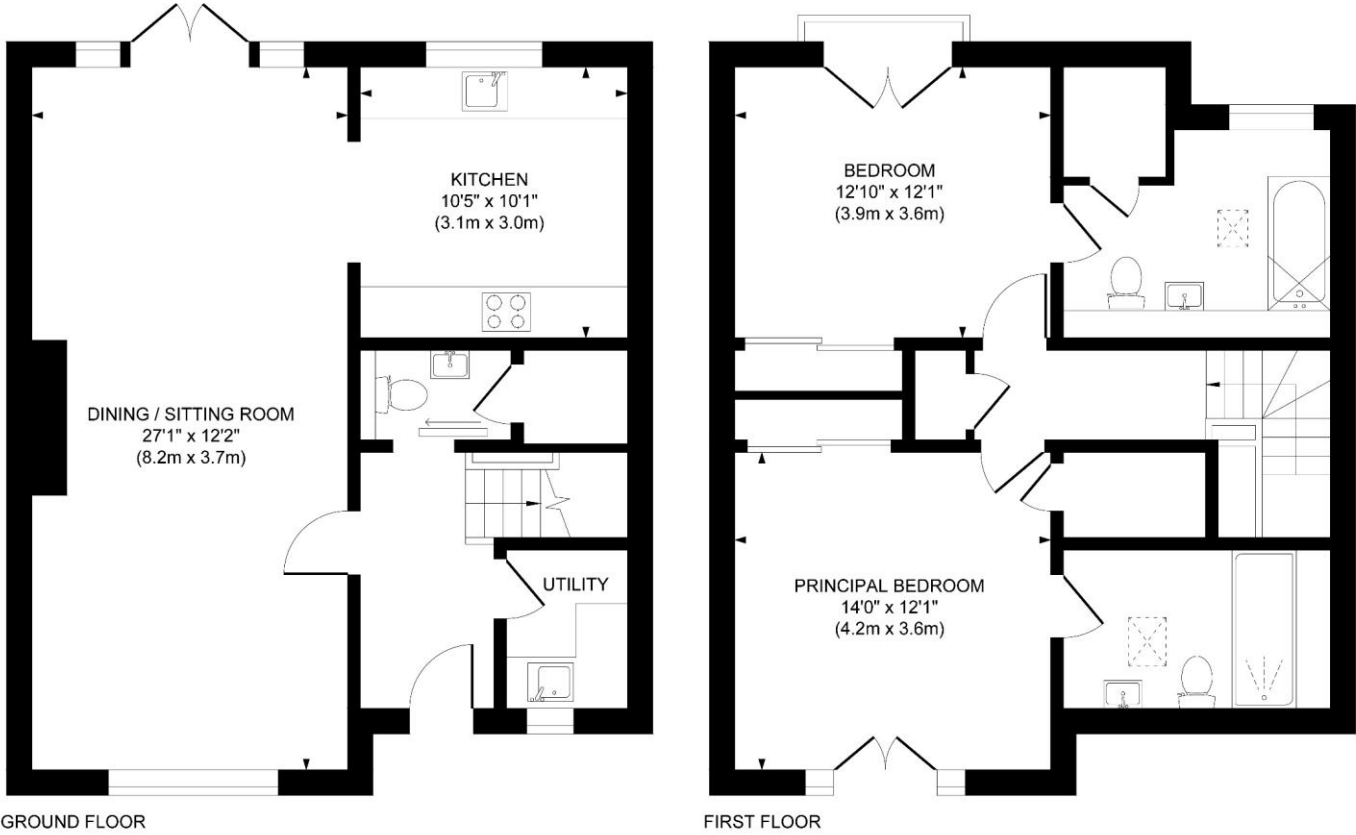
£665,000 Freehold

Directions From our offices in East Horsley, take the Ockham Road North for about a 1/3rd mile and turn right up The Drift. At the end of The Drift turn left onto Forest Road and after a quarter mile right into Effingham Common Road. Proceed for about 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.



Approximate Gross Internal Area
1177 sq. ft / 109.37 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 decisions reliant upon them.

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



THE PROPERTY

Designed by the award winning architects, Fletcher Crane, and built to an exceptionally high standard by Castellum Homes, 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 that 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 with radiators upstairs. The mirrored pair of 2 bedroom houses offer a 27' sitting/dining room open to the designer kitchen, utility room and cloakroom. Upstairs there are two excellent double bedrooms, both with large wardrobe space and one with a large en-suite shower room whilst the other has a good size en-suite bathroom. Out the back the secluded gardens have an Indian sandstone patio and lawn areas. Allocated undercroft parking is provided and the development has secure access giving an air of exclusivity. Effingham Junction station is just over 1 ½ miles away, whilst the local shops in the village centre are just a short walk. The houses come with a full 10 year structural warranty.

