



HENSHAWS



Crabtree Cottage, Paddock Grove, Effingham, Surrey, KT24 5QA - £650,000 Freehold

Directions

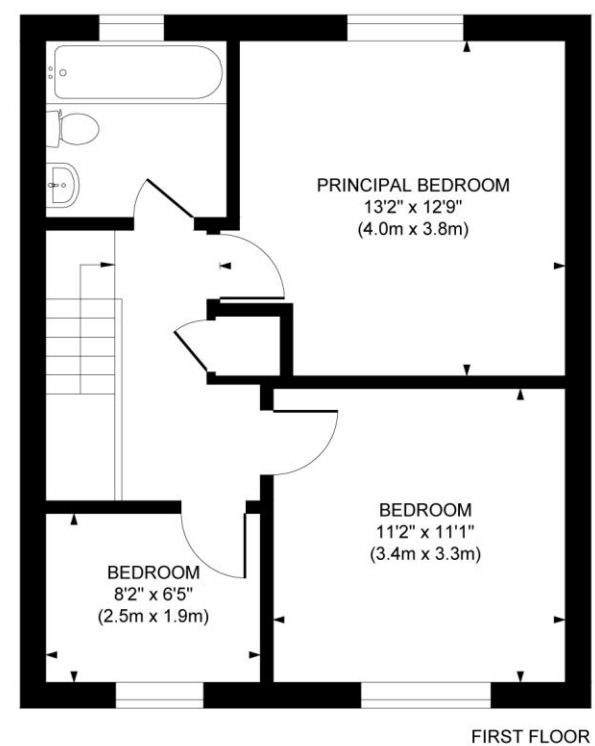
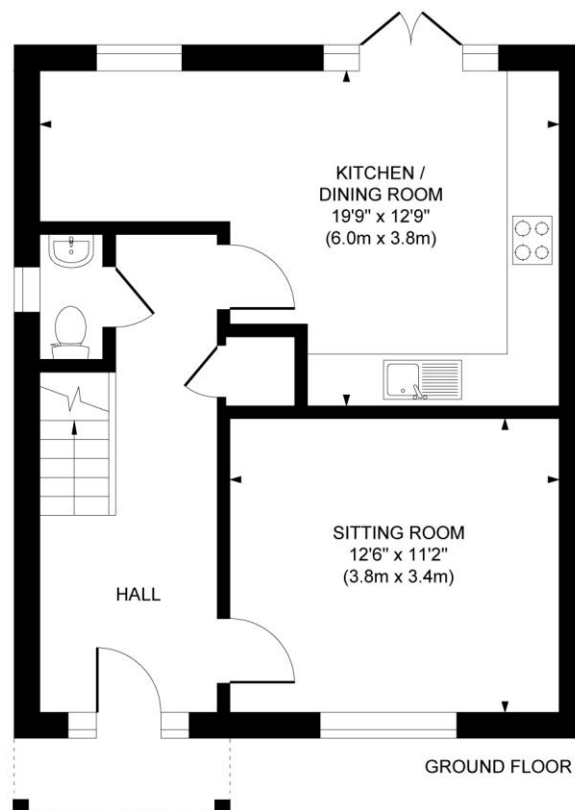
From our offices take the Ockham Road South for about one mile and turn right on the Guildford Road for about 2 miles. Upon reaching Effingham Golf Club on the right and shortly before the traffic lights the development will be found on the left hand side, with Crabtree Cottage a short way in on the right.

Local Authority

Guildford Borough Council: 01483 505050.



Approximate Gross Internal Area
967 sq. ft / 89.84 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.



HENSHAWS

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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

**Crabtree Cottage, Paddock Grove,
Effingham, Surrey, KT24 5QA**

A semi-detached house being the first of two properties released in a superb new development of nine new homes by Roundtree Development Limited situated opposite Effingham Golf Club.



THE PROPERTY Paddock Grove, Effingham is a collection of just nine new detached and semi-detached properties and one refurbished home forming an exclusive private development. Situated adjacent to Effingham Golf Course and close to local amenities, Paddock Grove has been carefully designed to fit seamlessly into its semi-rural environment. The attractive brickwork and elegant interiors blend design and practicality combined with quality fixtures and fittings including bespoke kitchen design by Sigma kitchens, including quartz working surfaces and ‘Neff’ appliances, together with premium sanitary ware. Built by a local company, accredited by the Federation of Master Builders, the specification exceeds current Building Regulation requirements, these energy efficient homes include air source heat pumps and are backed by a 10 year New Homes warranty. Crabtree Cottage, 3 Paddock Grove is the first of two properties to be released and are available for occupation in late spring 2025. The pair of semi-detached homes have two excellent double bedrooms and first floor study, with a luxury bathroom whilst on the ground floor is a generous entrance hall, cloakroom, a light and airy living room and large kitchen/breakfast room giving access to the good size private rear gardens. The two properties enjoy a private courtyard setting with an attractive walled surround and ample parking for each home. N.B. some interior photographs have been virtually furnished and some landscape pictures have been digitally enhanced whilst the overall development pictures are CGI's. Council Tax Band TBC.

