



Lower Farm Road, Effingham



A development opportunity in Effingham, KT24.

A fabulous opportunity to purchase an unmodernised property on a south-easterly facing plot of just over 1/3 acre, with planning permission in place for erection of a replacement dwelling following demolition of an existing detached house and integral garage. (Guildford planning reference: 21/P/02322). Located on one of the area's most popular private roads, just over 0.6 miles from Effingham Junction station, this imposing home has just under 2,100 sq ft over two floors. The current accommodation offers five bedrooms, a family bathroom, two reception rooms, a kitchen/breakfast room, a large hall and an integral garage, but it is in need of complete refurbishment/replacement.



Tenure: Freehold

Local authority: Guildford Borough Council

Council tax band: G



There is plenty of space with parking for numerous cars to the front. The rear gardens are a particular feature due to their size and the fact that they back on to a paddock.

Despite being wonderfully rural, it is easily accessible to the main arterial routes and airports. Effingham village, which offers local shopping, two inns, churches, and a mainline train service to London Waterloo, is nearby.

Cobham, Dorking, and the county town of Guildford are within easy reach for more comprehensive shopping and recreational facilities. The area has an excellent choice of private and state schools, including the American Community School, Reeds, St.Teresa's, Cranleigh, Manor House, Cranmore and The Howard of Effingham.

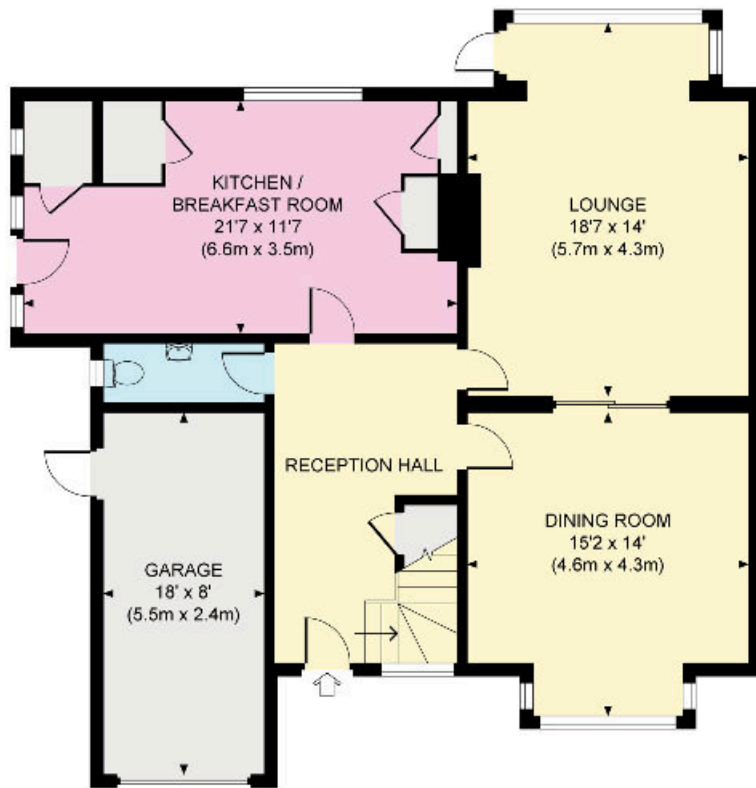
For the sporting enthusiast, numerous golf courses are nearby, including Effingham Golf Course and Wisley and Wentworth.



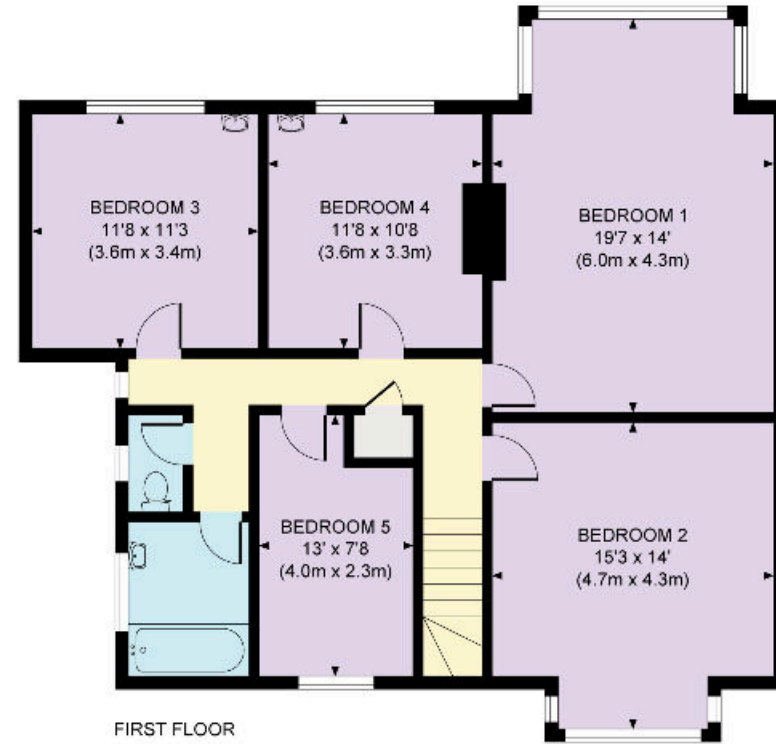




Approximate Gross Internal Area
2070 sq ft / 192.3 sq m



GROUND FLOOR



FIRST FLOOR

Knight Frank
Cobham
50 High Street
Cobham
KT11 3EF
knightfrank.co.uk

I would be delighted to tell you more

Charles Davenport	Tom Knowlden
01932 591602	01932 591610
charles.davenport@knightfrank.com	tom.knowlden@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2024. Photographs and videos dated April 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.