

Guildford Road, Effingham, KT24





A superb detached house with **views over the golf course** in Effingham, KT24.

Summary of accommodation

Ground Floor: Entrance hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Utility/laundry | WC | Plant room
Integral garage

First Floor: Principal bedroom suite with en suite bathroom | Five further bedrooms, one en suite | Family bathroom

Second Floor: Office/games room | Storage

Garden and Grounds: Mature gardens with herbaceous borders | Orchard | Swimming pool | Outbuilding with pool changing facilities

In all about 0.9 acres

Distances

Effingham station 2.1 miles, Cobham & Stoke D'abernon station 6.1 miles, Leatherhead 4.2 miles, Central London 28 miles

London Heathrow airport 22 miles, Gatwick airport 26 miles

(All distances and times are approximate)



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

Charles Davenport
01932 591602
charles.davenport@knightfrank.com

Tom Knowlden
01932 591610
tom.knowlden@knightfrank.com

Situation

Situated in a popular location, this beautifully presented detached family home retains a range of character features. It is set in large, delightful gardens and grounds, with stunning views over Effingham Golf Course.





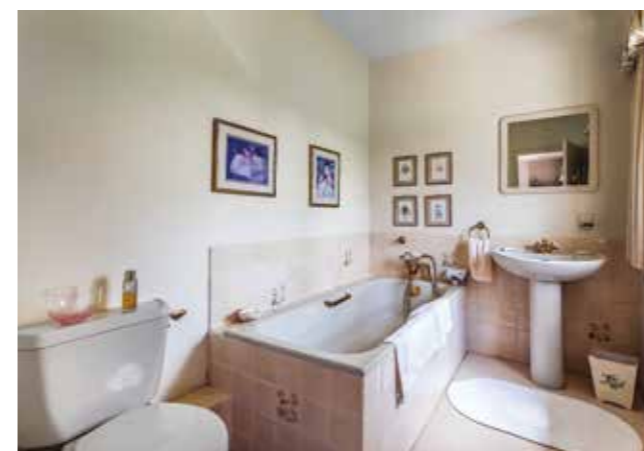
The property

The entrance hall leads to a large drawing room, which has access to the dining room, sitting/TV room and kitchen/breakfast room, which has doors leading out to the rear patio and gardens.

The first floor includes a principal bedroom suite, bedroom suite, four additional bedrooms and a family bathroom. The top floor is currently used as a games room/office.

Gardens and grounds

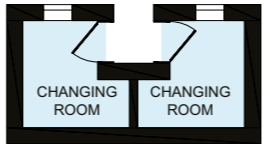
The exceptional mature gardens extend to around 0.9 acres and include a swimming pool, orchard, herbaceous borders and glorious far-reaching views over Effingham Golf Course.



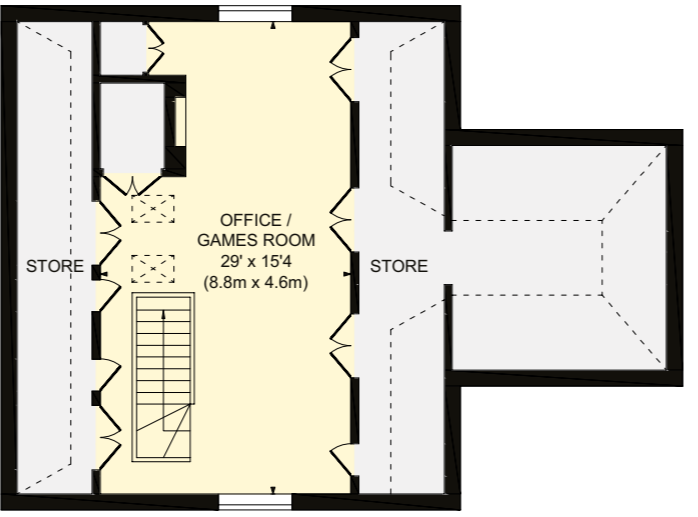
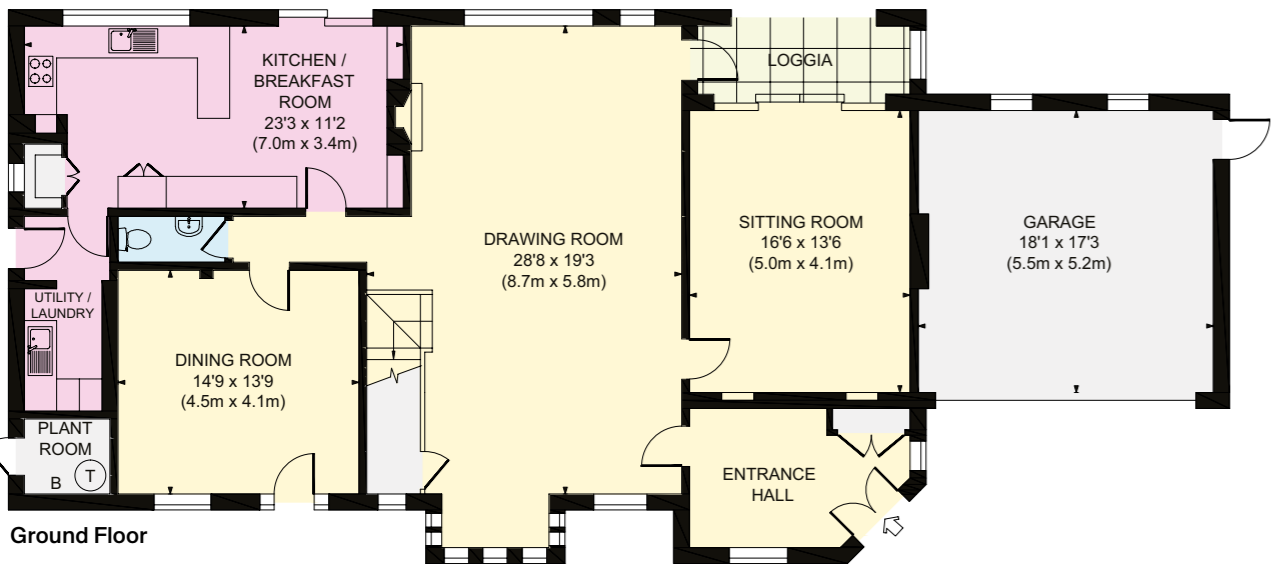
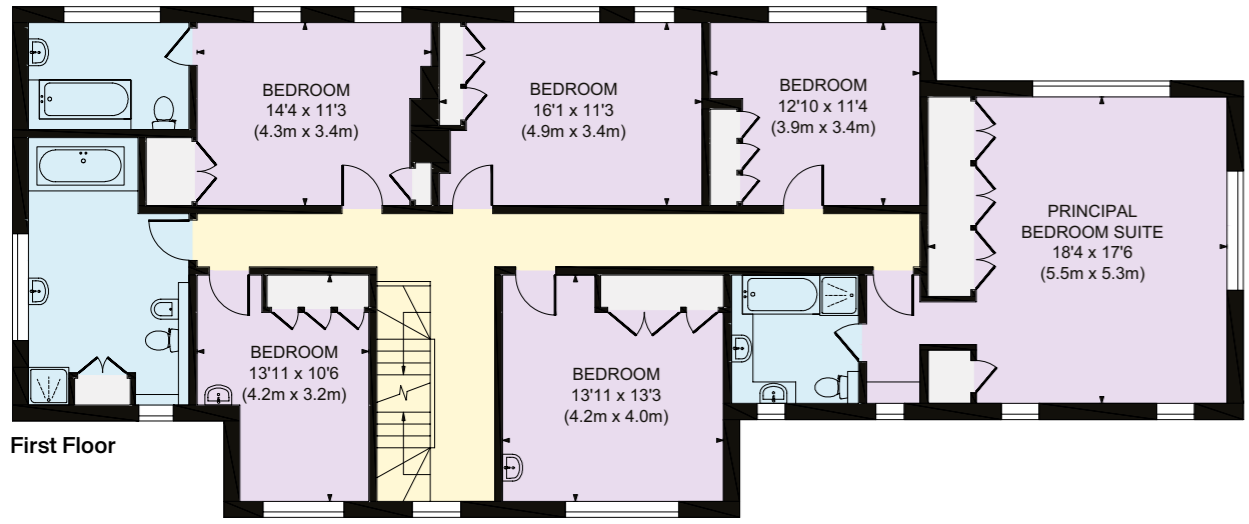
Approximate Gross Internal Floor Area
4612 Sq. Ft / 428.5 Sq. M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Outbuilding



Property information

Tenure: Freehold

Local Authority: Guildford Borough Council

Council Tax: Band H

EPC Rating: E



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.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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