

Lower Farm

Effingham, Surrey





A **fabulous Grade II listed** home including guest cottage, tennis court, and swimming pool, within walking distance of a mainline train to London.

Summary of accommodation

Reception hall | Dining room | Drawing room | Kitchen/breakfast/family room | Utility | Boot room | Two WCs

Principal bedroom with dressing room, en suite bathroom and sitting room | Bedroom with walk in wardrobe and en suite bathroom | Further bedroom and bathroom and a study on this floor

A further large bedroom and bathroom on the top floor

A separate one bedroom cottage with en suite bathroom, kitchen and reception room

Pool house with bathroom, kitchenette, gym and store room

Changing room | Sauna | Pump room

Garaging | Machinery store

Tennis court | Swimming pool | Treehouse

In all about 5.6 acres

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Situation

Lower Farm is superbly located for an astonishing array of schools for all ages including St Teresa's in Effingham, Cranmore in West Horsley, ACS International in Cobham, City of Freemans at Ashted, along the Royal Grammar School and Guildford High. Effingham provides local shops for day to day needs whilst Cobham High Street is only three and a half miles away with it's wide array of boutiques, restaurants, and supermarkets. For more extensive shopping and leisure facilities the county town of Guildford is easily accessible being nine miles distant. As well as being perfectly situated for the station the road connections are marvellous with the A3 junction four miles away providing easy links to the M25, London, the wider motorway network and both Heathrow and Gatwick airports.

Built in the 17th Century, Lower Farm is a beautiful country house situated in a private and sought after location in Surrey set behind electric gates.



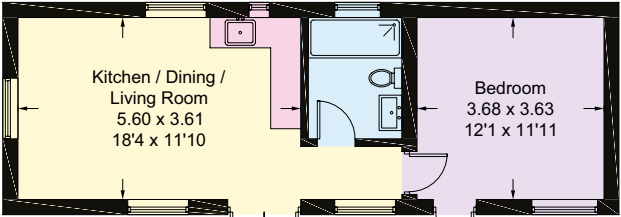
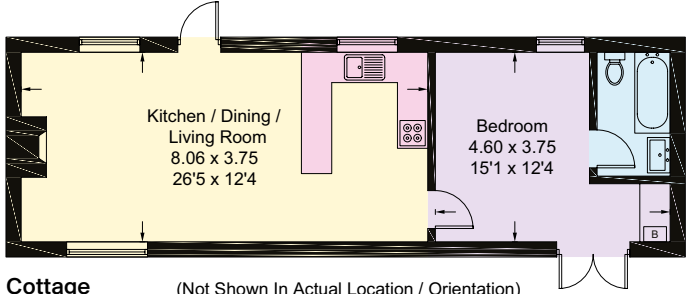
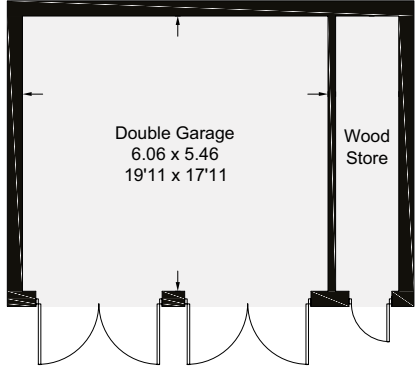
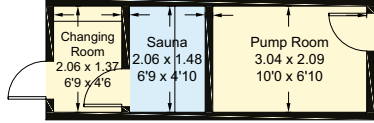
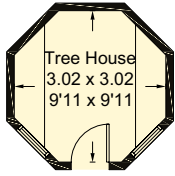
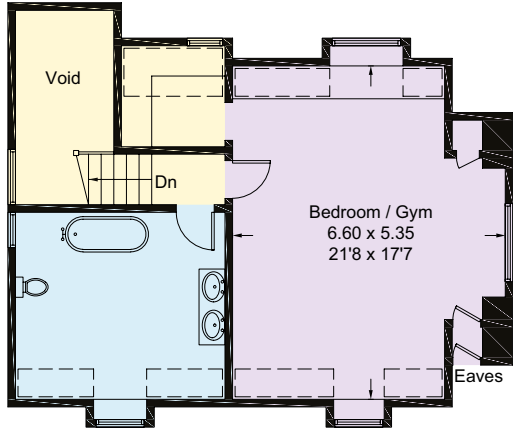
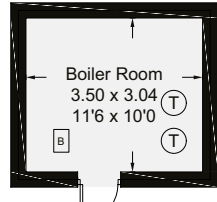








- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Floor Area:
Total = 614.2 sq m / 6610 sq ft (Excluding Void)
Main House = 450.8 sq m / 4852 sq ft
Basement = 10.8 sq m / 116 sq ft
Cottage = 48.5 sq m / 522 sq ft
Pool House = 42.1 sq m / 453 sq ft,
Outbuildings = 62.0 sq m / 667 sq ft

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.

[Dashed line symbol] = Reduced headroom below 1.5m / 5'0"







Services

Mains water, electricity, drainage and gas-fired central heating with underfloor heating and radiators.

Property information

Tenure: Freehold
Local Authority: Guildford Borough Council: 01483 505050
Council Tax: Band H
EPC Rating: E
Postcode: KT24 5JG
what3words: ///output.puppy.whips



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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