



GUILDFORD ROAD

Effingham, Leatherhead, Surrey, KT24



AN EXCEPTIONAL FIVE BEDROOM DETACHED FAMILY HOME

Plus an impressive garden studio
for sale in Effingham, KT24.



Local Authority: Guildford Borough Council

Council Tax band: H

Tenure: Freehold





DESCRIPTION

You would be forgiven for thinking that this charming home was located in the middle of Sussex or Hampshire but it is in fact located just outside of Cobham in semi-rural Effingham!

This attractive home is set behind electric gates and the majority of the mature and secluded grounds are south-west facing. There is a large driveway at the front which provides ample parking, access to a garage and an EV charger.

Believed to have been built around 1900 with materials found along the Pilgrims Way, 'Pilgrims' is an attractive and sympathetically modernised five-bedroom, five-bathroom, character home plus studio, which sits on a beautifully landscaped 0.34 acre plot.

There is a wonderful mix of character and charm, highlighted by the beamed living room, which has feature fireplaces at both ends and an inscription from Chaucer's Canterbury Tales. From here you walk into the kitchen breakfast family room, which by contrast, has vaulted ceilings, two huge sets of bi-fold doors and a contemporary kitchen which features a



large island. The kitchen offers a truly exceptional place to entertain whilst facing south overlooking the magnificent and generous courtyard garden. The garden is surrounded by terraces which provide a superb and sunny haven for al fresco dining. The current owners have converted the former reception room on the right side of the ground floor into a brilliant annexe space with en suite shower room and rear access. There is also an extensive utility/boot room and guest cloakroom on the ground floor.

On the first floor there are four spacious bedrooms, with the principal suite having its own luxury en suite and dressing room. The spectacular second bedroom has a vaulted ceiling and modern en suite also. The other two bedrooms share a well-appointed family bathroom.

The exceptional studio has recently been built by the current owners and is a brilliant versatile space. Currently the studio is set up as a home office and games room, it could also be used as a separate annexe as it has a kitchen and en-suite bathroom. Three sets of glass sliding doors ensure it has a bright and spacious feel. From the kitchen there is access to the garage.

There are three further outbuildings, with one set up as a gym. This is a unique and special home! Come and see Pilgrims, you'll be delighted you did!

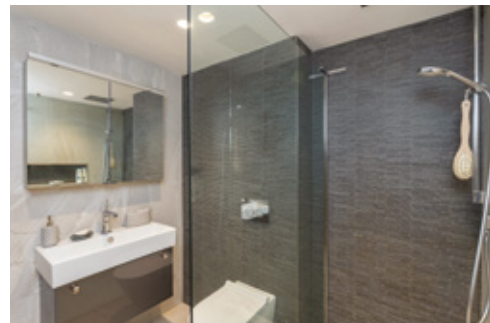


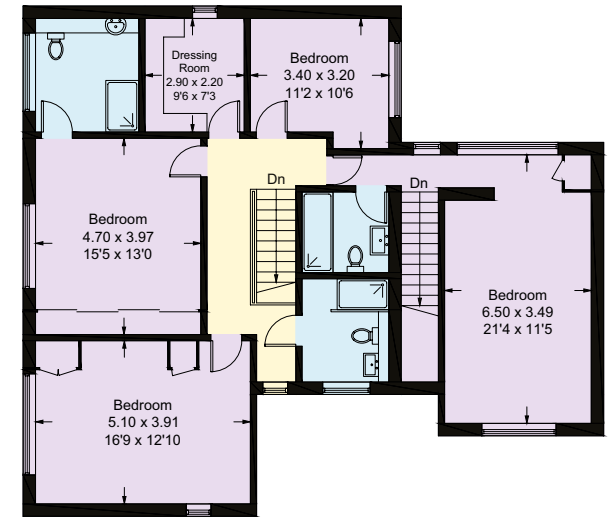


LOCATION

Pilgrims is superbly located within close proximity to the Effingham Golf Club and a great selection of schools, suitable for all ages. These include St Teresa's in Effingham, Cranmore in West Horsley, ACS International in Cobham, the Royal Grammar School and Guildford High, with the Howard of Effingham and Manor House School, Bookham within walking distance. Effingham provides local shops for day to day needs whilst Cobham High Street is only three and a half miles away boasting a 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 Effingham railway 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.

Distances: Effingham station 2 miles, Cobham & Stoke D'abernon station 6 miles, Leatherhead 4.4 miles, Central London 28 miles, London Heathrow airport 18 miles, Gatwick airport 20.4 miles (All distances are approximate).





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

Approximate Gross Internal Area = 325.0 sq m / 3498 sq ft
 Outbuildings = 132.8 sq m / 1429 sq ft (Including Garage)
 Total = 457.8 sq m / 4927 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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