



## OUTDOWNS

Effingham, Surrey, KT24







# AN IMPRESSIVE SIX BEDROOM DETACHED HOUSE

On a large plot approaching an acre  
backing onto Effingham Golf Club.



Local Authority: Guildford Borough Council

Council Tax band: G

Tenure: Freehold







## DESCRIPTION

Positioned in a discreet location, this fantastic six bedroom property has extensive accommodation over two levels with a wonderful garden on a substantial 0.96 acre plot.

This fantastic home is ideal for a large family and multi-generational living. Approached via electric gates and a tarmac drive, the front door is covered by an oak-framed porch and leads into the entrance hall.

The main living and dining room is a large, bright space with an attractive log burner, stone hearth and mantelpiece. Further to this, there is fitted cabinetry with display shelves above. Ideal for entertaining, French doors lead out from the sitting room on to the terrace. The Dining room connects through to the impressive kitchen/breakfast room that has an excellent range of kitchen cabinets with granite work surfaces.





There is a five-ring gas hob, four built-in ovens, twin door fridge freezer, dishwasher and wine fridge. There is also a substantial island with cupboards below and electrical sockets for convenience. The breakfast area is fully glazed, commanding great views across the garden and French doors out to the garden. Complementing the kitchen is a comprehensive utility room with plenty of cabinets providing storage, work surfaces and a sink, as well as space for washing machines, dryers and animal baskets.

Supplementing the reception space on the ground floor there is a family room and study. In addition to this, there are two double bedrooms, both with en suite facilities and a further reception room. This layout would comfortably accommodate a family member, carer or Au pair.

Upstairs there are four spacious bedrooms, the principal bedroom has built in wardrobes, views over the garden and an en suite bathroom. There are three further bedrooms, one with an en suite, with two sharing a family bathroom.

The garden and exterior are surrounded by lush greenery and mature trees with views over Effingham Golf Club. The garden is predominantly laid to lawn, with wooded areas and a vegetable patch. There is a beautiful pond with decking and a summer house for those peaceful moments. Across the back of the house, there is a lateral paved terrace, perfect for al fresco dining and relaxation. The property has extensive outbuildings including a stable and garden store. There is a secure garage and a timber-framed two-bay carport.

## LOCATION

Inglehurst is a highly desirable property situated in a prime location in Surrey, offering a tranquil setting and backing onto Effingham golf course. Located near a great selection of esteemed schools catering to 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.



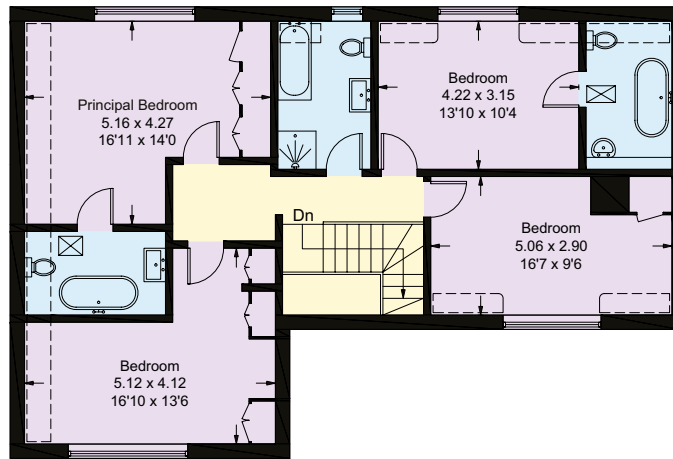


Effingham provides local shops for day-to-day needs, whilst Cobham High Street is only three and a half miles away, boasting a wide array of boutiques, restaurants, and supermarkets. For more extensive shopping and leisure facilities, the county town of Guildford is easily accessible, being nine miles distant.

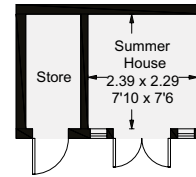
As well as being perfectly situated for Effingham railway station, the road connections are marvellous with the A3 junction four miles away providing easy links to the M25, London, the wider motorway network and both Heathrow and Gatwick airports.

**Distances:** Effingham Junction Station 3.1 miles, Cobham High Street 5.9 miles, Leatherhead 5.2 miles, A3 6.3 miles, M25 Junction 9 6.6 miles, London Gatwick Airport 18.8 miles, London Heathrow Airport 21.7 miles, Central London 30.0 miles (All distances are approximate).

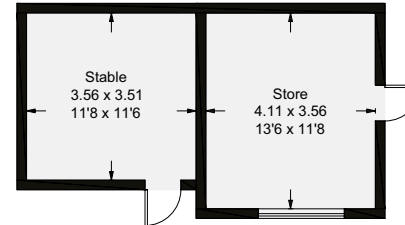




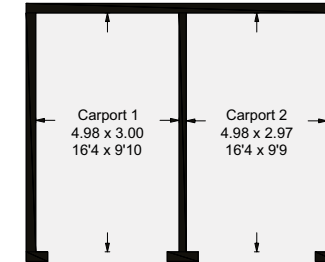
**First Floor**



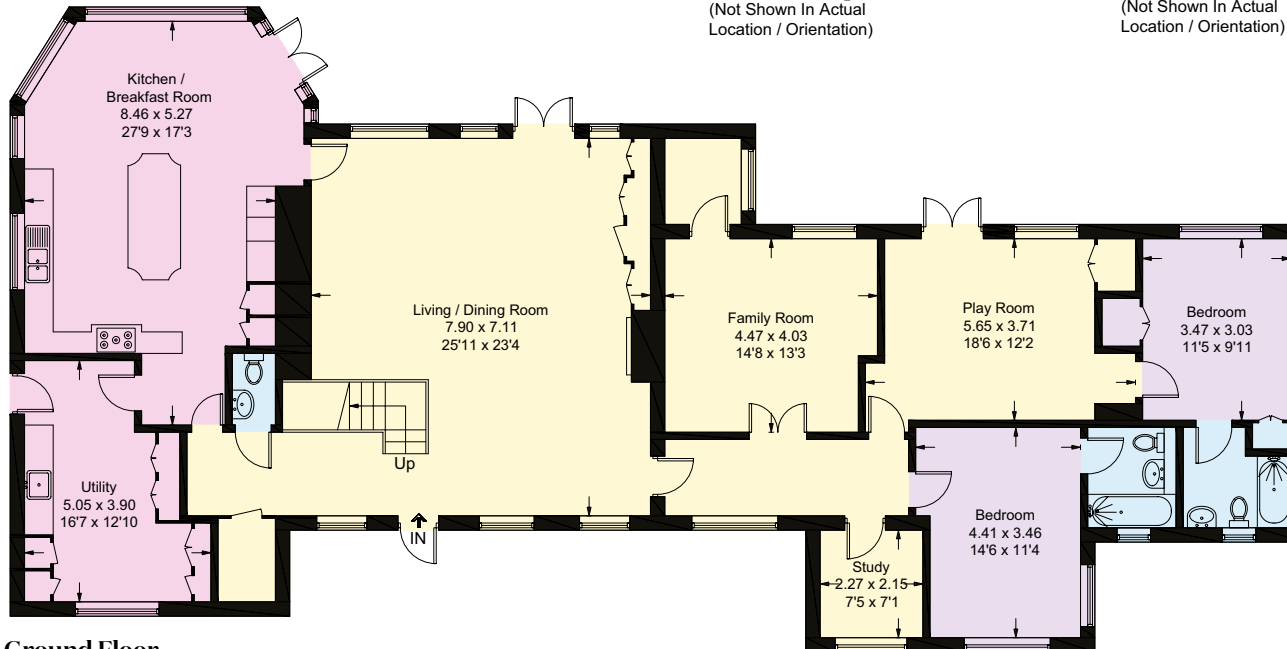
**Outbuilding**  
(Not Shown In Actual Location / Orientation)



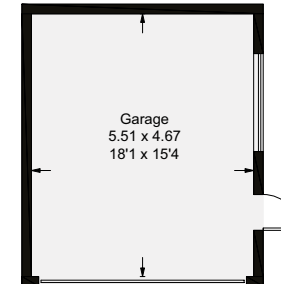
**Outbuilding**  
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



**Ground Floor**



(Not Shown In Actual Location / Orientation)



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

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

Approximate Gross Internal Area = 311.8 sq m / 3356 sq ft  
 Reduced Headroom = 8.6 sq m / 92 sq ft  
 Outbuildings = 61.2 sq m / 659 sq ft (Excluding Carport)  
 Total = 381.6 sq m / 4107 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.

We would be delighted  
to tell you more.

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