



Thistledown, Orestan Lane  
Effingham, Surrey KT24 5SN





A brand new bespoke designed bungalow, set beyond a long private gated driveway in easily maintained South facing grounds of 0.7 Acre.







## Thistledown, Orestan Lane Effingham, Surrey

We are delighted to bring to market this luxuriously appointed brand new home, ready to occupy immediately.

Set beyond a long private gated driveway, exceptional attention to detail has been applied to both the exterior and interior. Preceded by extensive visitor parking and (subject to consent) ample space for detached garaging/outbuildings, the rendered elevations are set off with brick quoins, plinths and soldier brick detailing, under a slate tiled roof.

Once over the threshold, the hallway seamlessly flows through to the main reception spaces which include the lounge installed with a focal point log burning stove and full height sliding doors to the South facing terrace and gardens. The comprehensively equipped kitchen/dining room provides all the expected built-in and integrated appliances, along with Quooker tap for instant boiling water above the Butler's sink, induction hob with central bench extraction, wine fridge and ample Quartz Silestone worktops.

The remainder of the accommodation provides 3 double bedrooms and two full bathrooms (one en-suite) both with baths and separate showers, with the main bedroom suite having its own French Doors opening onto the sun terrace.

The property benefits from underfloor heating throughout provided via the air source heat pump, with Karndean coverings to all rooms. There is also an extensive loft currently with retractable ladder access.

Externally, the landscaping includes a generous sun terrace with paved pathway around the whole of the property, which lead onto well tended lawn, beyond which there is a natural garden with mature trees creating a delightful rural feel to the overall setting.

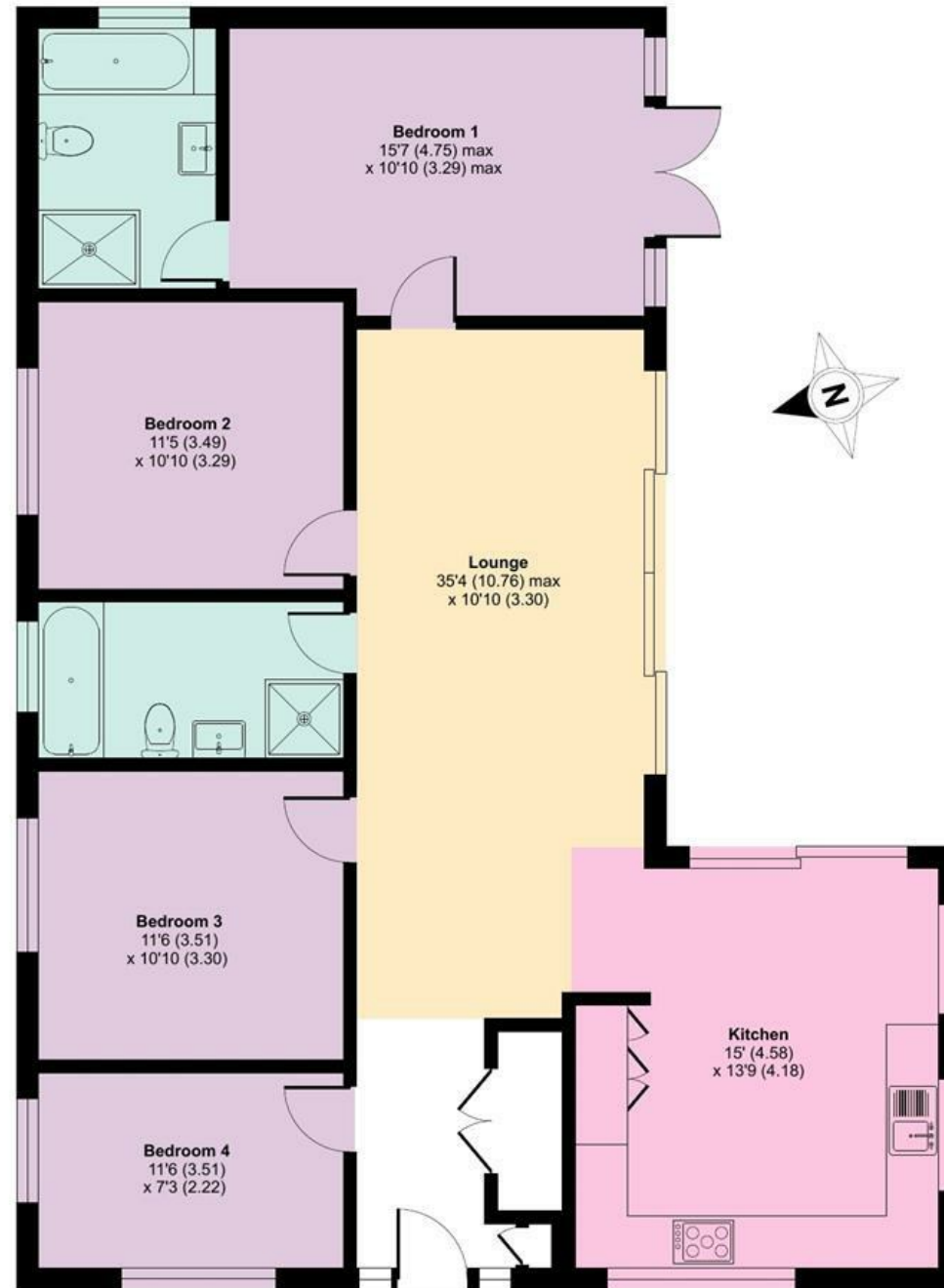
Geographically, the property sits a few hundred yards from the centre of Effingham Village which lies at the entry to the Surrey Hills, with its range of local shops, two Pubs and Church, along with the highly regarded St Lawrence & Raleigh Schools. For the commuter, Effingham Junction station is under 2 miles distant.





Approximate Area = 1225 sq ft / 113.8 sq m

For identification only - Not to scale



GROUND FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Wills and Smerdon. REF: 1121868





## DIRECTIONS

From our Offices in East Horsley, proceed along the Ockham Road South to the A246 (Guildford Road), turning left in the direction of Effingham. At the traffic lights by Effingham Golf Club, turn left into The Street & after passing the shops on your left, continue to the mini roundabouts, turning left into Orestan Lane. Continue passed The Plough PH for a further 800 yards where the gated entrance to Thistledown will be found on the left. [///media.sings.hiding](#)

**Horsley Office** | 6 Station Parade, East Horsley, Surrey, KT24 6QN T | 01483 284141  
**Ripley Office** | Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ T | 01483 224343  
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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential               |
| (92 plus) <b>A</b>                          |         | 100                     |
| (81-91) <b>B</b>                            | 86      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

