



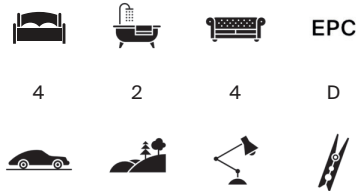
BEECH AVENUE,

Effingham KT24



EXQUISITE BLEND OF ELEGANCE AND TRANQUILITY

A great family home in Surrey. Perfectly positioned on a sprawling 1.3-acre plot.



Local Authority: Guildford Borough Council

Council Tax band: H

Furniture: Unfurnished

Deposit amount: £7,615.38

Available date: 31-08-2026

Guide price: £5,500 per calendar month



BEAUTIFULLY FINISHED

As you step inside, you're greeted by an abundance of space across four generous reception rooms, each meticulously designed to cater to various needs and occasions. Whether entertaining guests in the grand living area or seeking solace in the cosy family room, this home effortlessly accommodates every lifestyle.

Boasting four well-appointed bedrooms and two luxurious bathrooms, including an en-suite master bath, comfort and style prevail throughout. Wake up to breathtaking views from the bedrooms that overlook the lush greenery of the 17th hole of the prestigious Effingham golf course.







Beyond the immaculate interiors, this residence captivates with its outdoor offerings. The expansive grounds present a picturesque setting for outdoor activities, gardening, or simply unwinding amidst nature's splendour. The backdrop of the golf course adds an extra touch of sophistication and serenity to this already beautiful landscape.

The property's enviable location not only provides a sense of privacy and seclusion but also grants easy access to nearby amenities, schools, and transport links.

In summary, Fairways at Beech Avenue presents an unparalleled opportunity to own a magnificent home set within a scenic 1.3-acre estate, overlooking the captivating 17th hole of Effingham golf course. Whether you seek refined living, abundant space, or a peaceful retreat, this residence seamlessly combines luxury and natural beauty for an extraordinary living experience.



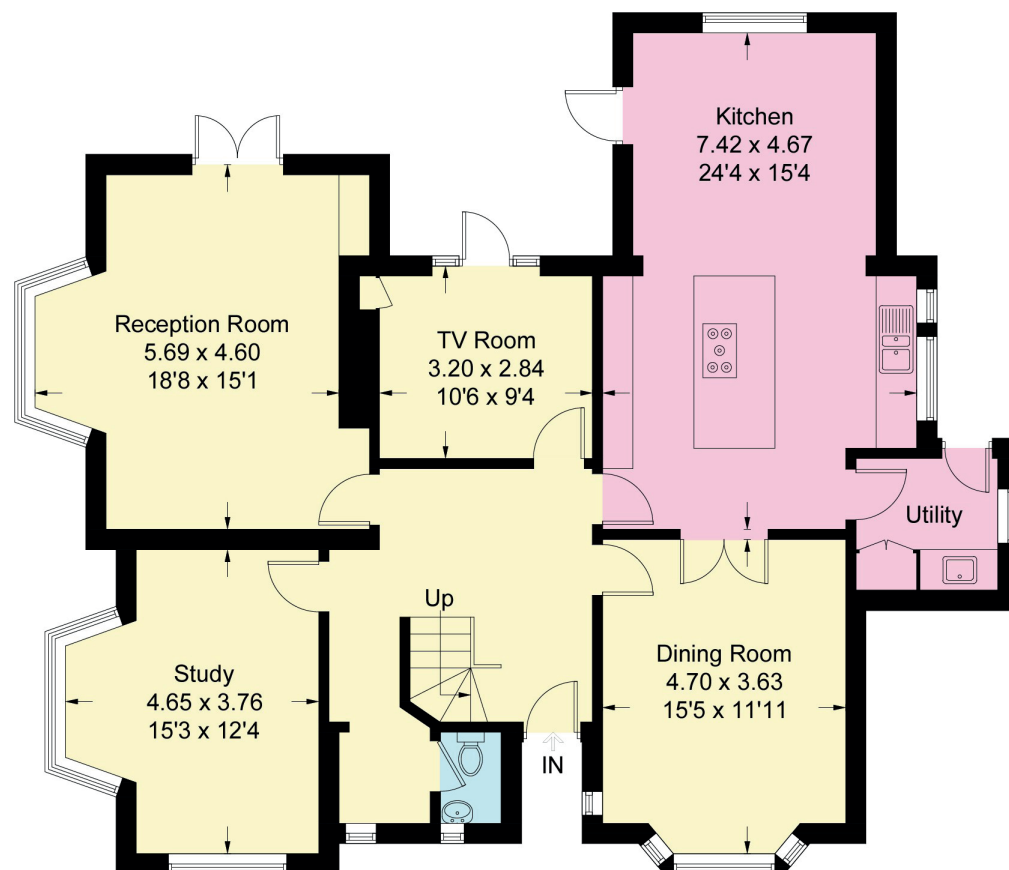
LOCATION

This immaculately presented family house is conveniently situated within a short distance of both Effingham and East Horsley villages, with their local shops and amenities. The towns of Cobham and Guildford are nearby and provide a wider selection of high street names and department stores. The A3 is a short drive giving access to central London, the M25, Heathrow and Gatwick airports. Schooling in the area is superb and includes St Teresa's which is within a short drive, the Raleigh, Cranmore School, Howard of Effingham School and Glenesk School.









Ground Floor



First Floor

Approximate Gross Internal Area = 223.8 sq m / 2409 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. (ID767266)

We would be delighted
to tell you more.

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