



Rosehip Cottage, 4a Paddock Grove, Effingham, Surrey, KT24 5BF

£725,000 Freehold

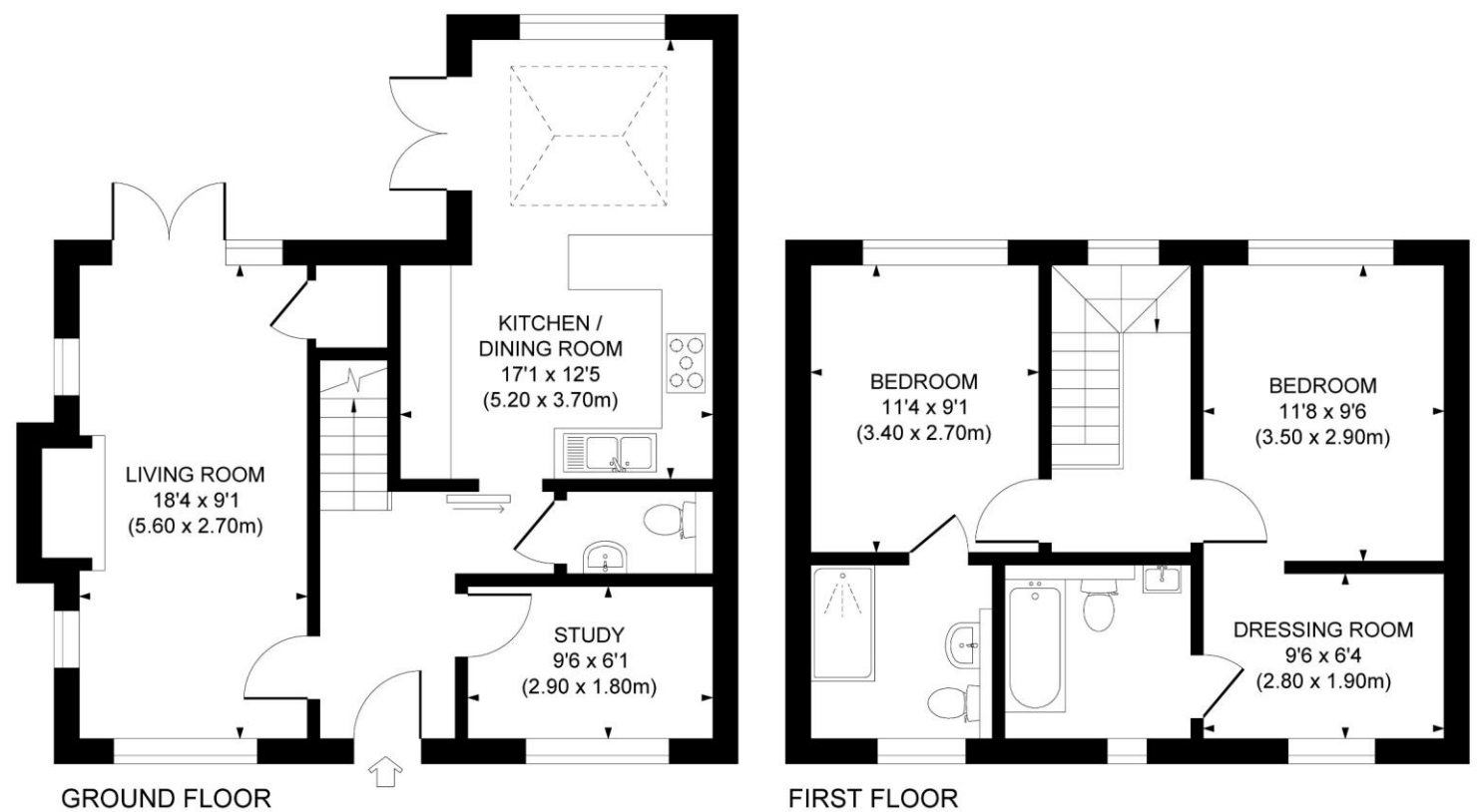
Directions From our offices take the Ockham Road South for about one mile and turn right on the Guildford Road for about two miles. Upon reaching Effingham Golf Club on the right and shortly before the traffic lights the development will be found on the left hand side, with Rosehip Cottage a short way in on the right hand side.

Local Authority

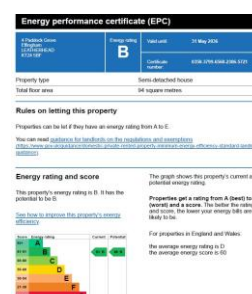
Guildford Borough Council: 01483 505050.



Approximate Gross Internal Area
1,025 sq. ft / 95.25 sq. m



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



**Rosehip Cottage, 4a Paddock Grove,
Effingham, Surrey, KT24 5BF**

One of a pair of two bedroom, two bathroom semi-detached homes offering the perfect balance of Surrey countryside and modern luxury situated in Paddock Grove an exclusive new private close of just 10 homes, perfectly located next to Effingham Golf Course.



THE PROPERTY Tucked away in a private development adjacent to the prestigious Effingham Golf Course, Paddock Grove is an exclusive collection of just nine newly crafted detached and semi-detached properties, alongside one beautifully restored home. Designed to complement its scenic semi-rural surroundings, the architecture boasts striking brickwork that gives way to elegant, high-specification interiors. Inside, practicality meets luxury with bespoke Sigma kitchens, quartz surfaces, integrated Neff appliances, and premium sanitaryware throughout. Built by an accredited local builder, these homes exceed standard building regulations, utilizing eco-friendly air source heat pumps and benefiting from a 10-year build warranty. Rosehip Cottage exemplify this perfect balance of space and style. The ground floor invites you in through a spacious entrance hall with lovely cloakroom leads through to the through living room with wide fireplace and wood burner. There is also a useful separate ground floor snug/office, whilst the spacious kitchen/breakfast room is comprehensively appointed with a separate breakfast/ dining area where double doors open to a private patio and garden. Upstairs, the master bedroom suite includes a spacious dressing room and superb en-suite bathroom, whilst the second double bedroom has an en-suite shower room. Outside there is a private driveway for two or more cars with EV charging point, whilst the gardens are of excellent size. Paddock Grove offers a rare opportunity to enjoy the best of modern country living in one of Surrey's most sought-after villages.

