



**Fernwood, Surrey Gardens,
Effingham Junction, Surrey, KT24 5HF**

£1,195,000 Freehold

Directions

From our offices in East Horsley turn right onto the Ockham Road North and after about a 1/3 of a mile turn right into The Drift. At the end of The Drift turn left into Forest Road and after a few hundred yards left again into Surrey Gardens. About 100 yards before the end of Surrey Gardens is a private driveway on the left-hand side. Turn into this private driveway and the property will be found at the end.

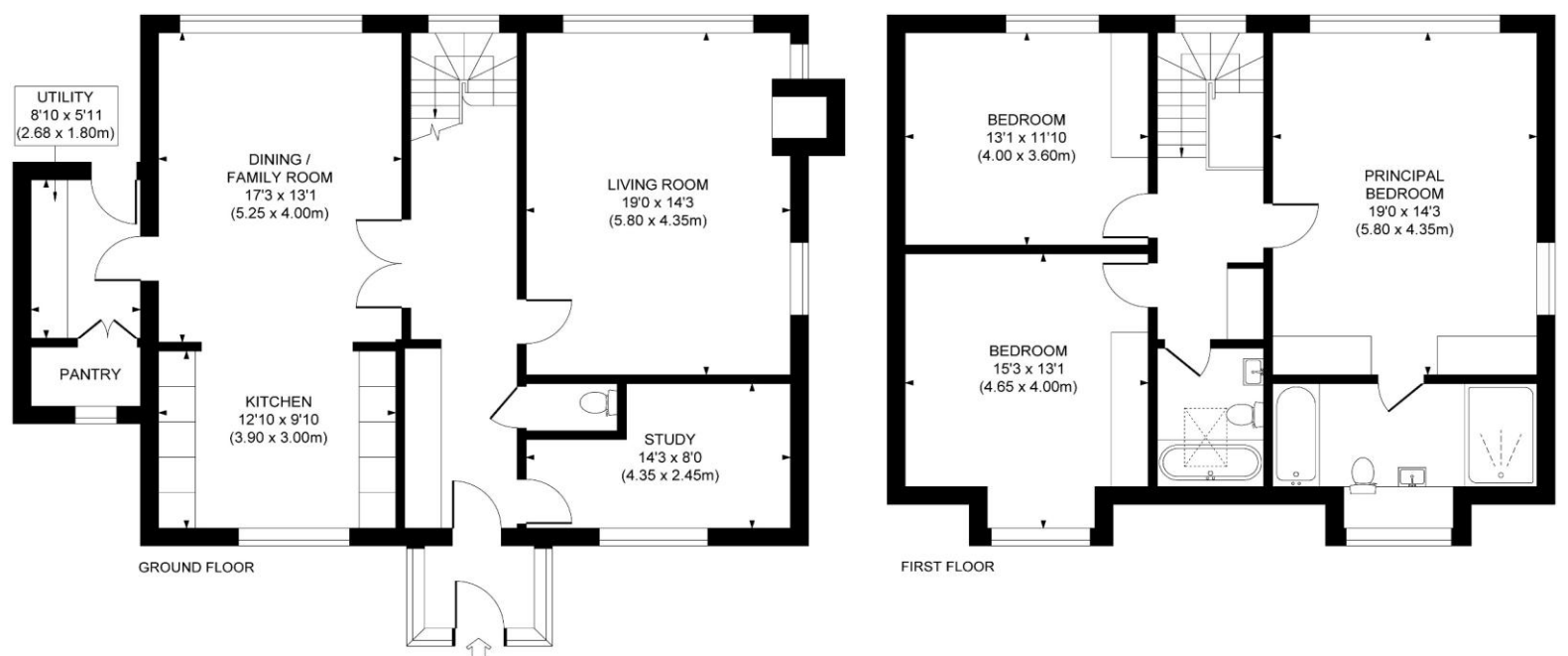
Approximate Gross Internal Area
1,939 sq. ft / 180.20 sq. m



Local Authority

Guildford Borough Council:
01483 505050

East Horsley Office
2 Station Approach, East Horsley,
Surrey, KT24 6QX
Tel: 01483 285757
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**EPC TO BE
ADVISED**

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.

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THE PROPERTY

Exclusive New Home Scheduled for completion in Autumn 2026. This striking, individual detached home represents a rare opportunity to acquire a bespoke brand-new detached property by the highly reputed local developers, Bryden Homes. Built to an exacting specification and an uncompromising standard of finish, this brand-new home marries contemporary luxury with timeless design. Tucked away at the end of a long, private driveway serving just three detached properties, the property offers an exceptional degree of privacy. It occupies a generous plot and is situated in Surrey Gardens, one of the area's most established and sought-after private roads. The rear grounds enjoy a favoured westerly aspect set against a beautiful, mature woodland backdrop. The accommodation has been designed with modern living in mind, and a bright and expansive free-flowing layout. On the ground floor is a large and welcoming entrance hall with cloakroom, a dedicated study perfect for home working, and a spacious, elegant living room. The heart of the home is the spectacular, oversized kitchen/breakfast/family room, fully equipped with a bespoke kitchen and a comprehensive range of premium, integrated Siemens appliances complemented by a practical utility room. On the first floor the principal bedroom suite is a luxurious retreat featuring a beautifully appointed, high-end en-suite bath/shower room. Two further generously proportioned double bedrooms are served by a contemporary, luxury family bathroom. Outside the property is approached via a private drive providing ample parking for multiple vehicles.

**** some photos have been enhanced with AI, or are a CGI image. The internal photos are from another property by Bryden Homes which are indicative of the internal specification ****

