



West View, 9 Paddock Grove, Effingham, KT24 5BF

Price Guide £1,350,000



- 4 DOUBLE BEDROOMS
- 3 LUXURY BATHROOMS
- WALKABLE TO VILLAGE SHOPS
- PRIVATE WILDLIFE AREA
- PRINCIPAL BEDROOM SUITE WITH DRESSING AREA
- SOUTH WEST FACING GARDEN
- ORANGERY
- BEAUTIFUL VIEWS
- DOUBLE CAR PORT
- 10 YEAR NEW BUILD WARRANTY

## Description

The Show Home - West View is a beautiful 4-bedroom detached house, with uninterrupted countryside views. An inviting hallway welcomes you into West View, providing storage and a downstairs cloakroom. The dual aspect lounge features a log burning fire, together with doors opening onto a private terrace – for effortless indoor- outdoor living. The bespoke kitchen is designed by Sigma, and includes integrated Neff appliances, quartz worktops and an island with space for bar stools. An added highlight of the kitchen is the stunning orangery, which fills the space with an abundance of natural light. The orangery creates a unique and inviting dining area, with doors opening to the rear terrace.

A spacious utility room has under-counter cupboards and space for a washer and dryer; and has access to the double car port.

On the first floor the principal bedroom, enjoys far reaching views, a dressing area and ensuite shower room. Two further double bedrooms are served by a family bathroom. The second floor boasts an additional double bedroom and an elegant bathroom featuring a luxury walk-in shower.

To the rear of the property, the lawned garden offers a peaceful retreat, with a private wildlife area and fields beyond. At the front of the property there is a driveway and double car port, providing ample parking.

## Situation

Effingham is a highly sought after Surrey Village with a vibrant high street offering an array of independent shops such as the greengrocer, butcher, coffee shop and bakery. There are wonderful local pubs which form the heart of the village, with quiz nights and live music. Effingham is within easy reach of Box Hill and acres of stunning Surrey countryside - there are hours of dog walking, cycling or ambling from your doorstep. Effingham Golf Course is one of the top golf courses in England, and the Cricket Club brings all generations together during the summer. Effingham Junction train station offers fast and direct trains into Central London. There are a variety of schools locally, including The Howard of Effingham - rated outstanding for the sixth form, St. Lawrence Primary and independent schools St Teresa's and Manor House.

**Tenure**

Freehold

**EPC**

New Build

**Council Tax Band**

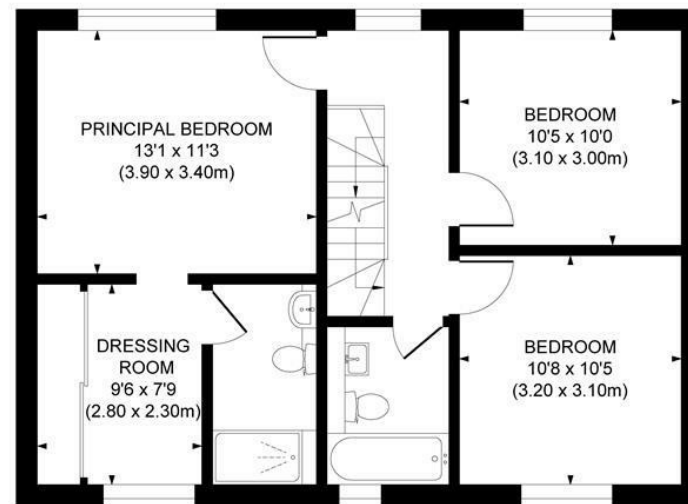
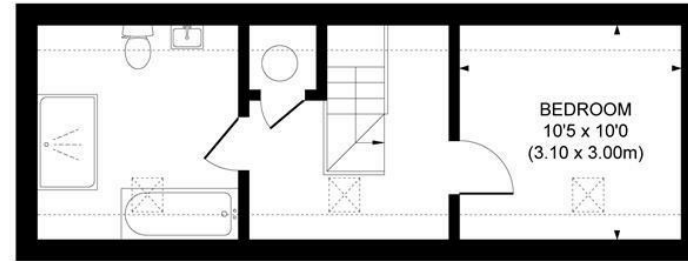
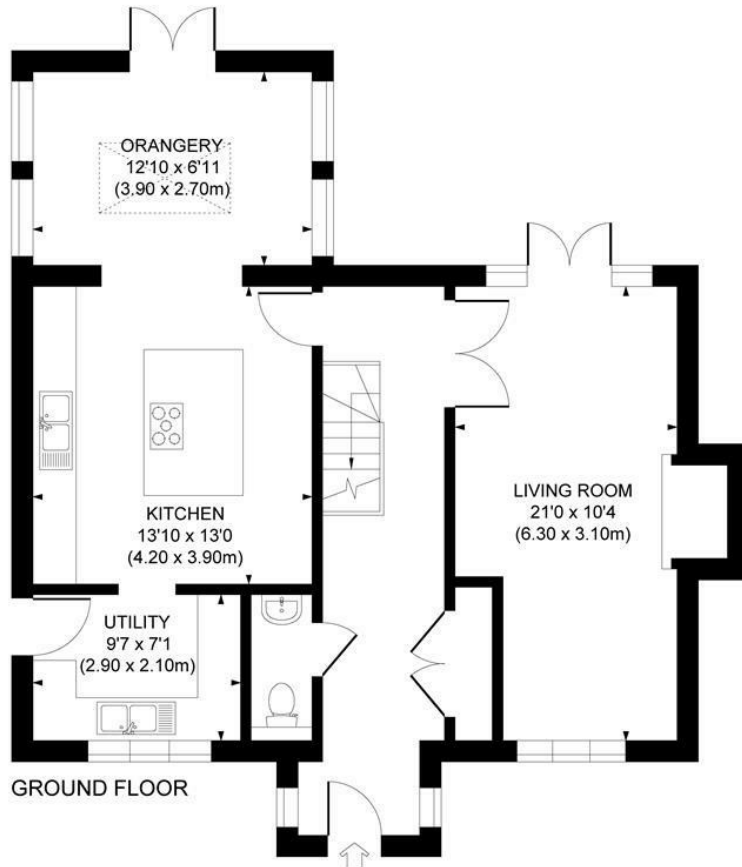
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**Service Charge**

£1,200 Estate Charge paid per annum



**Approximate Gross Internal Area**  
1,732 sq. ft / 160.88 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.

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