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Arddarroch, Surrey Gardens

Effingham Junction, Surrey KT24 5HH



A charming half tile hung home in this popular private road with scope to extend STPP and set in wonderful gardens extending to approx 130 feet. Walking distance to Effingham station and the green expanse of Effingham Common we recommend viewing to appreciate this well presented property.









Arddarroch, Surrey Gardens

Effingham Junction, Surrey

This character home, set in the popular Surrey Gardens, has comfortable accommodation and is set in lovely gardens. The front of the home is lawned with a driveway with parking for several cars and provides access to the garage.

On entering the home you enter the hallway with doors leading to the main living areas. To the front is a bright dining room with built in cupboards. To the rear is the lounge with double doors giving views over the patio and long garden and with a feature fireplace. The kitchen, also to the rear with the same view over the garden, is well fitted out with floor and wall units, dishwasher and stand alone cooker and hob.

Off the kitchen you have a very useful downstairs cloakroom which also serves a utility room with the washing machine located in the same room. There is also another rear door with pathway around to the side and to the front.

Stairs lead from the hall to the first floor landing providing access to the two double bedrooms and single 3rd bedroom currently serving as a study. The front bedroom has generous built in wardrobes with the other double bedroom at the rear having lovely views over the garden. The bathroom is of good size with a WC, sink and bath with shower over and a storage cupboard.

Outside the gardens are a wonderful feature of the home. The patio extends the entire width of the plot and has a good depth to give generous space for outdoor entertaining. Laid to lawn and planted with established trees and shrubs, including fruit trees, it is a delight. A green house, 2 garden sheds and a summer house provide the keen gardener with all they need and the expanse of lawn is perfect for relaxing and entertaining.

In our opinion this highly regarded location and good sized garden has some more chapters to be written, which could include enlargement if more space is required by the next owner, subject to the usual consents being acquired, and comes to the market with a high recommendation to view.

Annual Road Service Charge: £175 (2026)









Approximate Area = 1087 sq ft / 100.9 sq m
Garage = 175 sq ft / 16.2 sq m
Total = 1262 sq ft / 117.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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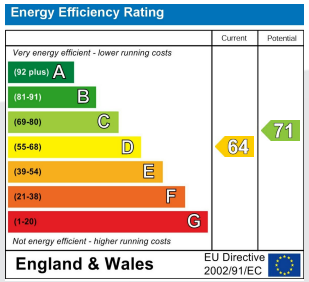




DIRECTIONS

From our offices in East Horsley, continue under the railway bridge into Ockham Road North and take the 2nd right into Drift Road. Continue passed The Drift Golf Club and turn left at the end into Forest Road. After approx 200 yards take the 2nd turning on the left into Surrey Gardens whereupon the driveway to Arddarroch will be found about half way down on the right hand side. What3Words ///chips.damage.pools

Tenure: Freehold. Guildford Borough Council Band G



Our Social Media

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