

The Paddock 5 Paddock Grove, Effingham, Leatherhead, KT24 5BF

Price Guide £1,550,000









- FULLY RENOVATED PERIOD PROPERTY
- SUPERB OPEN PLAN KITCHEN
- UTILITY ROOM
- LUXURIOUS BATHROOMS
- PRIVATE ROAD OF TEN HOUSES
- 4 BEDROOMS
- INGLENOOK FIREPLACE
- SEPARATE STUDY
- DOUBLE CARPORT
- VILLAGE LIVING

Description

PADDOCK GROVE – THE PADDOCK! A rare opportunity to own an exquisitely renovated four-bedroom detached period home. The Paddock's original features have been restored and blend seamlessly with the modern and luxurious finishing touches thoughtfully added to create a stunning village home.

The impressive open plan kitchen/living/dining room is a superb space to enjoy and entertain with the Inglenook fireplace being the focal point and heart of the home – offering warmth and an enviable architectural feature. The Sigma kitchen is tastefully designed, complete with Neff appliances and an oversized quartz stone island. Adjoining is a utility/boot room and provides access to the carport and rear garden. Further complementing the ground floor is a generous reception room, with snug attached creating a perfect reading corner. There is also a study and downstairs w/c.
Upstairs, the first floor has four double bedrooms. The master bedroom benefits from having double aspect views, allowing natural light to flood through. There is also a master ensuite shower room. The bespoke bathrooms are fitted with Italian porcelain tiles, designed to offer timeless elegance.

Landscaped gardens can be accessed from both the kitchen and reception room, with terrace area perfect for entertaining. A double barn-style carport with driveway allows parking for ample cars. There is also a separate driveway for one car and a large store.

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.

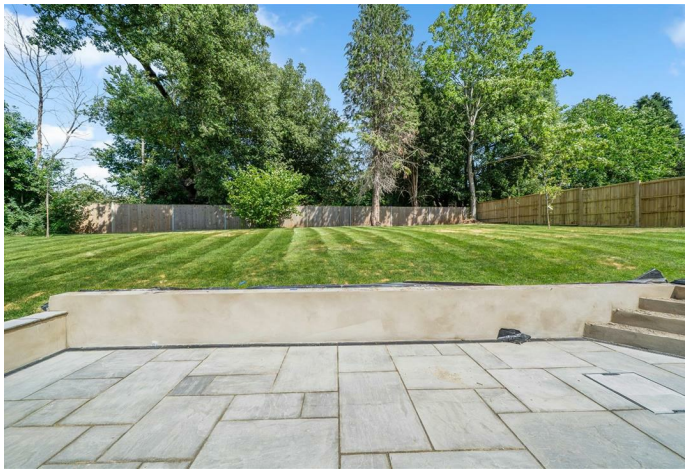
Effingham is within easy reach of Box Hill and acres of stunning Surrey countryside - there are hours of dog walking, cycling or ambling from your doorstep. Effingham Golf Course is one of the top golf courses in England, and the Cricket Club brings all generations together during the summer.

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	TBC
Council Tax Band	TBC

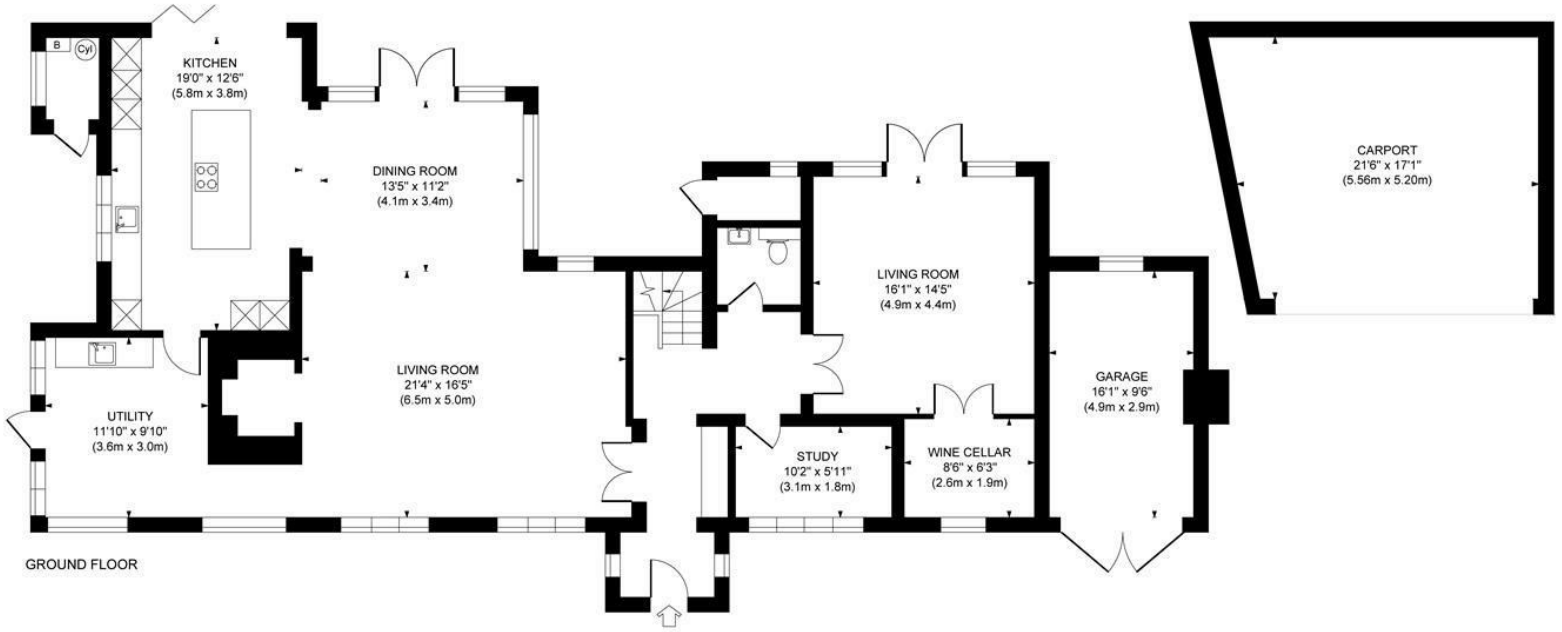






Approximate Gross Internal Area
Main House 2,556 sq. ft / 237.46 sq. m
Garage 155 sq. ft / 14.37 sq. m
Carport 338 sq. ft / 31.43 sq. m
Total 3,049 sq. ft / 283.26 sq. m





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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