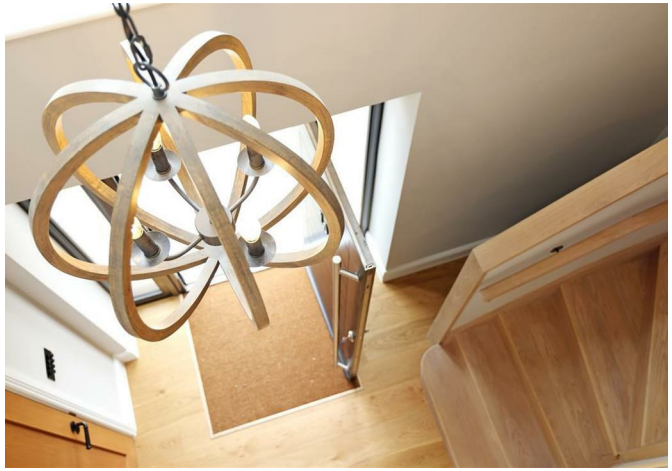


Grove Barn, 10 Paddock Grove, Effingham, KT24 5BF

Price Guide £1,250,000









- BARN STYLE HOME
- WALKABLE TO VILLAGE SHOPS
- SNUG/STUDY
- AIR SOURCE HEAT PUMP
- PRINCIPAL BEDROOM WITH JULIETTE BALCONY
- VIEWS OF OPEN FIELDS
- OPEN PLAN LIVING
- DOUBLE CARPORT
- WRAP AROUND GARDEN
- 10 YEAR NEW BUILD WARRANTY

Description

Grove Barn is a beautifully designed detached barn-style home, combining charming characterful exteriors with sleek, modern interiors to create a truly unique and desirable property. Upon entering, you are welcomed by a bright and airy entrance hall that immediately sets a sense of space and light throughout.

The ground floor offers an exceptional open-plan kitchen, living and dining area, complete with a central island providing space for bar seating. The bespoke Sigma kitchen is locally designed and fitted with high-quality Neff integrated appliances, complemented by elegant quartz worktops. This impressive open-plan space forms the true heart of the home, perfect for entertaining with family and friends, with direct access to the rear garden, where the south-west facing aspect can be fully enjoyed.

Further to the ground floor layout, the property benefits from a snug/study, downstairs w/c and storage cupboard.

On the first floor, the principal bedroom enjoys stunning views across the surrounding countryside, enhanced by floor-to-ceiling doors opening to a Juliet balcony. The luxurious en-suite bathroom features a walk-in shower, creating a calm and relaxing retreat. Two further double bedrooms and a stylish family shower room can be found on this floor.

The private South-West facing rear garden provides an inviting retreat, featuring a private terrace ideal for relaxing and unwinding, alongside a thoughtfully designed wildlife garden.

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	C
Council Tax Band	New Build
Service Charge	Estate charge - £1,200 paid per annum







Approximate Gross Internal Area
1,820 sq. ft / 169.06 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.

43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 **Email:** bookham@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.