



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

£1,550,000 Freehold

Directions

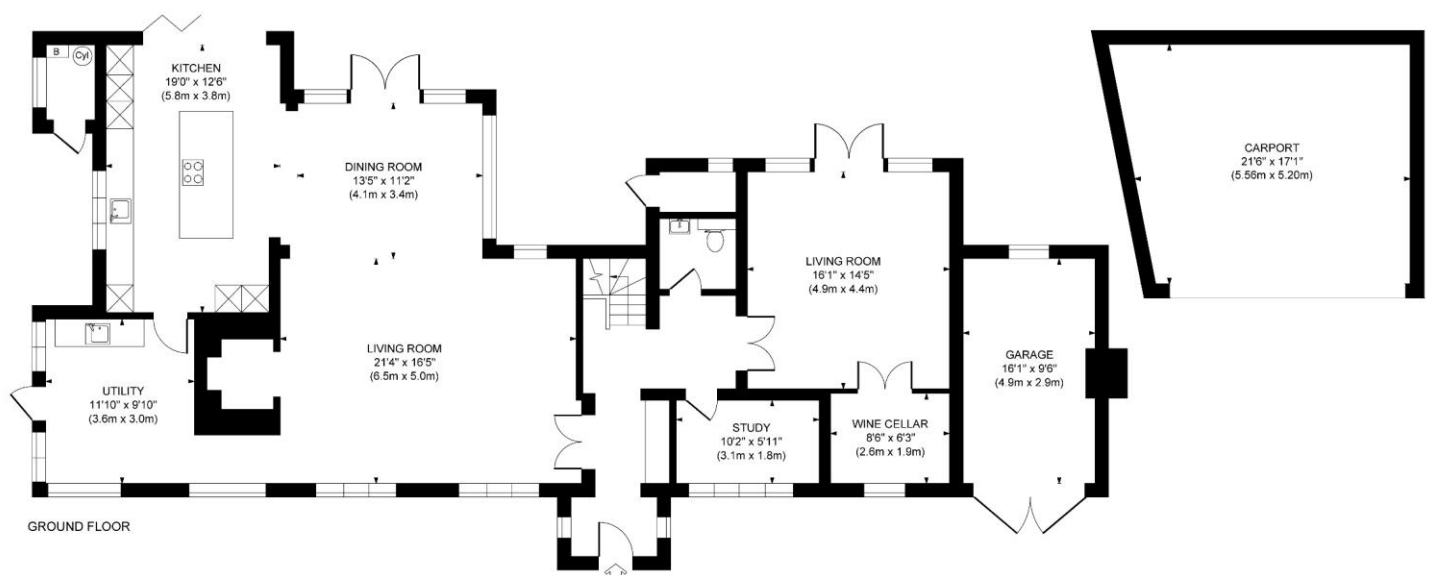
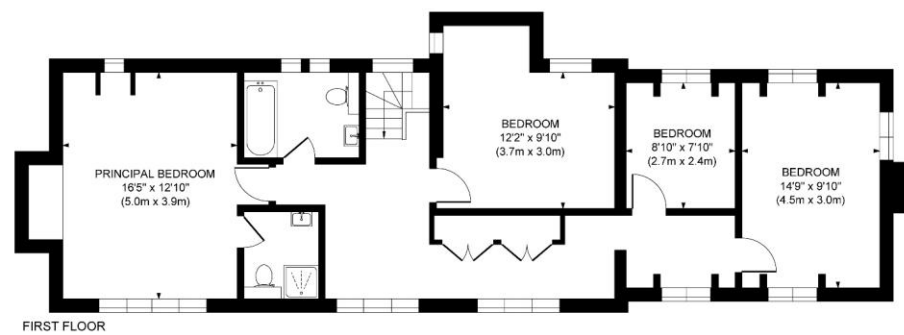
From our offices take the Ockham Road South for about one mile and turn right on the Guildford Road for about two miles. Upon reaching Effingham Golf Club on the right and shortly before the traffic lights the development will be found on the left hand side, with The Paddock a short way in on the right.

Local Authority

Guildford Borough Council: 01483 505050.

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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On a superb new development of nine new homes, The Paddock is a completely refurbished and extended family home situated opposite Effingham Golf Club.



THE PROPERTY We are delighted to launch The Paddock, a completely refurbished and extended family home finished to a high specification situated in Paddock Grove. A semi-rural private cul-de-sac houses only 10 homes by Roundtree Development located opposite Effingham Golf Club, a short walk of Effingham village centre. Through the front door the welcoming hall houses a coats cupboard and engineered oak flooring that flows through glazed doubled doors into the vast Z-shaped kitchen/dining family room, a highlight being the superb brick inglenook fireplace fitted with a woodburning stove. The dining area has floor to ceiling glass on two sides including double doors out to the terrace and garden. Adjacent is the well-equipped kitchen fitted by Sigma Kitchens with all the appliances you would expect plus an island unit with a breakfast bar for casual dining and bi-fold doors out to the patio and garden. The painted timber units are complimented by quartz stone worktops. The spacious utility has a coats hanging area and boots store, space for a secondary fridge/freezer, laundry appliances and a door out to the side. From the inner hall there is a light and bright study together with a designer cloakroom. The formal lounge has double doors out to the patio and garden and gives access into an additional small reception room at the front; excellent as a secondary study or wine store. Upstairs the spacious landing has room to be furnished and is lit by windows to both the front and rear plus includes a spacious airing cupboard. The impressive dual aspect principal bedroom has an contemporary ensuite shower room. A further 3 double bedrooms are serviced by the luxury family bathroom. At the front there is parking either side of the house; both in front of the single garage and the pitched roofed double carport. At the rear is a good sized patio with steps to the secluded rear garden mainly laid to lawn. Council Tax Band TBC.

