



**Cob Cottage, 2 Paddock Grove,
Effingham, Surrey, KT24 5BF**

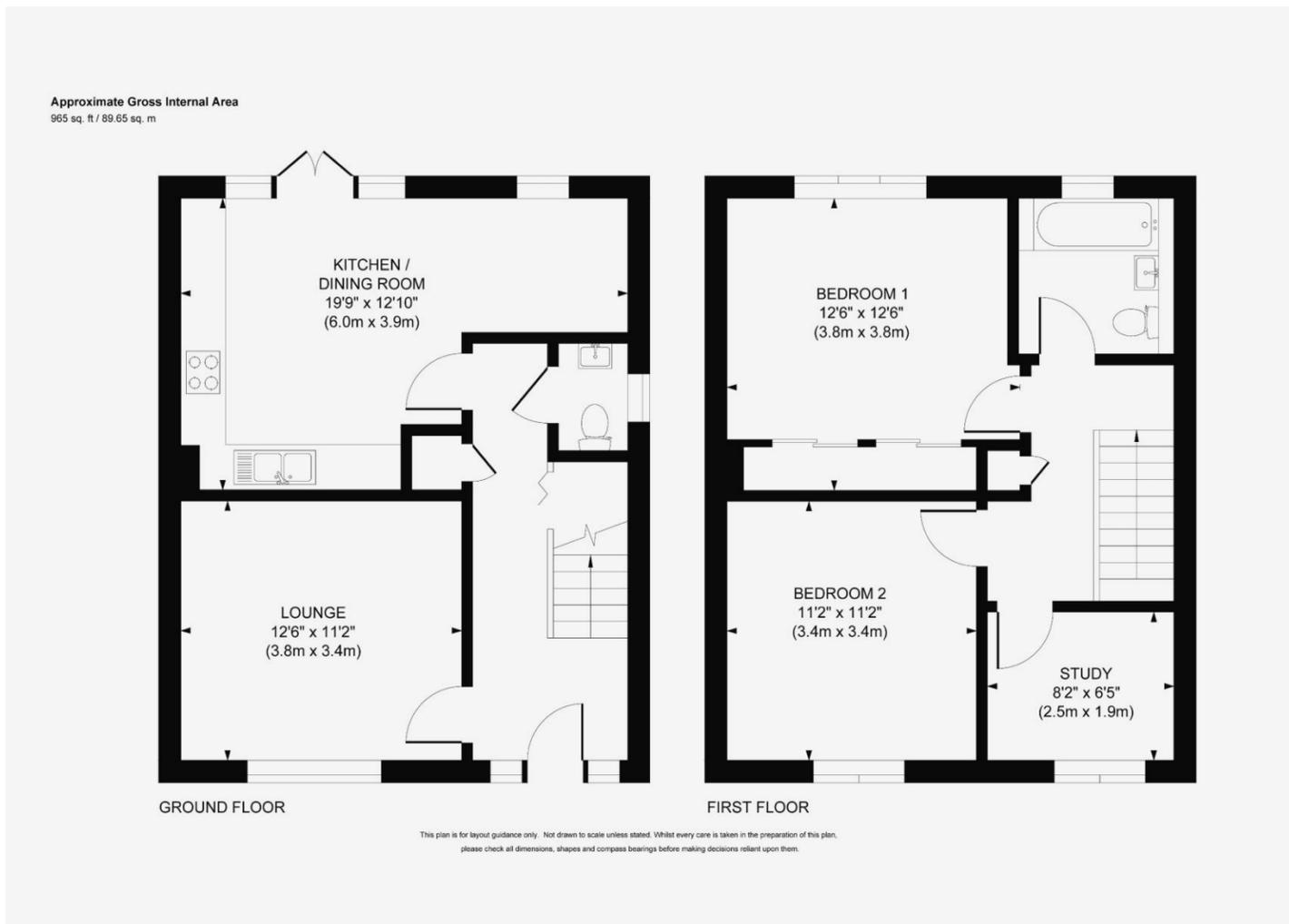
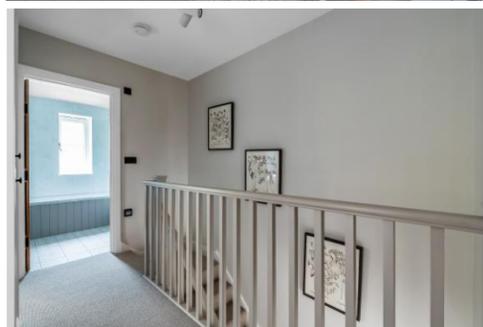
£650,000 Freehold

Directions

From our offices take the Ockham Road South for about one mile and turn right on the Guildford Road for about 2 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 Cob Cottage a short way in on the right.

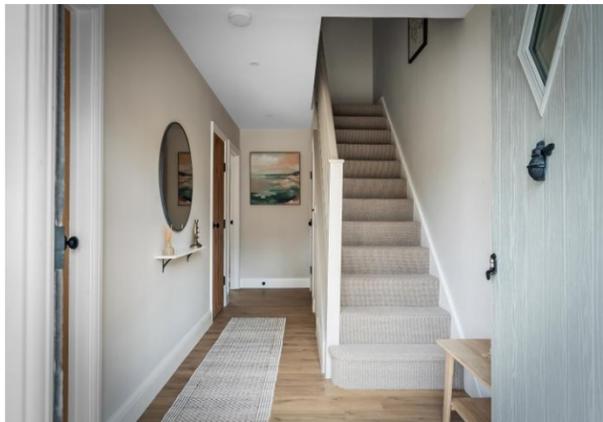
Local Authority

Guildford Borough Council: 01483 505050.



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A semi-detached house being the first of two properties released in a superb new development of nine new homes by Roundtree Development Limited situated opposite Effingham Golf Club.



THE PROPERTY Paddock Grove, Effingham is a collection of just nine new detached and semi-detached properties and one refurbished home forming an exclusive private development. Situated adjacent to Effingham Golf Course and close to local amenities, Paddock Grove has been carefully designed to fit seamlessly into its semi-rural environment. The attractive brickwork and elegant interiors blend design and practicality combined with quality fixtures and fittings including bespoke kitchen design by Sigma kitchens, including quartz working surfaces and 'Neff' appliances, together with premium sanitary ware. Built by a local company, accredited by the Federation of Master Builders, the specification exceeds current Building Regulation requirements, these energy efficient homes include air source heat pumps and are backed by a 10 year New Homes warranty. Cob Cottage is a beautifully appointed semi-detached home offering exceptional space and style. The ground floor features a welcoming entrance hall, cloakroom, a light-filled living room, and a spacious kitchen/breakfast room that opens through double doors onto a private rear garden with a patio that is ideal for entertaining or relaxing outdoors. Upstairs, two generous double bedrooms are complemented by a versatile study and a luxurious family bathroom. Set within an attractive private courtyard, the property enjoys a walled garden setting and ample private parking, a perfect balance of privacy, practicality, and contemporary elegance. Paddock Grove offers a rare opportunity to enjoy the best of modern country living in one of Surrey's most sought-after villages. Council Tax Band TBC.

