



Mayfield, Orestan Lane, Effingham,  
Surrey, KT24 5SP

£1,250,000 Freehold

### Directions

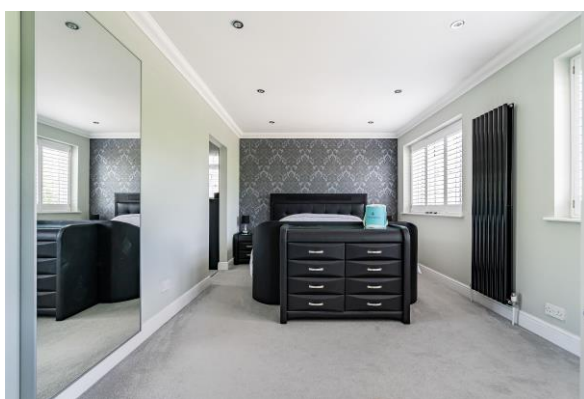
From our office in Great Bookham proceed to the top of the High Street turning right onto the A246 Guildford/ Leatherhead Road. Proceed along until you come to a crossroads with a set of traffic lights at which point turn right into The Street. Proceed along until you come to the next roundabout turning left into Orestan Lane and Mayfield can be found a short way along on your left hand side.

### Local Authority

Guildford Borough Council Tel: 01483 505050  
Council Tax Band: G

### Approximate Gross Internal Area 2784 sq ft - 258 sq m (Excluding Garage)

Ground Floor Area 1260 sq ft – 117 sq m  
First Floor Area 1208 sq ft – 112 sq m  
Second Floor Area 316 sq ft – 29 sq m  
Garage Area 391 sq ft – 36 sq m



Bookham Office  
Rayleigh House  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		

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## Mayfield, Orestan Lane, Effingham, KT24 5SL

A superbly appointed 5/6 bedroom detached family home offering a lovely southerly aspect rear garden and situated in a popular semi rural location.

### THE PROPERTY

Originally constructed in the 1960s this desirable home has over a number of years been comprehensively modernised and substantially extended enabling the property to now benefit from extremely spacious and flexible accommodation as well as a light, bright and contemporary feel. On the ground floor this consists of an imposing entrance hall, cloakroom, 4 separate reception room plus an excellent kitchen/breakfast room incorporating a comprehensive range of matching eye and base level units together with ample granite work surfaces and a good size utility room. To the first floor there are 4 generous size bedrooms, 2 with ensuite facilities in addition to the family bathroom. To the second floor there is then a further double bedroom and an joining box room providing excellent storage. The property itself is approached via a sweeping pea shingle driveway providing an excellent amount of off street parking which in turn leads to a detached garage. Side gated access leads to the delightful rear garden offering a wide paved sun terrace opening out on to an excellent expanse of lawn screened via mature trees providing excellent seclusion. In total the garden extends to 33ft x 87ft (10m x 26m) and benefits from a sunny southerly aspect.



### SITUATION

The property is located in a popular semi rural location approximately 1 ¼ miles from Bookham village centre which offers an excellent range of shops including two supermarkets, doctors and dentist surgery, a library, a post office and a number of other independent retailers. Also close by are some shops catering for daily needs including a butchers, hardware shop and a coffee shop. Effingham train station is approximately 1 ¼ miles away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. There are excellent schools close by both in the state and private sectors catering for all age groups including the well respected Howard of Effingham senior school.

