



Hillmoor, Outdowns, Effingham, Surrey, KT24 5QP  
Guide Price: £1,825,000 Freehold



AN EXCEPTIONAL DETACHED HOUSE WITH A STUNNING INTERIOR AND BEAUTIFULLY LANDSCAPED  
GROUNDS, NEARBY TO THE VILLAGE CENTRE, EXCELLENT SCHOOLS AND RAIL STATION

**Reception hall - Cloakroom - Drawing room - Sitting room - Kitchen/breakfast family room with central island integrated appliances - Dining room - Utility room - Boot room - Gymnasium - Principal bedroom with en suite shower room and dressing area - 4 further bedrooms - Family bathroom - Shower room - Guest bedroom with en suite shower room - Study - Wood-fired hot tub - Stable block with storage, power & water - Driveway parking - EV charging point - Outstanding gardens & grounds, extending to approx. 3 acres**  
**Council Tax band: G**

An exceptional opportunity to acquire a **stunning detached residence** set within approx. 3 acres of **beautifully landscaped gardens and grounds**, enjoying far-reaching views across Effingham Golf Club, in one of Surrey's most sought-after villages. Offering around 3,500 sq ft of **elegant, interior-designed living space**, this remarkable home perfectly combines **luxury, space and lifestyle**.

From the outset, the sense of privacy and quality is undeniable. Inside, **light-filled, beautifully proportioned rooms** create a seamless flow, ideal for both everyday living and entertaining. The **spectacular kitchen/breakfast/family** room opens onto an alfresco entertaining area via bifold doors, while the **elegant drawing room** leads to a stylish outdoor fire feature seating area, providing refined yet relaxed living spaces. Upstairs, the **impressive principal suite** enjoys peaceful woodland views, complemented by further bedrooms and versatile accommodation. Outside, the grounds are a true highlight, with expansive **lawns, mature trees and superb entertaining areas**, alongside direct access to the golf course and a separate **paddock with equestrian potential**.  
A rare blend of countryside tranquillity and modern living, this is a truly special home.

### Effingham

Effingham is widely regarded as one of Surrey's most desirable villages, offering a **perfect balance of rural charm and connectivity**. Surrounded by rolling countryside, yet within easy reach of London, it provides an **enviable lifestyle for families and professionals alike**. The nearby Surrey Hills Area of Outstanding Natural Beauty, including Ranmore Common, offers miles of scenic walking, cycling and riding routes, while local footpaths connect directly to open countryside from the property itself. The village benefits from a selection of **highly regarded schools**, local shops, traditional pubs and community amenities, all contributing to its enduring appeal.

Howard of Effingham School: 0.8 miles - St Teresa's School, Effingham: 1.5 miles  
Effingham village shops & amenities: 0.7 miles - Local pubs (The Crown / The Talbot): 0.8 - 1.2 miles  
Ranmore Common & Surrey Hills: 2.5 miles - Direct access to countryside & footpaths: moments away  
Effingham Junction station (London Waterloo): 1.2 miles - Bookham station: 2.5 miles  
Guildford town centre: 7 miles - Leatherhead: 6 miles  
Gatwick Airport: 18 miles - Heathrow Airport: 25 miles - A3 / M25 access: within 5-7 miles  
(all distances are approximate)



Hillmoor has been **thoughtfully designed and impeccably styled**, creating a series of **light-filled, flowing living spaces** perfectly suited to both family life and sophisticated entertaining.

At the heart of the home lies a **spectacular kitchen/breakfast/family room**, beautifully appointed with high-quality fittings and a **striking central island**, opening seamlessly via bifold doors onto the garden — a truly stunning space that **connects indoor and outdoor living**.

The **elegant drawing room** provides a more formal retreat, with sliding doors opening onto two covered terraces, ideal for year-round enjoyment, and **flows effortlessly into a spacious dining room**, perfect for hosting on any scale.

On the other side of the hall is the **delightful sitting room**, presenting the perfect place to **relax and unwind** after a workout in the adjacent gymnasium.



The first floor is equally impressive, featuring a **magnificent principal bedroom suite** complete with a dressing room, a luxurious en suite bathroom, and delightful elevated views across surrounding woodland and countryside.

Four further **well-proportioned bedrooms** lead off the spacious landing, as well as a **dedicated study**, a **stylish modern family bathroom** and there is also a **superb shower room**, providing exceptional **flexibility for modern family living** and when you have guests staying.

On the second floor, the outstanding **guest bedroom suite** enjoys its own **en suite shower room**, offering the ultimate in **privacy and comfort** for visiting family or guests.



The grounds are a defining feature of this remarkable home — **professionally landscaped and beautifully maintained, offering a high degree of privacy and tranquillity.**

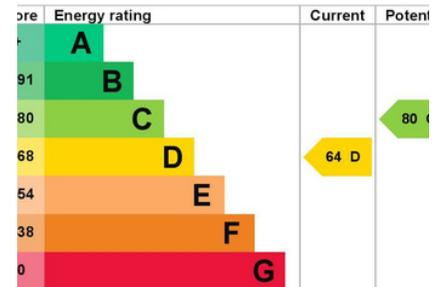
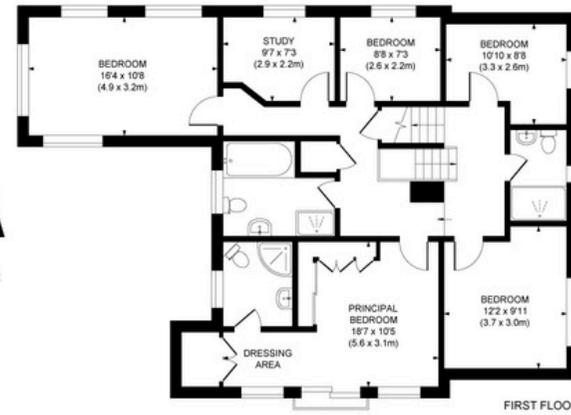
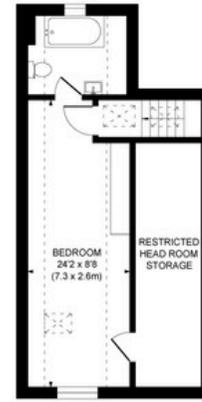
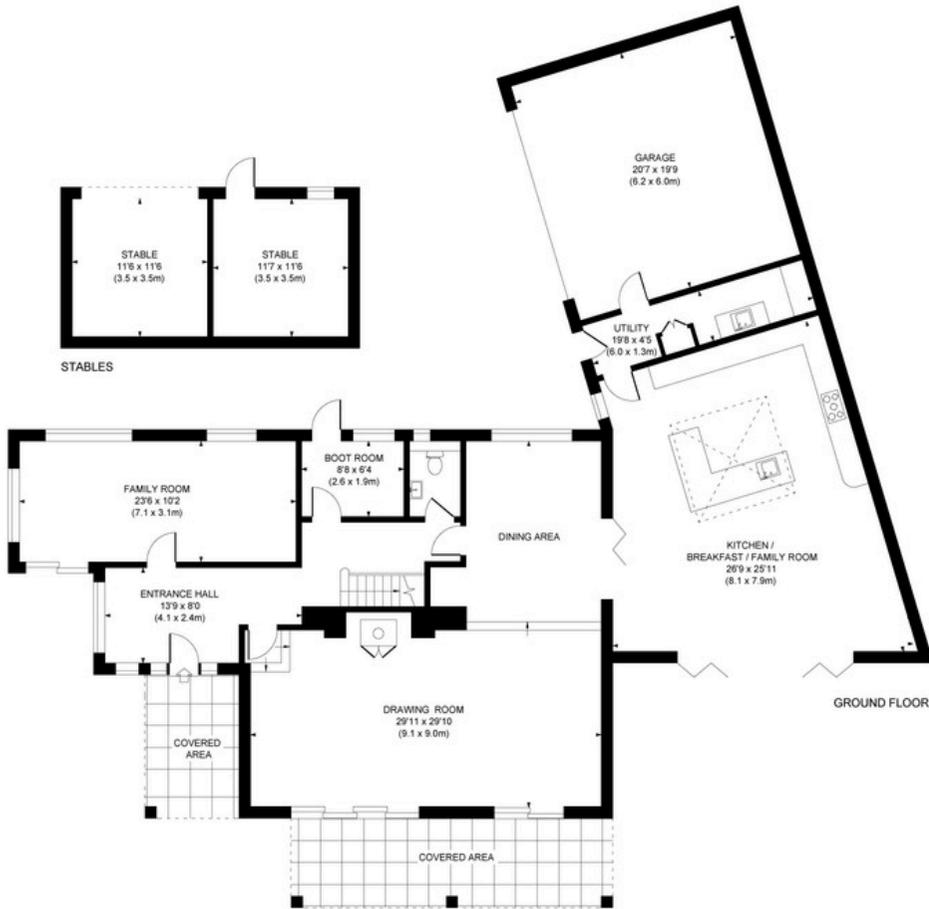
Expansive lawns are framed by mature trees, established hedging and thoughtfully designed planting, while paved and brick pathways lead to a variety of **seating and entertaining areas.**

A dedicated entertaining terrace features a **brick-built wood-fired oven and barbecue**, creating the perfect setting for **alfresco dining.** A gated access point leads directly onto the fourth hole of Effingham Golf Club, a rare and enviable lifestyle benefit.

Opposite the house lies a substantial **paddock, enclosed by post-and-rail fencing** and complemented by a woodland copse. A **stable block** with a 12' x 12' stable and a further 12' x 12' barn/store (with potential for conversion to a second stable), benefits from power and water supply, making this an **exceptional opportunity for equestrian use** or rural pursuits, with separate access via a five-bar gate.



Ground Floor 1,881 sq. ft / 174.71 sq. m  
 First Floor 1,113 sq. ft / 103.36 sq. m  
 Second Floor 416 sq. ft / 38.64 sq. m  
 Garage 402 sq. ft / 37.34 sq. m  
 Stables 272 sq. ft / 25.31 sq. m  
 Total 4,084 sq. ft / 379.36 sq. m



**IMPORTANT NOTICE**

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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