



Paddock Grove Effingham KT24

Leatherhead - £1,350,000



Henshaws - East Horsley

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IMPORTANT NOTICE

Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.



Tenure: Freehold

Property Type: Detached House

Bedrooms: | **Bathrooms:** | **Receptions:**
4 | 3 | 2

- BESPOKE COLLECTION OF JUST 9 NEW HOMES
- EXCEPTIONAL SPECIFICATION
- OUTSTANDING VIEWS ACROSS GREEN BELT COUNTRYSIDE
- WEST FACING GARDENS
- FOUR EXCELLENT BEDROOMS
- MASTER SUITE WITH DRESSING ROOM AND EN-SUITE
- GUEST SUITE WITH LARGE BATH/SHOWER ROOM
- FAMILY BATHROOM
- SUPERB KITCHEN WITH ORANGERY DINING ROOM
- LOVELY THROUGH LOUNGE WITH WOOD BURNER

Situation

Located in a small private close adjacent to Effingham Golf Club and convenient for local shops in Effingham village and with easy access to the larger centre of Guildford with its vibrant and historic cobbled High Street. The property is also within a few minutes drive of Effingham Junction Station and about 10 minutes from the A3 and Junction 9 of the M25



