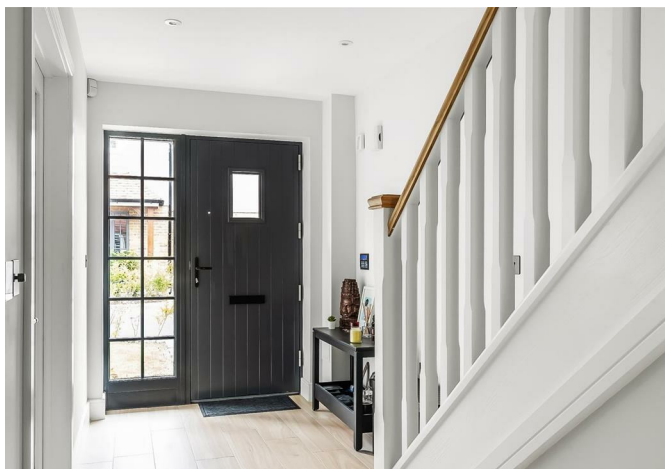




7 Stovell Place, Effingham, Surrey, KT24 5DW

Price Guide £950,000



- 3 BEDROOMS
- KITCHEN/DINING/FAMILY ROOM
- SEPARATE UTILITY ROOM
- CARPORT, PARKING AND EV CHARGING
- DESIRABLE SURREY VILLAGE
- 2 BATHROOMS
- UNDERFLOOR HEATING
- DOWNSTAIRS CLOAKROOM
- CATEGORY 6 WIRING & FIBRE BROADBAND
- EXCELLENT TRANSPORT LINKS

Description

Stovell Place is an exclusive development of ten high-quality homes nestled in the sought-after village of Effingham in Surrey. No. 7 is a meticulously designed house featuring stylish interior finishes, great attention to detail, high-quality construction, and the added peace of mind of 9 years remaining on a ten-year warranty.

This semi-detached three-bedroom house boasts an open-plan kitchen/dining/family room, offering an ideal flow of accommodation for family life. The modern kitchen features sleek, contemporary units complemented by stone worktops and high-quality Siemens appliances. Two sets of bi-fold doors open onto an Indian sandstone terrace and a lawned garden. The ground floor is completed by a separate utility room, a living room at the front, and a convenient downstairs cloakroom.

An elegant staircase with oak handrails leads up to three spacious bedrooms, with built-in wardrobes in the principal bedroom and bedroom 2. The main family bathroom and ensuite to bedroom 1 are finished with contemporary wall and floor tiling, complemented by stylish fluted vanity units and white sanitaryware, paired with either chrome or satin black tap fittings, adding a modern touch.

Underfloor heating on both floors is provided by an air source heat pump, which, along with energy-efficient appliances and insulation, helps reduce running costs. The house also features an attractive carport with EV charging and a good size garden laid mostly to lawn.



Situation

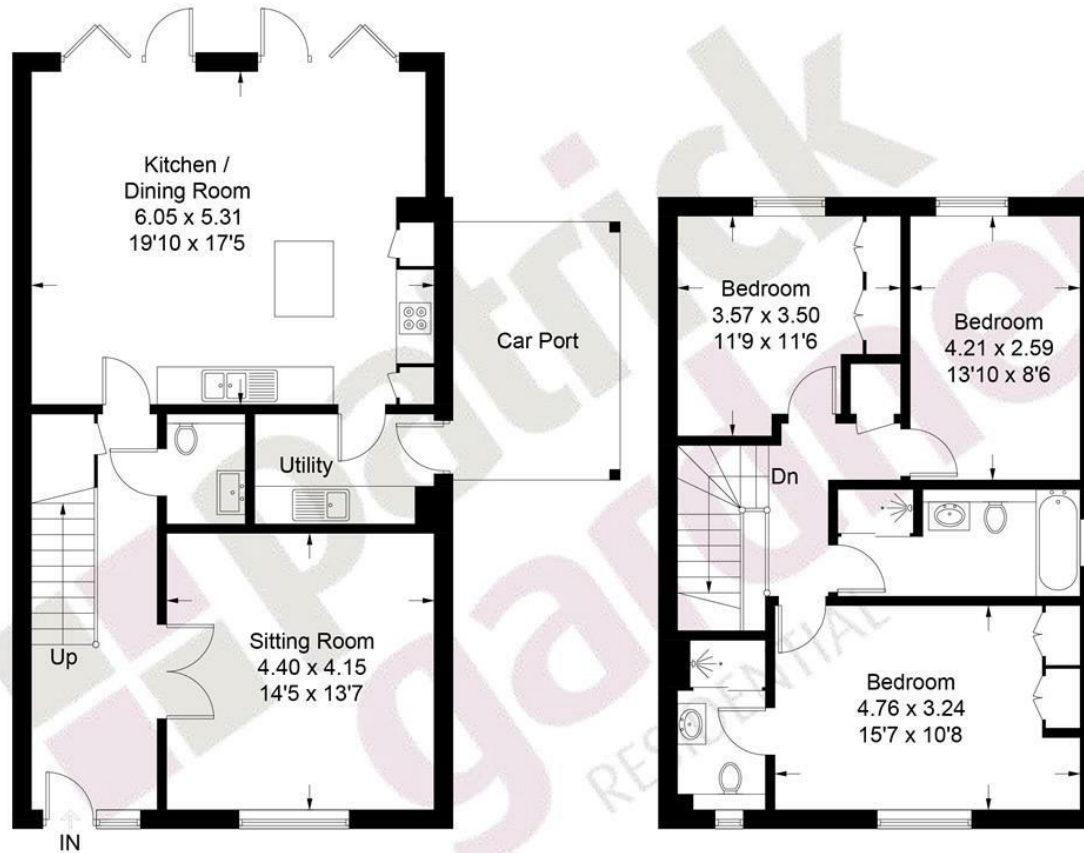
Effingham is a highly sought after Surrey Village with a vibrant high street offering an array of independent shops such as the greengrocer, butcher, coffee shop and bakery. There are wonderful local pubs which form the heart of the village, with quiz nights and live music.

Effingham is within easy reach of Box Hill and acres of stunning Surrey countryside - there are hours of dog walking, cycling or ambling from your doorstep. Effingham Golf Course is one of the top golf courses in England, and the Cricket Club brings all generations together during the summer.

Effingham Junction train station offers fast and direct trains into Central London, Guildford and Leatherhead. There are a variety of schools locally, including The Howard of Effingham - rated outstanding for the sixth form, St. Lawrence Primary and independent schools St Teresa's and Manor House.

Tenure	Freehold
EPC	B
Council Tax Band	F

Approximate Gross Internal Area = 135.8 sq m / 1462 sq ft
(Excluding Car Port)



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID1310977)

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