

Cedarwood, Lower Farm Road,

Effingham, Surrey, KT24 5JJ

£1,325,000 Freehold

Directions

From our office in East Horsley turn right onto the Ockham Road North for about 1 / 4 of a mile and turn right into The Drift. At the end of The Drift turn left into Forest Road. After a further 1 / 4 of a mile turn right into Howard Road that then becomes Effingham Common Road and then first left (after a few hundred yards) into Lower Farm Road. Cedarwood is your right hand side 1/3 of the way along.

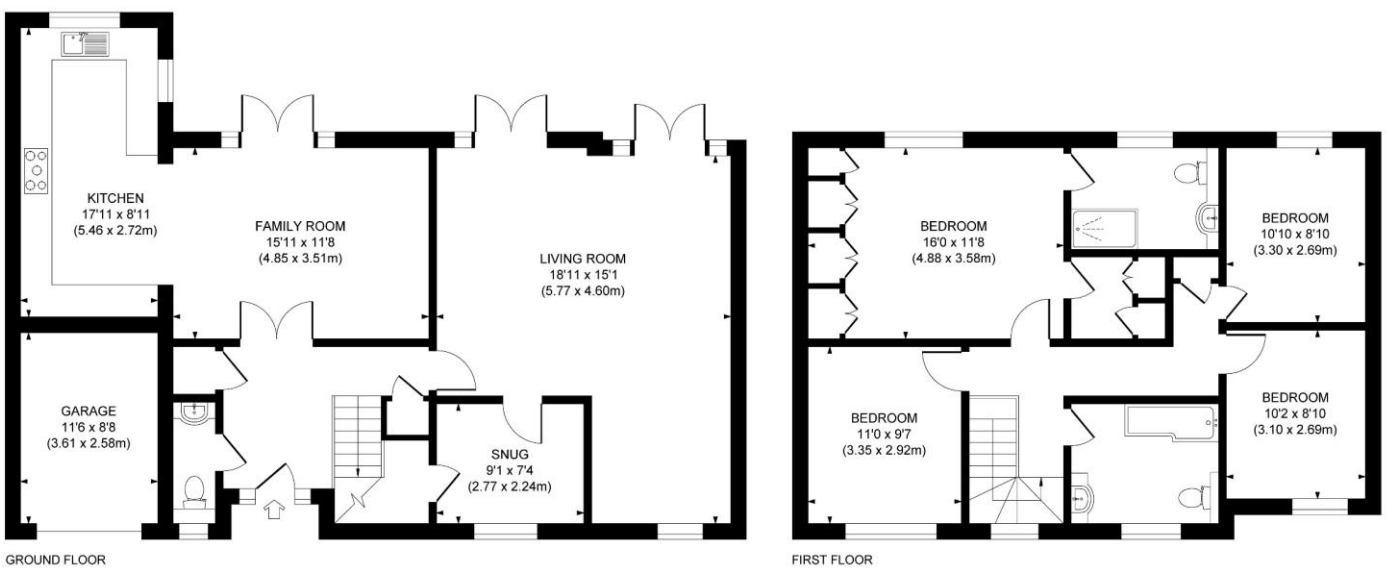
Local Authority

Guildford Borough Council: 01483 505050.

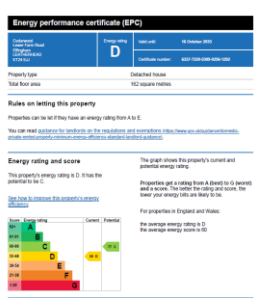




Approximate Gross Internal Area
Main House 1,734 sq. ft / 161.11 sq. m
Garage 102 sq. ft / 9.49 sq. m
Total 1,836 sq. ft / 170.60 sq. m



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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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. Please be informed that an AML fee is chargeable to the buyer once an offer has been accepted which covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead. These checks need to be satisfactorily completed before a Sales Memorandum can be issued.

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Nestled in a highly sought-after semi-rural private road, this spacious four bedroom detached family home with heated swimming pool offers outstanding views across paddock fields from its generous one-third acre plot.







THE PROPERTY

Nestled in a highly sought-after semi-rural private road, this spacious post-war detached family home offers outstanding views across paddock fields from its generous one-third acre plot. The essence of the house is immediately apparent upon entering, with the captivating views drawing you in. The flexible ground floor accommodation is designed for family living and entertaining. A particularly spacious and bright lounge, complete with an adjoining study, provides a welcoming retreat. The heart of the home is the open-plan kitchen/breakfast/family room, featuring a recently refitted kitchen area. A convenient cloakroom is also located off the hall. Upstairs, you will find four well-proportioned double bedrooms. The principal bedroom boasts a spacious en-suite shower room, ample built-in wardrobes, and a walk-in closet. A large family bathroom serves the remaining bedrooms. Approached by a sweeping in-and-out driveway, the property provides access to an integral single garage. The front gardens are thoughtfully stocked with mature trees and shrubs. The predominantly southerly rear garden is mainly laid to lawn and enjoys fabulous views, complemented by a swimming pool heated by an air source heat pump. The surrounding countryside offers miles of opportunities for walking, riding, and cycling enthusiasts, literally on the doorstep. Council Tax Band F.



