



Plot 7 Cornerstones, Effingham, Surrey, KT24 5JR

Asking Price £1,195,000





- 4 BEDROOM DETACHED HOUSE
- SEPARATE UTILITY
- BEDROOMS 1 & 2 WITH ENSUITE
- INTEGRAL GARAGE
- LUXURY SPECIFICATION THROUGHOUT
- 25'2 OPEN PLAN KITCHEN/DINING ROOM
- LIVING ROOM WITH BAY WINDOW
- FITTED WARDROBES TO BEDROOMS 1-3
- DESIRABLE VILLAGE LOCATION
- CATCHMENT FOR EXCELLENT SCHOOLS



## Description

Plot 7, Cornerstones—is a stunning four-bedroom, detached luxury home by Ashgrove Homes, located in the desirable village of Effingham. This exclusive property offers proximity to top-rated state and private schools, making it ideal for families.

The home offers ample space, four bedrooms, storage and a luxury specification throughout. A 25'2 open-plan kitchen, dining and living area seamlessly extends to an external terrace and lawn garden through sleek bifold doors providing a picturesque view. The modern kitchen boasts contemporary units, stone worktops, and high-quality Siemens appliances. A convenient utility room with direct access to the integral garage makes everyday tasks a breeze. A spacious living room with feature bay window can be found at the front of the property.

Upstairs, four bedrooms include two with en suite bathrooms, and fitted wardrobes in three, ensuring comfort and privacy. Energy efficiency is a highlight, with underfloor heating on both floors powered by a heat pump, and energy-efficient appliances and insulation reducing running costs.

The integral garage, with an electrically operated door and ample parking space, also features an EV charging point for added convenience. Enjoy added peace of mind with an ICW 10-year build warranty.

Viewings by appointment. Show Home Open Saturdays 10am-4pm


## 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.

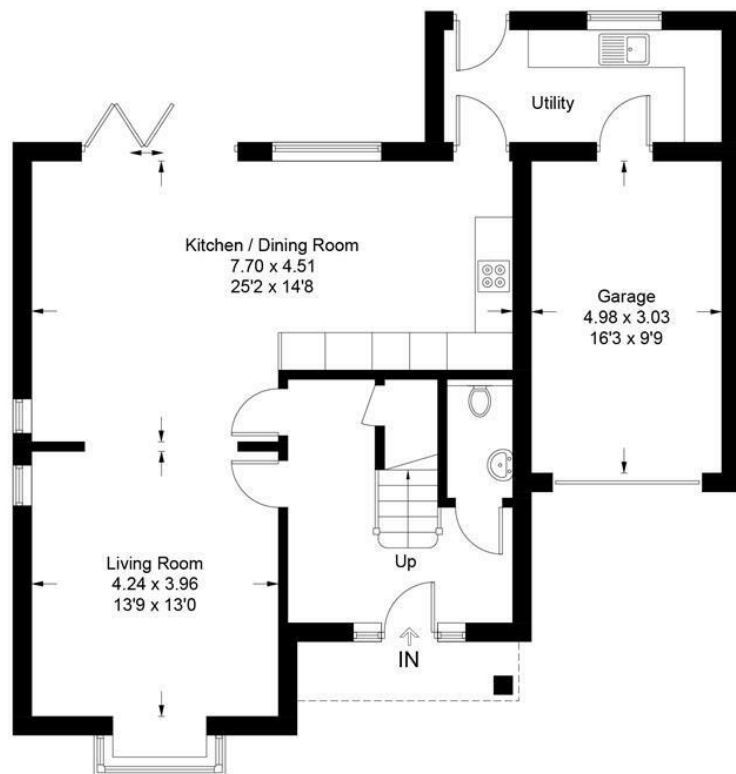
Effingham Golf Course is one of the top golf courses in England, and the Cricket Club brings all generations together during the summer. Effingham Junction train station offers fast and direct trains into Central London. There are a variety of schools locally, including The Howard of Effingham - rated outstanding for the sixth form, St. Lawrence Primary and independent schools St Teresa's and Manor House.

Tenure	Freehold
EPC	C
Council Tax Band	TBA

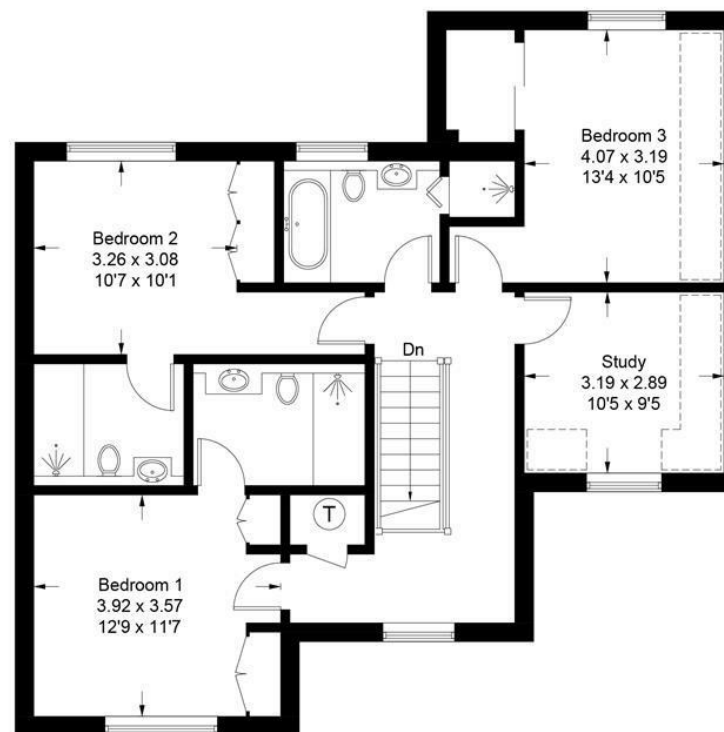


 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 179.6 sq m / 1933 sq ft  
(Including Garage)



**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. (ID1139356)  
www.bagshawandhardy.com © 2024

43 High Street, Bookham, Surrey, KT23 4AD  
**Tel:** 01372 452207 **Email:** bookham@patrickgardner.com  
**www.patrickgardner.com**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

