



Rosehip, 4A Paddock Grove, Effingham, KT24 5BF

Price Guide £725,000



- MASTER BEDROOM WALK IN DRESSING ROOM
- TWO ENSUITE BEDROOMS
- WALKABLE TO VILLAGE
- DOUBLE ASPECT RECEPTION ROOM
- DRIVEWAY PARKING
- LOG BURNING STOVE
- SHAKER STYLE KITCHEN
- SEPARATE STUDY
- EV CHARGING
- 10 YEAR BUILD ZONE WARRANTY

Description

SHOW HOME OPEN SATURDAYS 10AM-3PM OR WEEKDAY BY APPOINTMENT*

Rosehip Cottage is a charming semi-detached cottage style home within the boutique development, Paddock Grove. The 2-bedroom, 2-bathroom house offers a bright lounge with log burning fire and double doors out to the rear garden, a downstairs study and open plan kitchen/dining room with integrated appliances, quartz worktop and roof lantern.

To the rear of Rosehip Cottage there is a generously sized garden, mainly laid to lawn with terrace. At the front of the property, there is driveway parking for two cars with EV charging and side access to the rear garden.

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

B

Council Tax Band Service Charge

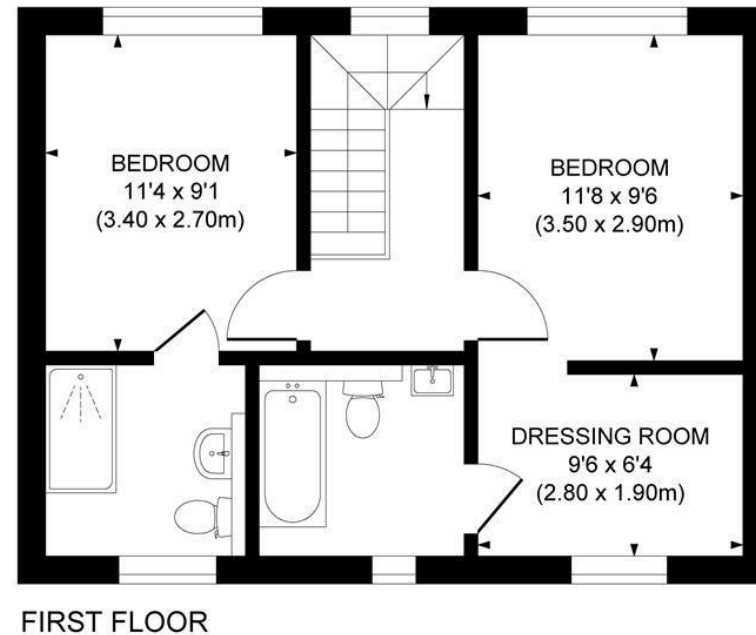
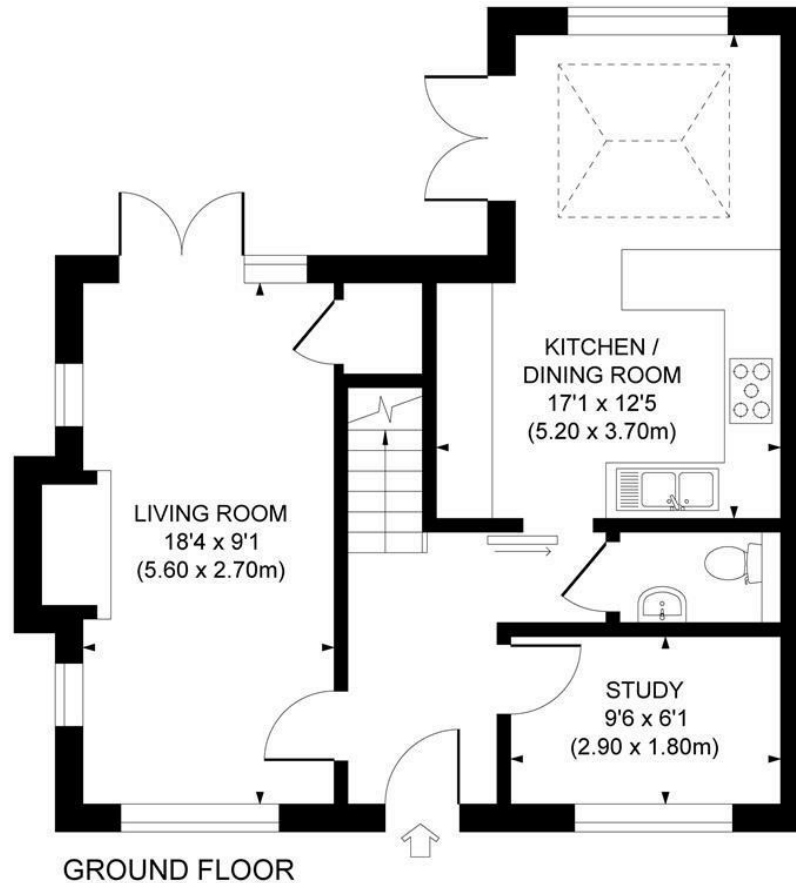
New Build

£1,200 p/a Estate Charge



Approximate Gross Internal Area

1,025 sq. ft / 95.25 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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