



 **patrick
gardner**
RESIDENTIAL

4 Foxglove, Paddock Grove, Effingham, KT24 5BF

Price Guide £725,000



- TWO BEDROOMS EN-SUITE
- SHAKER STYLE KITCHEN
- DOUBLE ASPECT LOUNGE
- DRIVEWAY PARKING
- WALKABLE TO SHOPS
- LOG BURNING STOVE
- OPEN PLAN KITCHEN/DINING ROOM
- SEPARATE DOWNSTAIRS STUDY
- EV CHARGING POINT
- 10 YEAR BUILDZONE WARRANTY

Description

Foxglove Cottage is a charming semi-detached home within the boutique development, Paddock Grove. The 2-bedroom, 2-bathroom house offers a bright lounge with log burning stove, downstairs study and open plan kitchen/dining room. The high-end Sigma Kitchens are designed locally and all come with integrated Neff appliances and thick quartz worktops, complimenting the timber painted wall and base units. Foxglove Cottage has 2 generous double bedrooms, both with elegant, high quality bespoke bathrooms with Italian porcelain tiles and established sanitaryware. The principal bedroom is flooded with natural light, and offers a walk in dressing area.

To the rear of Foxglove Cottage there is a generously sized garden, mainly laid to lawn with terrace, perfectly designed to entertain family and friends. At the front of the property, there is driveway parking for two cars and side access to the rear garden.

* Internal images taken from Rosehip Cottage (plot 4a) which is the mirror image of Foxglove Cottage (plot 4).



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

New Build

Council Tax Band

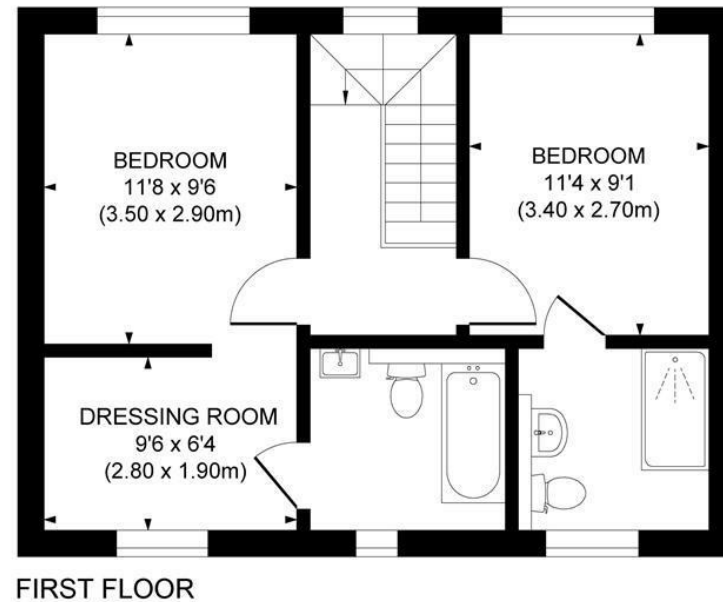
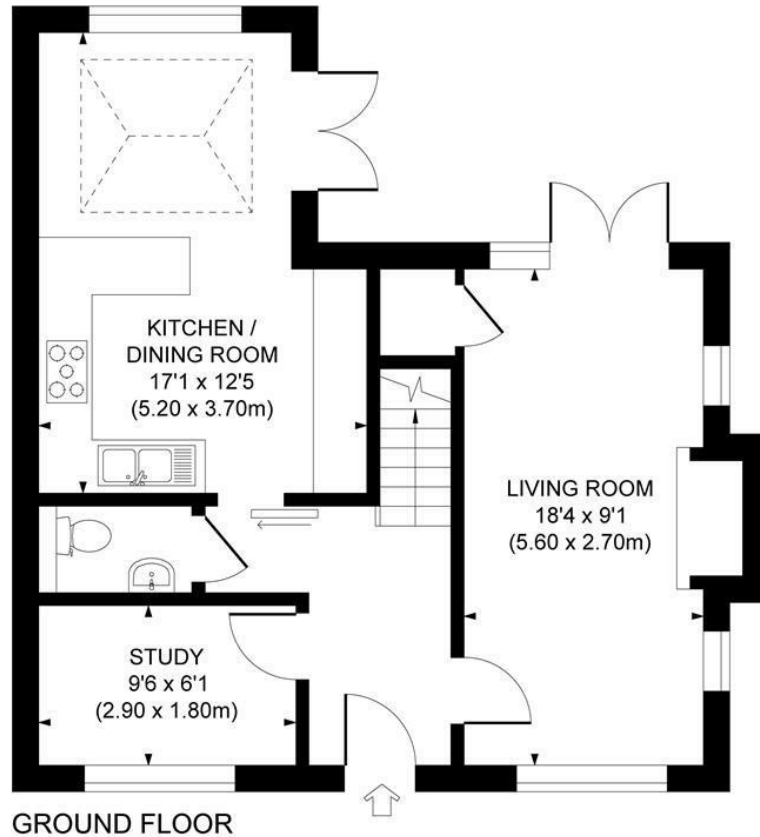
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Service Charge

£1200 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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