



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

A rare opportunity to secure the last remaining property on this exclusive boutique development of just 10 luxury homes by Ashgrove Homes. This beautifully appointed show home is ready to move into and perfectly suited to downsizers or those seeking an easy, low-maintenance lifestyle. Set in the desirable village of Effingham, the home combines generous, flexible accommodation with exceptional energy efficiency — ideal for those looking to downsize without compromise.

At the heart of the house is a stunning 25'2 open-plan kitchen and dining space, which flows seamlessly into the main living area through elegant Crittall-style glazed doors, allowing natural light to pour through while offering flexibility between open and defined living. Bi-fold doors open onto a private terrace and landscaped, easy-to-maintain garden, perfect for relaxed entertaining. The contemporary kitchen features stone worktops, sleek cabinetry and integrated Siemens appliances, complemented by a separate utility room with direct access to the integral garage.

Upstairs, four well-proportioned bedrooms include two en suites, with fitted wardrobes to three and excellent built-in storage throughout — ideal for hosting family or creating flexible living space.

The home is highly energy efficient, benefitting from underfloor heating on both floors powered by a heat pump, modern insulation and efficient systems to help keep running costs low. Additional features include an integral garage, private driveway parking, EV charging point and the reassurance of an ICW 10-year build warranty.

This is the final opportunity to purchase a home on this exclusive development — early viewing is strongly recommended.

Viewings by appointment.



## 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**

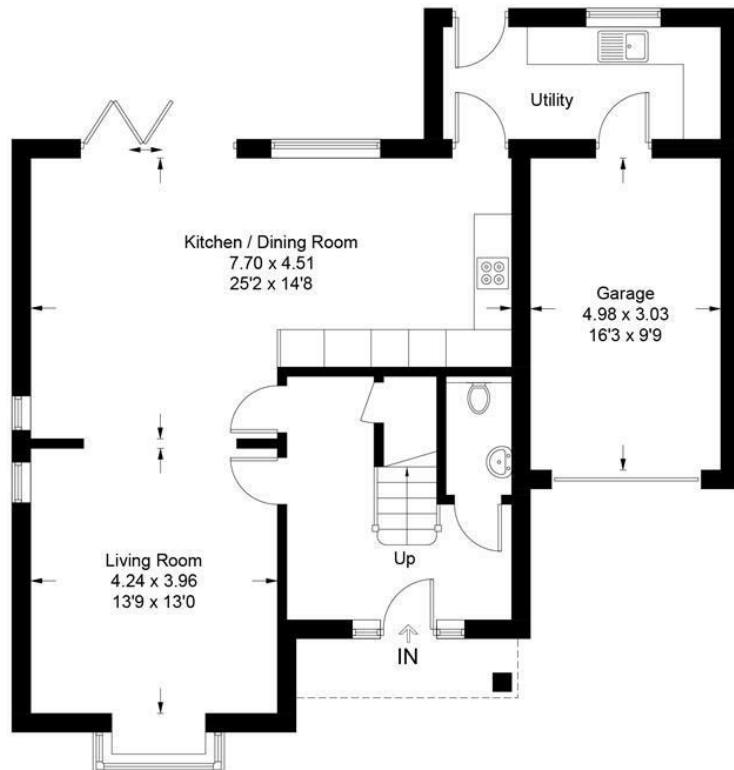
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**Council Tax Band**

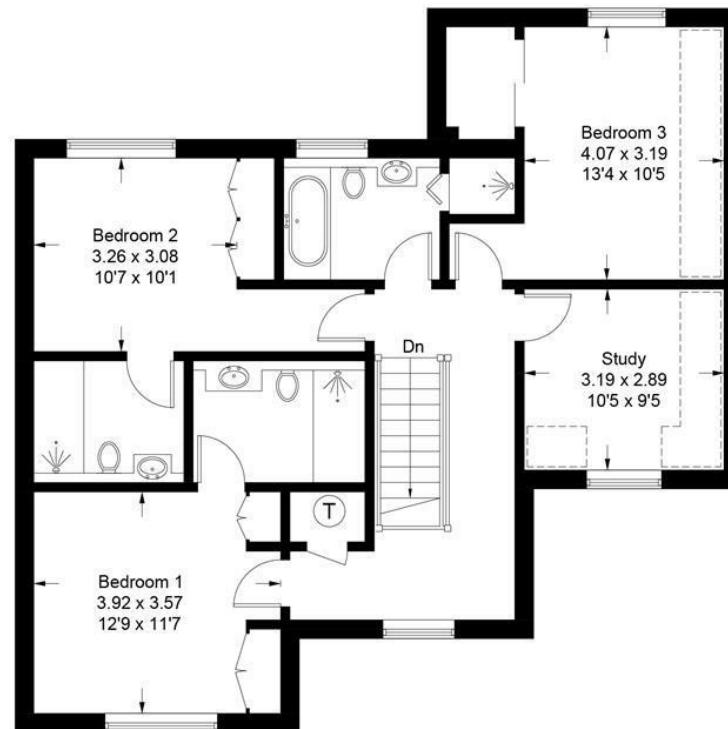
TBA

 = 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)  
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