



Plot 8 Cornerstones, Effingham, Surrey, KT24 5JR

Asking Price £1,250,000



- 4 BEDROOMS 2 BATHROOMS
- 17'2 KITCHEN/FAMILY/DINING ROOM
- INTEGRAL GARAGE
- OUTSTANDING SCHOOLS NEARBY
- DESIRABLE VILLAGE LOCATION
- LUXURIOUS SPECIFICATION
- SEPARATE UTILITY
- UNDERFLOOR HEATING
- EASY ACCESS TO TRANSPORT LINKS
- ICW TEN YEAR BUILDING WARRANTY

Description

Plot 8 is the official show home—a beautifully designed four-bedroom detached house tucked away in a peaceful cul-de-sac. Blending timeless architectural elegance with modern functionality, it's the ideal home for family living.

Key Features include - a spacious kitchen/dining/family room with Siemens appliances, peninsula island & contemporary cabinetry. An elegant living room with log burner and bay window. A principal suite with floor-to-ceiling wardrobes and sleek en suite. Two further bedrooms with fitted wardrobes and a stylish family bathroom. A large utility room, downstairs cloakroom & integrated garage. A beautiful landscaped garden with Indian sandstone terrace. Underfloor heating throughout, powered by an eco-friendly air source heat pump. EV charging point, security alarm system & external lighting

Ready to move in, this home has been professionally dressed and curated to the highest standard.

Effingham offers the best of village life with excellent schools, local shops, countryside walks, and direct rail links to London Waterloo.

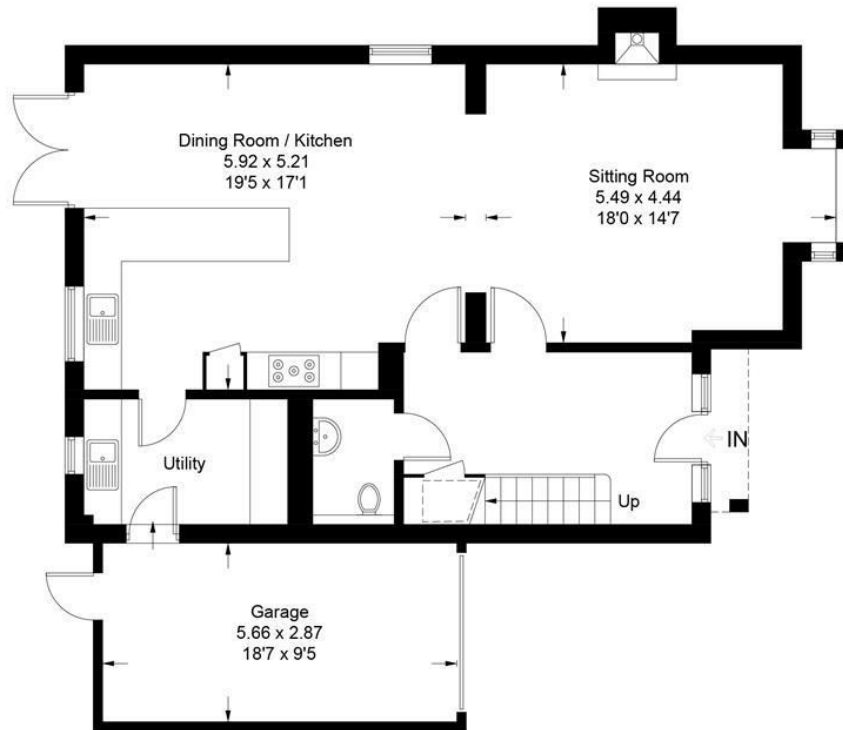
Situation

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.
*NB photos have been furnished using CGI imaging

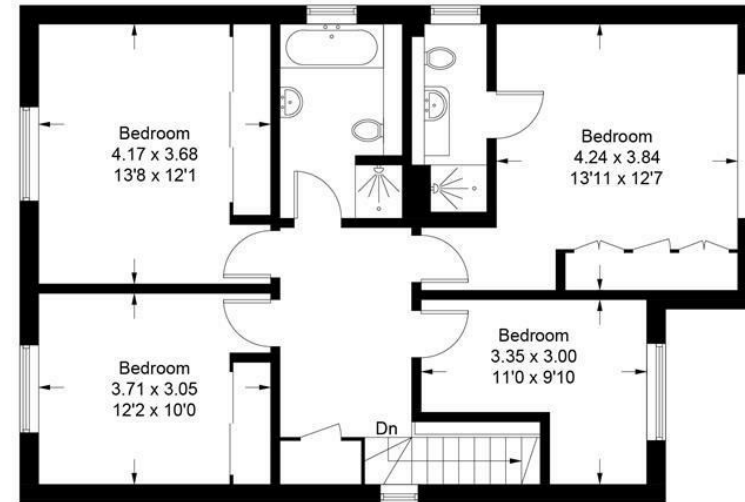
Tenure	Freehold
EPC	C
Council Tax Band	TBA



Approximate Gross Internal Area = 174.7 sq m / 1880 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. (ID1152690)

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