



Dalehurst Orestan Lane, Effingham, Leatherhead, Surrey, KT24 5SL

Guide Price £1,395,000



- SUPERBLY APPOINTED DETACHED 4 BED HOUSE
- MODERNISED & EXTENDED BY THE PRESENT OWNERS
- 0.39 ACRE PLOT WITH 132 FT REAR GARDEN
- BACKING ON TO GREENBELT FARMLAND
- IMPRESSIVE KITCHEN DINING FAMILY ROOM
- 2 FURTHER RECEPTION ROOMS
- DETACHED HOME OFFICE
- AMPLE DRIVEWAY PARKING
- WALKING DISTANCE TO THE VILLAGE SHOPS
- CATCHMENT FOR HIGHLY REGARDED LOCAL SCHOOLS

Description

This superb detached family home has been extended and modernised throughout by the present owners of offer spacious accommodation overlooking Greenbelt farmland.

As you walk through the front door you are welcomed into a bright and spacious entrance hall with an understairs storage cupboard and downstairs bathroom off. There is a playroom, good sized living room with open fireplace and a separate study/utility room. The heart of the home is the splendid, triple aspect open plan kitchen dining family room. The kitchen features a range of units, Corian worktops, breakfast bar and integrated appliances including a range style cooker, wine fridge, fridge/freezer, dishwasher, Grohe hot tap and built in microwave. The kitchen opens up to the dining family room with two sets of sliding doors overlooking the glorious views and garden. There is a large boot room area currently utilised as a gym with a large picture window over looking the garden.

Stairs leading to the first floor with a large landing with storage cupboards off. The main bedroom features a range of sliding wardrobes and a good sized ensuite shower room. There are three further double bedrooms which are served by a family shower room. There is eaves storage accessed from some of the bedrooms and the landing.

To the front of the property there is ample driveway parking for several vehicles and gated side access leading to the rear garden. A well equipped home office is located in the garden with a wc and shower room. Adjoining the rear of the property is a large terrace with with fabulous views over the garden. The large rear garden measures some 132ft in length, overlooks Greenbelt farmland, features a second seating area with power, lights, internet connection and a pergola over. In the garden there are also two garden sheds and a greenhouse.

As part of the programs of refurbishment over the last 6 years the property benefits from replacement windows, boiler, roof and has been re-wired.

Situation

Located in the heart of the village and just down the road from the gastro pub 'The Plough', a local favourite, and the newly refurbished 'Queens Stage', Effingham village offers a range of amenities including a post office, bakers, butchers, hardware store, small supermarket and hairdressers with a good choice of supermarkets at Leatherhead and Cobham. At the end of the lane there is access to Great Riding wood which in turn leads to Effingham and Bookham Common. The King George V playing fields are nearby and cater for multiple sports and also have a children's play area. The area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust. Within the locality there are a number of excellent local schools both private and state funded, with The Howard of Effingham School and St Lawrence Primary School within walking distance. Nearby recreational facilities include the recently opened Beaverbrook Hotel, golf & health club, the Nuffield Health Club in central Leatherhead, the Leisure Centre at Fetcham Grove and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom. The property's location affords convenient access to the A3, Junction 10 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Frequent rail services to London/Guildford/Leatherhead are available from Effingham Junction Station.

Tenure

Freehold

Lease

Add text here

Service Charge

Add text here

Ground Rent

Add text here

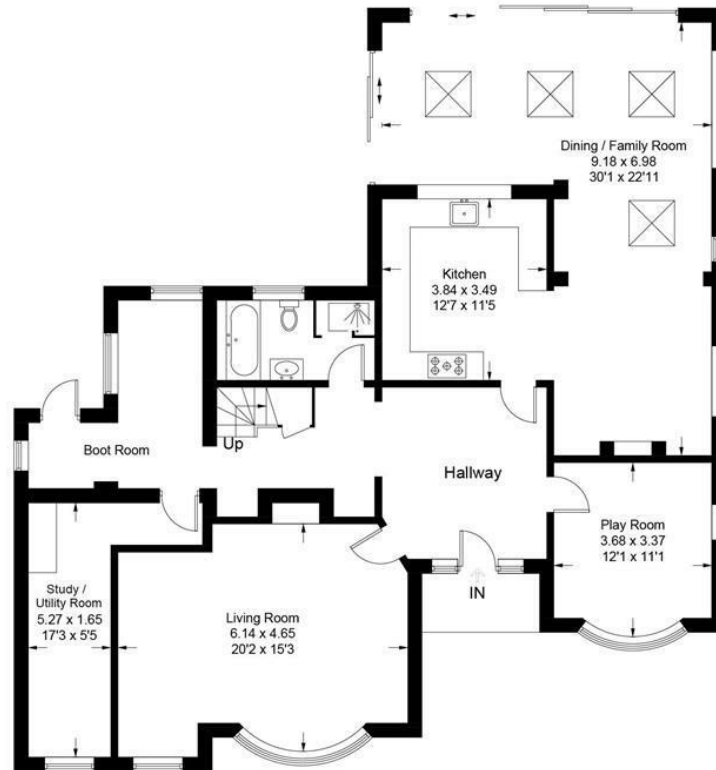
EPC

G

Council Tax Band



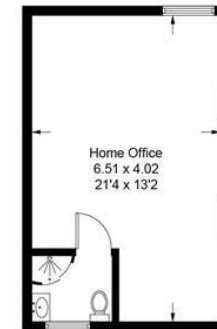
Approximate Gross Internal Area = 237.4 sq m / 2555 sq ft
(Including Eaves)
Home Office = 26.0 sq m / 280 sq ft
Total = 263.4 sq m / 2835 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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. (ID849617)
www.bagshawandhardy.com © 2022

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.

