



Outdowns, Effingham, Surrey, KT24



This impressive lateral detached property offers real flexibility for families and downsizers alike, alongside **spectacular views**, a self-contained annexe and a swimming pool. Chain free.

Situated on a private road and backing onto Effingham Golf Club this stunning five double bedroom property plus annexe has the perfect blend of entertaining and living space.






To the front the lawned front garden and driveway offers plenty of parking space. The welcoming entrance hall leads to a spectacular open plan kitchen/dining room which is perfect for hosting dinner parties and family mealtimes. The stylish kitchen features an abundance of bespoke fitted cabinets and a large island. Bi-folding doors lead onto a large, raised southerly facing terrace with stunning views over the garden and Effingham Golf Course. The kitchen is connected to a large separate utility room with side access to the garden and a separate reception room which would be an ideal playroom for children.



At the front of the property there is a bright double-aspect reception room with a smart feature fireplace. There is also a guest WC off the entrance hall.

A further inner hallway leads to five spacious double bedrooms and a luxury family bathroom. Three of these bedrooms have access to significant boarded and carpeted loft space.



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Tenure
 Freehold

Local Authority
 Guildford Borough Council

Council Tax
 Band G



The principal bedroom overlooks the rear of the property and has Bi-fold doors that open onto a small private, decked area. Alongside a sizeable dressing room, there is a large well-appointed en suite bathroom that boasts both a luxury walk-in shower enclosure and a freestanding roll-top bath.

The Annexe has its own gated entrance and private terrace to the front. The central front door opens into a stunning open plan kitchen/dining/reception room with a luxury kitchen. There is a double bedroom with a modern en suite shower room.

The generous rear garden is mainly laid to lawn with a large, decked area at the rear where the swimming pool is located. A gate at the rear also provides access to the fourth hole on Effingham golf course and extensive footpath walks.

Location

Effingham Junction Station 3.1 miles, Cobham & Stoke D'abernon Station 7.2 miles, Leatherhead 5.2 miles, A3 6.3 miles, M25 Junction 9 7.0 miles, London Gatwick Airport 18.8 miles, London Heathrow Airport 21.7 miles, Central London 30.0 miles (All distances are approximate).



Approximate Gross Internal Floor Area

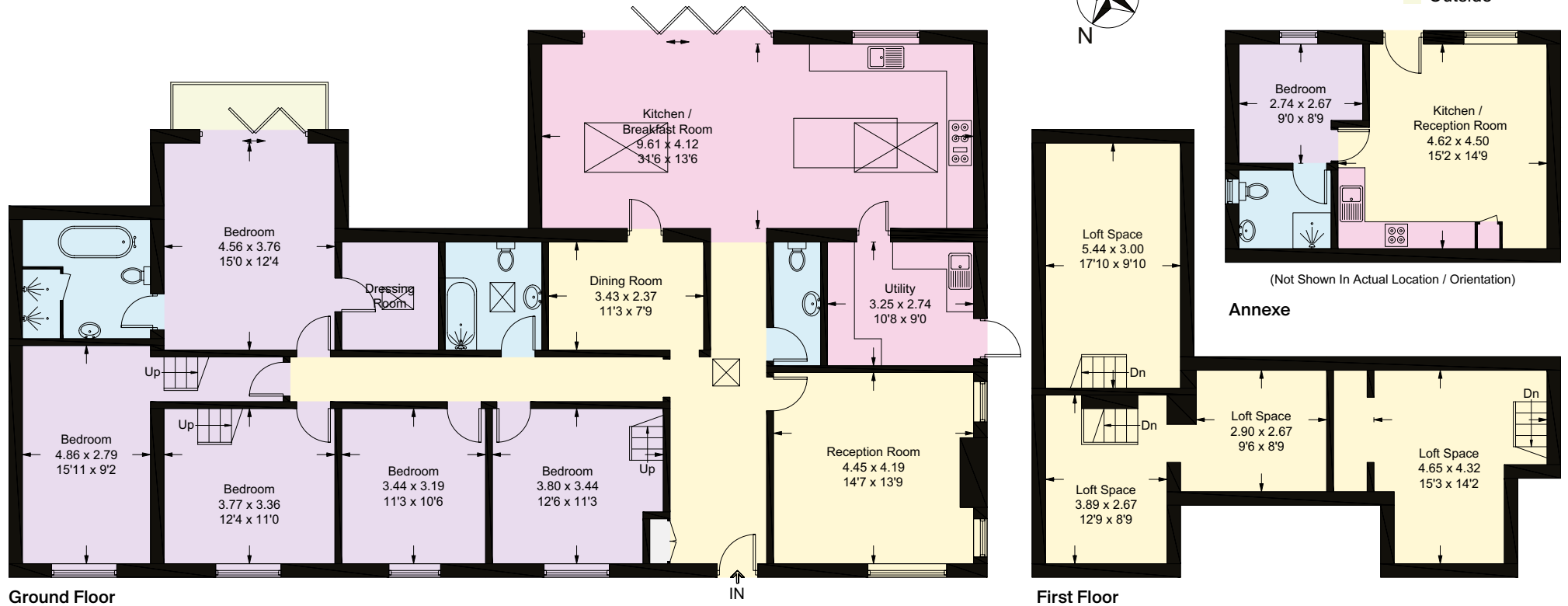
257.6 sq m / 2773 sq ft

Annexe = 31.4 sq m / 338 sq ft

Total = 289 sq m / 3111 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2024. Photographs and videos dated December 2024.

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