



High Barn House, Effingham, Surrey





A beautiful family home situated in the popular village of Effingham.

Summary of accommodation

Lower Ground Floor: Cinema room | Games room | Shower room | Laundry room

Ground Floor: Entrance hall | Drawing room | Dining room | Kitchen | Living/breakfast room | Study | WC

First Floor: Galleried landing | Principal bedroom with dressing room and en suite bathroom | Four further bedrooms, one en suite Family bathroom

Second Floor: Three bedrooms, one en suite | Kitchen | Store

Outbuildings: Garage | Workshop

In all about 1.59 acres

Distances

Effingham train station 2.2 miles, Cobham 5.1 miles, Guildford 8.8 miles

(All distances are approximate)



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Situation

High Barn House is located in one of Surrey's most sought-after villages. The surrounding area is renowned for its walking and riding countryside, protected by the green belt and designated as an area of outstanding natural beauty. Despite being wonderfully rural and private Effingham is easily accessible to Cobham, Dorking, Guildford and London. Effingham Village offers local shopping, two public houses, a church and a main line train service to London Waterloo.

There is an excellent choice of both private and state schools in the area, including Reeds, Saint Theresa, Cranley, Manor house, Cranmoor and the Howard of Effingham. For those that enjoy golf Effingham golf course is nearby and can be accessed from the garden of this property.

The property

Built in 2012 to an exceptionally high standard High Barn House stretches to over 6110 sq ft. The house has a double width plot and a large driveway which is unusual in this location. The ground floor comprises a fantastic kitchen, dining room and sitting room perfect for every day family life and entertaining. For more formal entertaining there is a beautiful drawing room with doors opening onto the south-facing garden and a separate dining room. The lower ground floor of High Barn House offers useful accommodation with separate outdoor access, a large utility room, a shower room, a cinema and a possible wine cellar with plumbing.

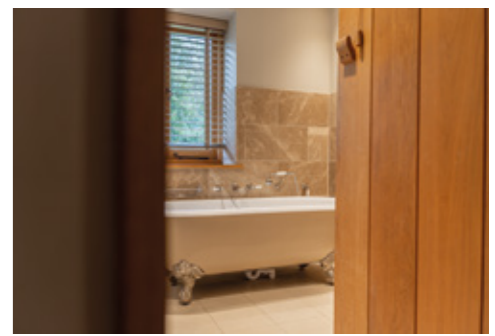
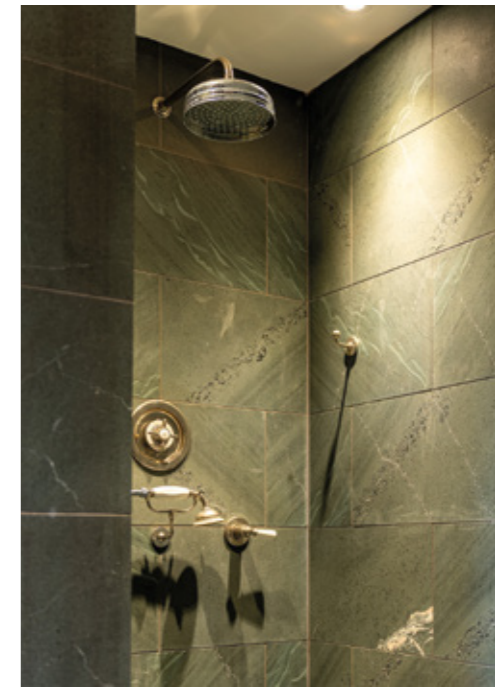
The first and second floors of the house comprise a total of eight well proportioned bedrooms and four bathrooms, including a luxurious principal bedroom suite with a dressing room and ensuite bathroom. The second floor has been usefully converted to comprise a kitchen, two bedrooms and a bathroom, it's access via the back stairs makes an excellent potential staff annexe.

Throughout the house there is exceptional attention to detail, including a beautiful Italian mural painted in the downstairs WC and the spare bedroom. There are beautiful views throughout the house facing onto the immaculate gardens .









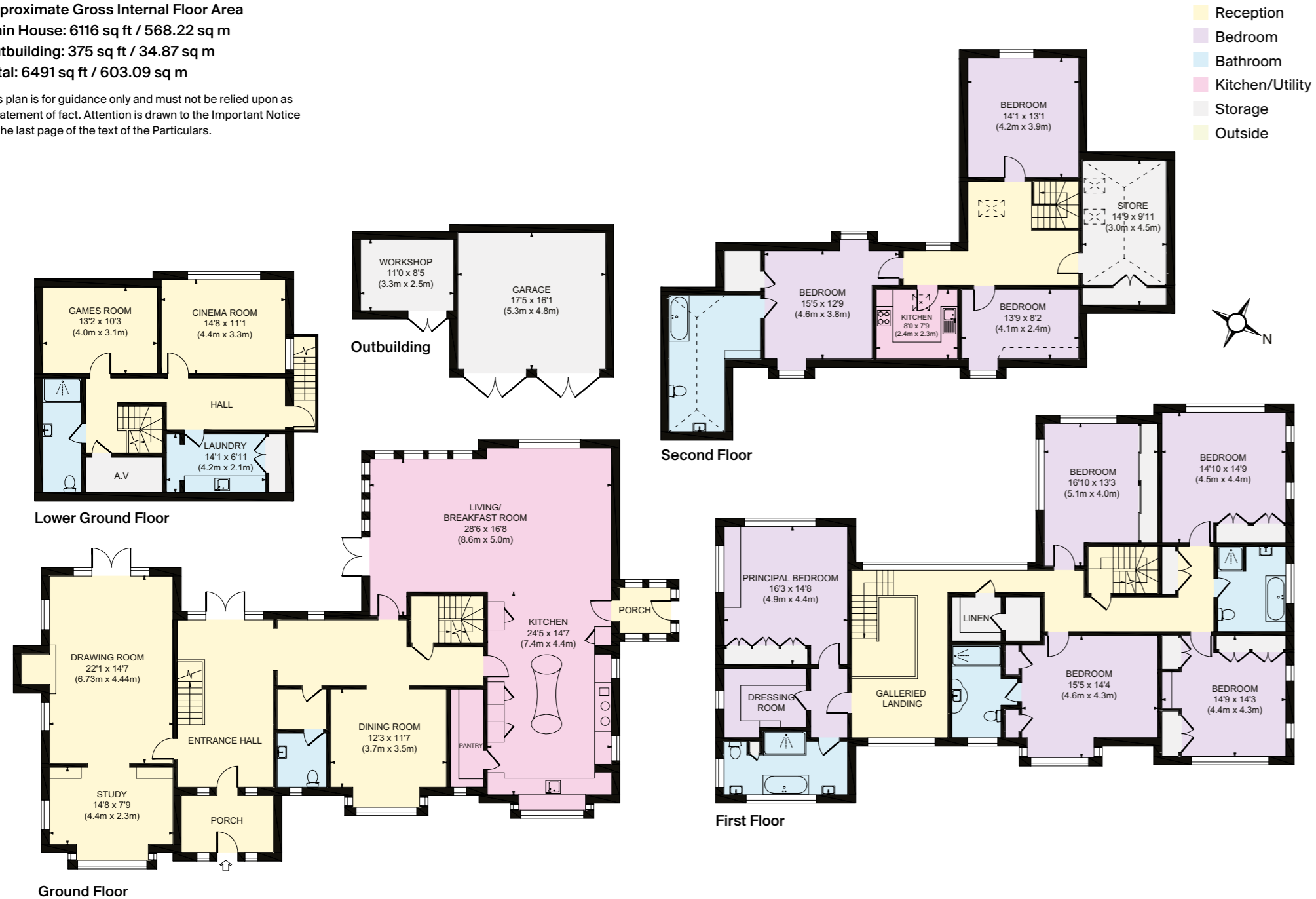
Approximate Gross Internal Floor Area

Main House: 6116 sq ft / 568.22 sq m

Outbuilding: 375 sq ft / 34.87 sq m

Total: 6491 sq ft / 603.09 sq m

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.





Gardens and grounds

Set within approximately 1.5 acres with an unusually large garden for this location, the gardens are mainly laid to lawn with three terraces to enjoy the summer sunshine.



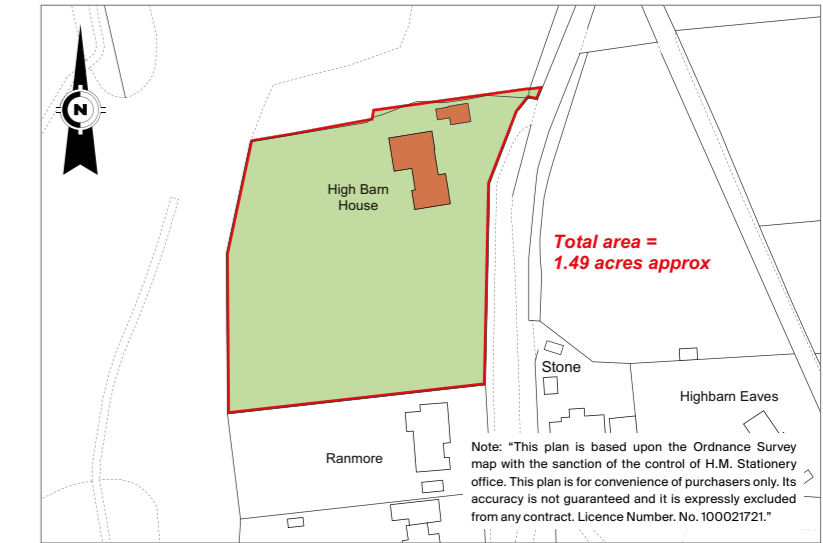
Property information

Tenure: Freehold

Local Authority: Guildford Borough Council

Council Tax: Band H

EPC Rating: TBC



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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