



Rountree, 6 Paddock Grove

Effingham, Surrey KT24 5BF

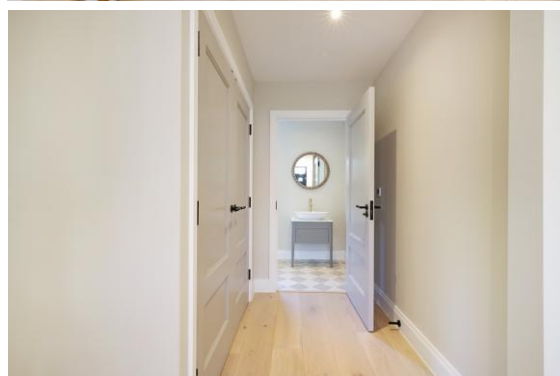
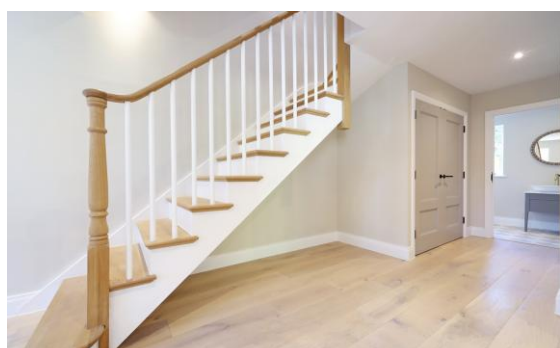
£1,250,000 Freehold

Directions

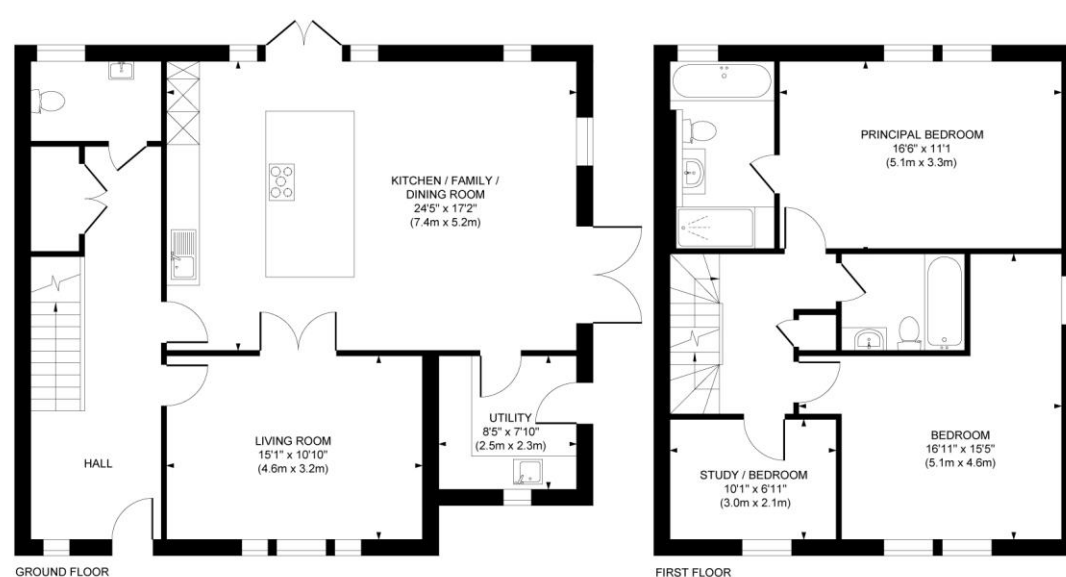
From our offices take the Ockham Road South for about one mile and turn right on the Guildford Road for about two miles. Upon reaching Effingham Golf Club on the right and shortly before the traffic lights the development will be found on the left hand side, with Rountree a short way in on the right.

Local Authority

Guildford Borough Council: 01483 505050.



Approximate Gross Internal Area
1922 sq. ft / 178.60 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. 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.

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Set in an exclusive private cul-de-sac by Roundtree Development Limited, this beautifully appointed four bedroom semi-detached home is designed for modern family living.



THE PROPERTY Set in an exclusive private cul-de-sac by Roundtree Development Limited, this beautifully appointed 4 bedroom semi-detached home is designed for modern family living. Designed with modern family living in mind, the heart of the home is an exceptional open-plan kitchen, breakfast and family room. The kitchen is superbly crafted with bespoke cabinetry, quartz working surfaces, a substantial central island, and a full range of integrated Neff appliances, creating a stylish and highly functional space for everyday living and entertaining. The ground floor also offers a welcoming entrance hall with cloakroom and a large coats cupboard, a charming formal lounge, and a separate utility room. On the first floor, there are three well-proportioned bedrooms, including a spacious principal suite with en-suite bathroom, alongside a contemporary family bathroom. The second floor provides a superb guest suite, comprising a generous double bedroom and its own bathroom that is ideal for visitors or additional privacy. Externally, the property benefits from a particularly large garden with ample space to build a home office cabin, perfect as a home office, gym etc. The house also features a double pitched roof cart barn fitted with an EV charger. A superb opportunity to acquire a thoughtfully designed home in a highly desirable setting. EPC AWAITED. Council Tax Band TBC.

