



BRAND NEW FLINT BUILT COTTAGE IN THE HEART OF VILLAGE

APPLE TREE COTTAGE, CHAPEL HILL, EFFINGHAM, SURREY, KT24 5NB

Freehold



SOUTH WEST FACING GARDEN

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Kitchen/dining room ♦ 1 reception room ♦
3 bedrooms ♦ 2 bathrooms ♦ Guest
cloakroom ♦ EPC rating = B

Situation

Chapel Hill is situated in the heart of Effingham Village and enjoys a semi-rural location. It is also well placed for Effingham Junction mainline station which provides a frequent service to London Victoria and Waterloo in around 40/45 minutes. The A3 which links with Junction 10 of the M25 is nearby.

The area has an enviable choice of schools both state and private and acres of riding and walking countryside close by.

Description

Apple Tree Cottage is a brand new 3 bedroom house, which has been completed to a very high specification, offering a modern interior and an attractive flint cobble rendered exterior.



The ground floor comprises the open plan kitchen/dining room, which is fitted with shaker style wall and base units with stone work surfaces and built in appliances from Bosch. French double doors lead out to the garden, perfect for outdoor entertaining. The living room is double aspect and features an exposed brick fireplace.

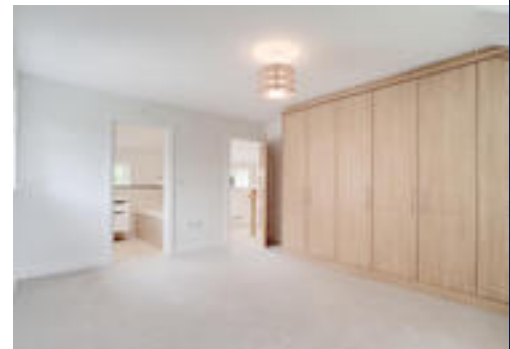
Upstairs, the first floor provides the master bedroom with fitted wardrobes and en suite bathroom including ranges from Villeroy & Boch. There are 2 further bedrooms and a family bathroom, also including ranges from Villeroy & Boch.

Outside the south west facing garden is mainly laid to lawn with attractive borders. The property is accessed via a long paved driveway and provides ample parking.

Note: The property has been put forward for an LABC Award as one of the eight finalists for the South East area.

Viewing:

Strictly by appointment with Savills



Approximate Gross Internal Area = 131.16 sq m / 1412 sq ft



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		