



SUBSTANTIAL HOME SET IN ABOUT 1/2 ACRE BACKING ONTO EFFINGHAM GOLF COURSE

THE BEECHES, BEECH AVENUE, EFFINGHAM, SURREY, KT24 5PJ

Freehold

savills

WEST FACING ASPECT WITH SPECTACULAR VIEWS

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Kitchen/Breakfast room ♦ 4 reception rooms ♦ 5 bedrooms ♦ 3 bathrooms ♦ Guest cloakroom ♦ Garage ♦ West backing garden of 0.486 acres ♦ EPC rating = C

Situation

Beech Avenue is a tree lined road within a semi-rural setting.

Situated in the Surrey Hills, the surrounding area is renowned for offering superb walking and riding countryside all protected by the Green Belt and adjoined by National Trust land.

It is easily accessible to the main arterial routes and airports.

Effingham village has a selection of local shops and pubs and the mainline station has service to London Waterloo (40 minutes).

There is an excellent choice of both private and state schools in the area including St. Teresa's, Manor House, Cranmore and The Howard of Effingham. For the sporting enthusiast, Effingham Golf Course is adjacent whilst there is horse racing at racing at Epsom and Sandown.

Description

The Beeches has been beautifully extended and is immaculately presented. It sits on a west facing plot of approximately 1/2 acre and backs on to the 17th fairway of Effingham Golf Club, enjoying far reaching views.

Planning permission exists to enlarge the ground floor and first floor. The loft space is partially converted, providing an opportunity for further development. (Guildford Ref: 11/P/00411 & 18/P/00486)

The impressive galleried hallway leads to all the principal reception rooms. The well proportioned living room has a feature gas log effect fire and stunning bi-fold doors with solar glass open to the terrace and landscaped gardens with lighting.

The bespoke painted French oak kitchen with granite worktops and limestone flooring has a central island, fitted Miele appliances, boiling water tap and a 4 oven gas AGA. Bi-fold doors open on to a private terrace.



The dining room and family room feature solid oak flooring and oak beams. The family room has an oak fireplace with log burner and bi-fold doors opening on to the terrace.

The oak staircase with ambient lighting leads to the galleried landing. The master bedroom has a walk-in wardrobe and en suite bathroom featuring double sinks, glass shower cubicle and bath. The Juliet balcony provides wonderful views over the course.

The guest bedroom also has a walk in wardrobe and en suite facilities. There are three further bedrooms and a family bathroom.

The loft has windows to the front and rear and is set for conversion.

Outside, the property is accessed via private electric gates. The gravelled driveway provides ample parking, a feature lamp post and access to the detached garage with log store and oak framed car port. The stunning rear gardens include an oak framed 'scorer's' hut with tiled roof. The gardens back on to Effingham Golf Club and enjoy fabulous views and access to footpaths.

Plot size 0.486 acres.

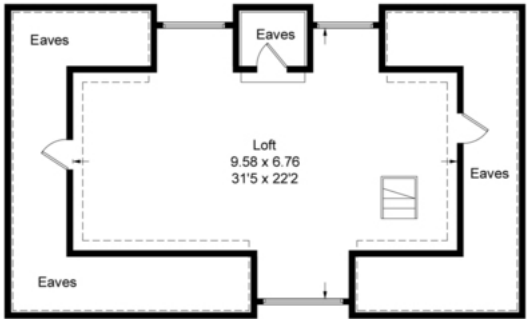
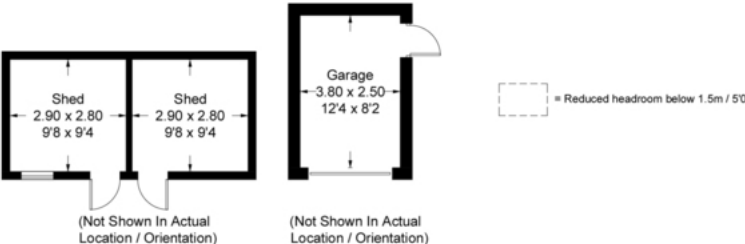
Viewing:

Strictly by appointment with Savills

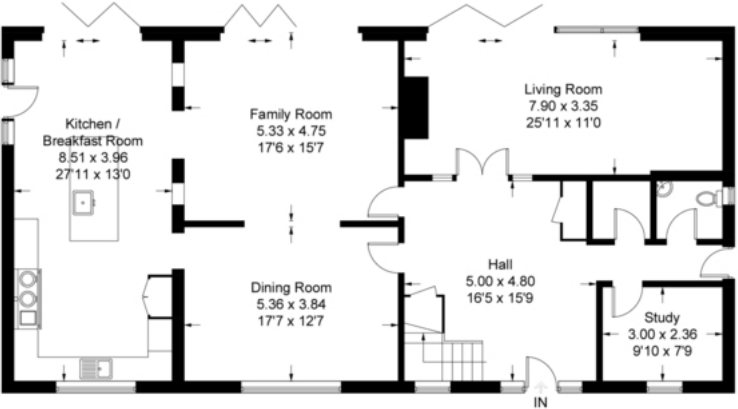




Approximate Gross Internal Area = 365 sq m / 3928 sq ft
(Including Eaves / Loft / Excluding Void)
Outbuildings = 26.2 sq m / 282 sq ft (Including Garage)
Total = 391.2 sq m / 4210 sq ft



Loft



Ground Floor



First Floor

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		
(92-100) A		
(81-91) B		
(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	

Savills Cobham
cobham@savills.com
01932 586200

savills.co.uk