



Cedarwood, Lower Farm Road  
Effingham, Surrey KT24 5JJ







A substantial detached 4 bedroom family home with open views over paddocks, in a superbly located Private Road location between Effingham Junction and Effingham shops, sitting in 0.336 Acre South-Easterly facing grounds with undoubted potential to improve /enlarge, subject to the usual permissions, and just a 0.6 mile walk to the station (Waterloo 44 mins).

Entrance Hall - Open Plan Kitchen/Family Room - Sitting Room - Study - Main Bedroom with Ensuite - 3 Further Double Bedrooms - Family Bathroom - Attached Garage - Swimming Pool - 0.366 Acre South East Facing Gardens - Ample Visitor Parking







## Cedarwood, Lower Farm Road

Effingham, Surrey

Wills & Smerdon are delighted to bring to market this substantial family home located in this highly regarded private road location, which offers the incoming owner a perfect opportunity upon which to make their own mark.

Once across the threshold, the entrance hall gives access to all the main accommodation, with a delightful open plan "hub of the home" kitchen/family/living area having French door access to the rear gardens.

The dual aspect Sitting room enjoys views to both the front and rear gardens, with access to an excellent additional space currently used as a study/home office. The ground floor accommodation being completed by a guest WC from the reception hall.

The turning stairs case gives access to the first floor accommodation, which comprises Main Bedroom with ensuite shower room, walk in wardrobe, and delightful views over the rear garden and fields beyond. The three further bedrooms are all of a good size, with the family bathroom having bath, WC and basin.

Outside, the rear gardens are a true delight, with matures trees and hedges and open views to the rear boundary across paddocks where horses currently graze, facing in a South-Easterly direction and affording complete privacy on all sides. There is storage for that all-important garden equipment, and the swimming pool provides a delightful amenity for all the family.

The sweeping in and out drive provides ample space for numerous vehicles and provides access to the attached garage, which in our opinion would lend itself to inclusion into the ground floor accommodation, should this be so desired (STPP). Viewing Highly Recommended

Road Service Charge: £100 pa Tenure: Freehold. Guildford Borough Council Band F

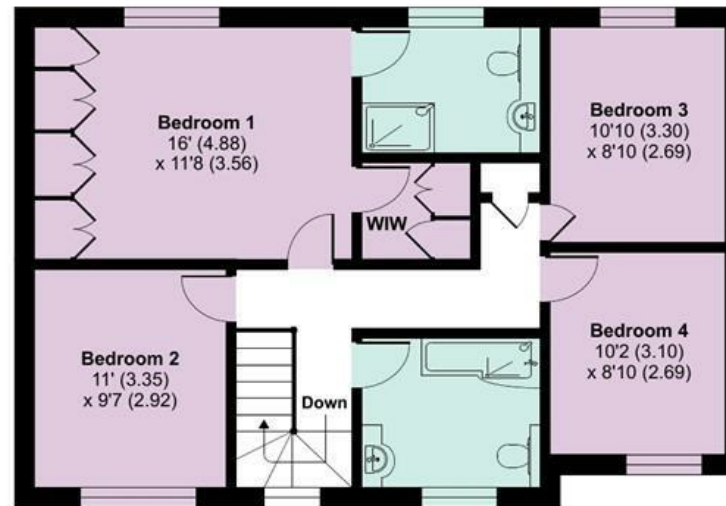




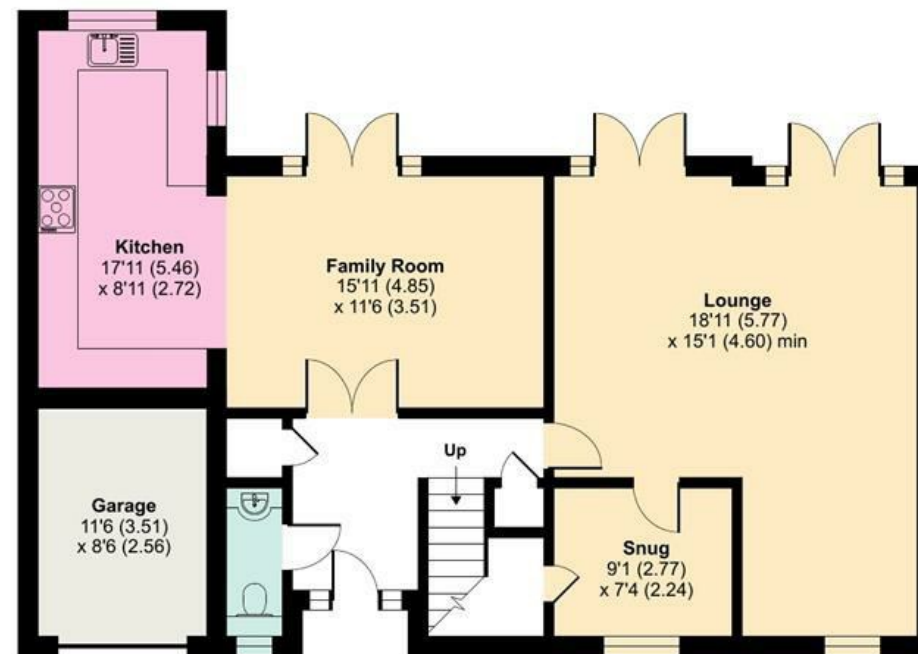


Approximate Area = 1836 sq ft / 170.6 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.  
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## DIRECTIONS

From our Offices in East Horsley proceed along the Ockham Road South turning left into Forest Road towards Cobham. At the crossroads at Effingham Junction, turn right into Howard Road, passing Effingham Junction Station on the right and continue into Effingham Common Road. After approx 1/3 mile, turn left into Lower Farm Road whereupon Cedarwood will be found after the passing point on the right hand side.///custom.strain.heat

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| Energy Efficiency Rating                    |         |
|---|---------|
|   | Current |
| Very energy efficient - lower running costs |         |
| (92 plus) A                                 |         |
| (81-91) B                                   |         |
| (69-80) C                                   |         |
| (55-68) D                                   | 59      |
| (39-54) E                                   |         |
| (21-38) F                                   |         |
| (1-20) G                                    |         |
| Not energy efficient - higher running costs |         |
| England & Wales                             |         |
| EU Directive 2002/91/EC                     |         |

