



Lower Road, Effingham, KT24

Pacey Wingent Dickson

£1,250,000

Bedrooms: 4

Bathrooms: 3

Receptions: 4

A beautifully extended and modernised four-bedroom detached family home, originally built in the early 1900s and perfectly blending period character with contemporary comfort.

Set on a generous plot, the property enjoys landscaped gardens, mature trees, and a southerly-facing terrace ideal for outdoor living. Inside, the spacious kitchen/dining room features an Aga range cooker, granite worktops, a walk-in pantry, and French doors to the garden. A large utility room provides additional cooking space and appliances.

The main sitting room offers two working fireplaces and a bay window, leading to a bright sunroom and a cosy snug/office with an open fire. There's also a cloakroom and understairs storage.

Upstairs, the principal bedroom includes an ensuite shower room, built-in wardrobes, and French doors opening onto a balcony with garden views. The second bedroom also has an ensuite and walk-in wardrobe, complemented by two further doubles and a family bathroom with a Victorian roll-top bath.

The gardens feature a kitchen garden, greenhouse, orchard with fruit trees and vines, and a charming BBQ/patio area with a rustic garden bar. A tranquil rear garden with a pond provides a peaceful retreat. The property also benefits from driveway parking for several cars and a garage.

Ideally located moments from Bookham Train Station, and close to local high streets, excellent schools, and transport links, this is a wonderful home for modern family living.



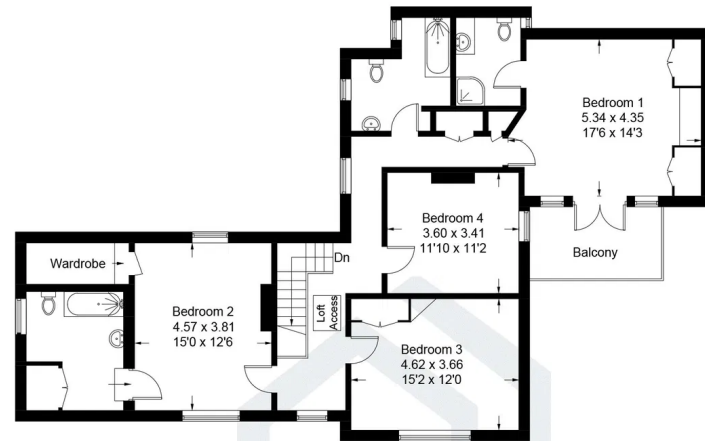


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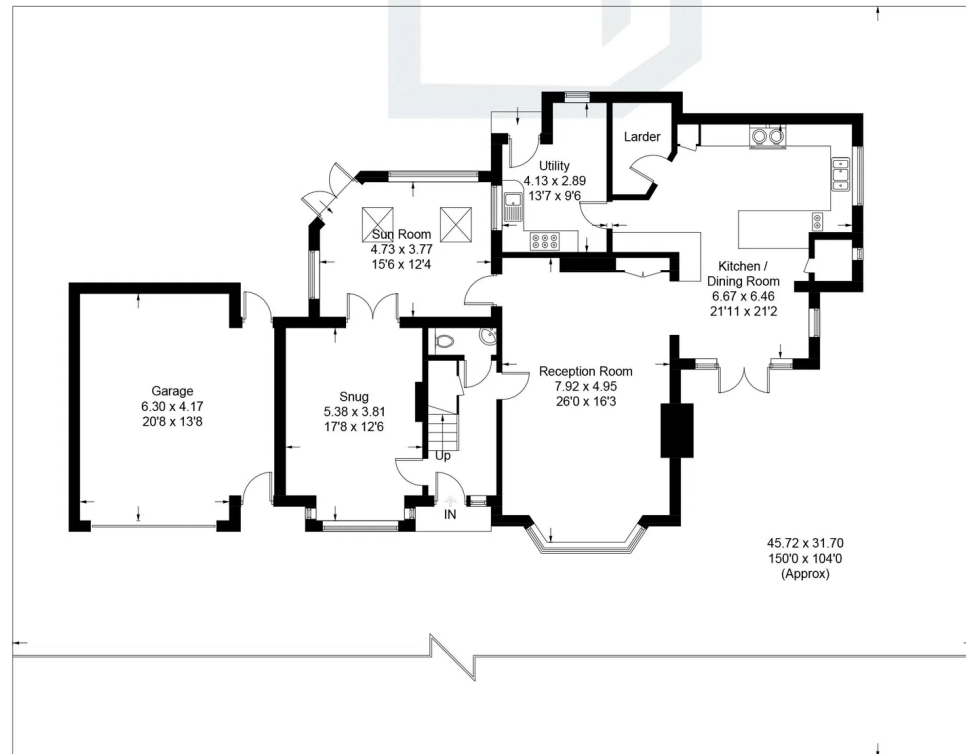
Approximate Gross Internal Area = 249.5 sq m / 2685 sq ft

Garage = 32.1 sq m / 345 sq ft

Total = 281.6 sq m / 3030 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1251188)

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