



HENSHAWS

Grove Barn, Plot 10 Paddock Grove, Effingham, Surrey, KT24 5QA

£1,250,000 Freehold

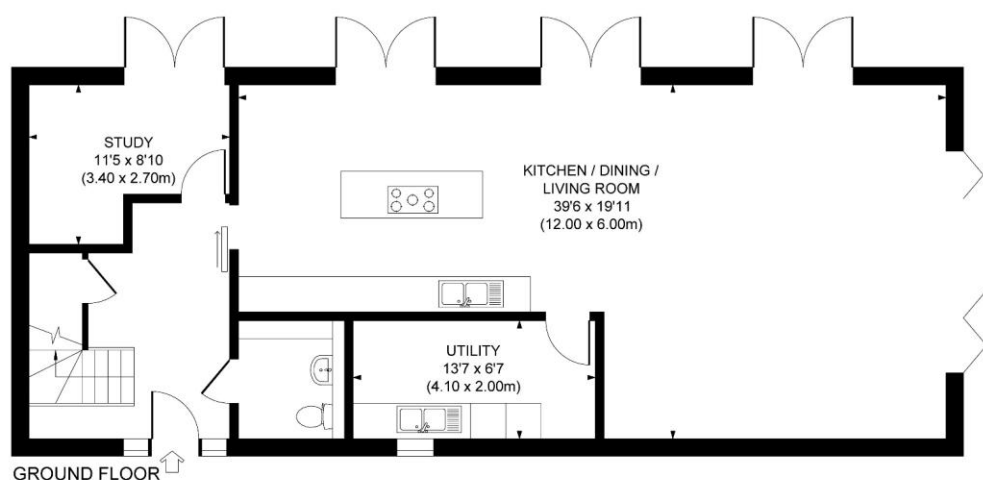
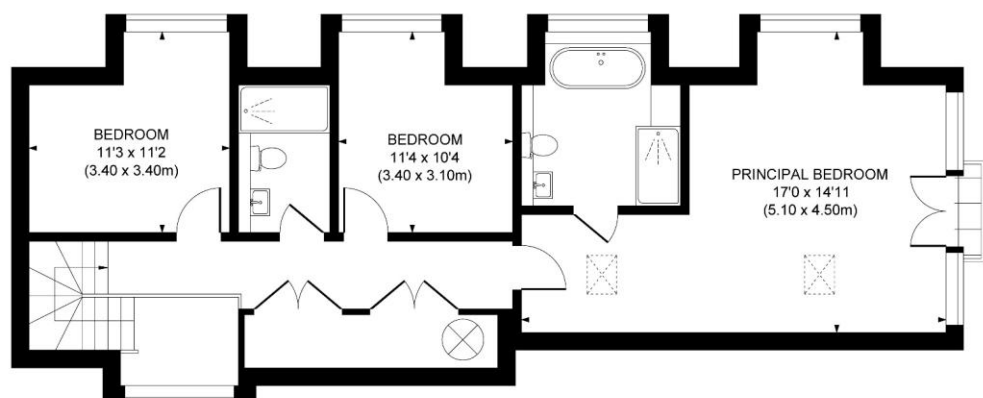
Directions

From our offices in East Horsley take the Ockham Road South for about one mile and turn left onto Guildford road towards Leatherhead. After about two miles turn left into Paddock Grove shortly before the traffic lights and Grove Barn will be found towards the bottom of Paddock Grove.

Local Authority

Guildford Borough Council: 01483 505050.

Approximate Gross Internal Area
1,820 sq. ft / 169.06 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.



HENSHAWS

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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

PADDOCK GROVE - PLOT 10, GROVE BARN

SHOW HOME OPEN SATURDAY'S 10.00am - 3.00pm.
An elegant, barn-inspired newly built contemporary home offering three bedrooms and two bathrooms, set within an exclusive private cul-de-sac development. Boasting west-facing gardens and outstanding views across adjoining green belt countryside, this beautifully designed property combines rural charm with modern living.



THE PROPERTY PADDOCK GROVE - Plot 10 Grove Barn. Enjoying an enviable position with a westerly-facing garden, this beautifully designed three-bedroom, two-bathroom home takes inspiration from a traditional period barn while offering all the benefits of contemporary living. At the heart of the property is a stunning open-plan living space, featuring doors opening onto both the rear and side gardens, creating a light-filled and versatile environment ideal for modern lifestyles. The space flows seamlessly into a superb, locally designed Sigma kitchen, complete with an extensive range of Neff appliances and a large central island with seating —perfect for entertaining. The ground floor also offers an inviting entrance hall, a cloakroom, and a well-proportioned office/snug, providing flexibility for home working or relaxation. Upstairs, the principal suite offers a sense of space and elegance, featuring a vaulted ceiling, apex glazing and a Juliet balcony framing far-reaching rural views. A dressing area and luxurious en-suite bath and shower room complete this impressive retreat, whilst two further double bedrooms and a stylish family shower room provide well-balanced additional accommodation. Externally, the home is complemented by landscaped west-facing gardens, perfect for enjoying afternoon and evening sun, along with a charming double barn-style carport.

