

Woodsway, Orestan Lane, Effingham, Surrey KT24 5SN

£685,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning right onto the A246 Guildford Leatherhead Road. Proceed along until you come to a crossroads with a set of traffic lights at which point turn right into The Street. Proceed along until you come to the next roundabout turning left into Orestan Lane and Woodsway can be found 1/2 way down on your left hand side.

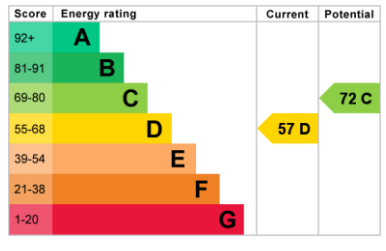
Local Authority

Guildford Borough Council Tel: 01483 505050
Council Tax Band: F





Approximate Gross Internal Area 1647 sq ft - 154 sq m
(Excluding Outbuilding)
Ground Floor Area 1329 sq ft – 124 sq m
First Floor Area 318 sq ft – 30 sq m
Outbuilding Area 214 sq ft – 20 sq m



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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.

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A well presented and versatile 4 bedroom detached chalet bungalow offering an excellent size rear garden and situated in a popular semi rural location. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in the 1930s this good size home has subsequently been extended enabling the property to now provide extremely flexible accommodation . On the ground floor this consists of a good size living room, 3 bedrooms, a family bathroom plus a kitchen / breakfast room with a good range of matching eye and base level units with ample work surfaces, separate utility room, dining room and a generous size conservatory enjoying a pleasant aspect overlooking the lovely rear garden. To the first floor there is then a further bedroom with built-in wardrobes and an ensuite bathroom. The property itself is approached via a pea shingle driveway providing a good amount of off street parking. To the rear is a wide paved sun terrace leading onto an excellent expanse of lawn bordered to all sides by well stocked flower and shrub beds together with mature trees. In addition there is also a substantial **detached timber constructed studio / office** with full power, heating and light. In total the garden extends to 87ft x 36ft (26.5m x 11m)







SITUATION

The property is located in a popular semi rural location approximately 2.2 miles from Bookham village centre and 3.6 miles from Horsley. The former which offers an excellent range of shops including two supermarkets, doctors and dentist surgery, a library, a post office and a number of other independent retailers. Also close by are some shops catering for daily needs including a butchers, hardware shop and a coffee shop. Effingham train station is approximately 1 ¼ miles away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 10 westbound and junction 9 eastbound providing good motorway access to both Heathrow and Gatwick airports. There are excellent schools close by both in the state and private sectors catering for all age groups including the well respected Howard of Effingham senior school.











