



Effingham Common Road,

Effingham, Leatherhead. KT24 5JG

£3,000,000



Rooted in 17th-century origins, Indian Farm is a captivating country home surrounded by beautifully curated grounds, where history, character, and modern family living come together. Set behind three separate gated driveways, the property sits in a secluded position off Effingham Common Road, offering a rare sense of privacy and scale.

The house unfolds through a welcoming entrance hall into a generous reception space – the heart of the home – with a sequence of interconnecting rooms including a formal sitting room, elegant dining room, and a bright kitchen/breakfast room. Beyond lies a more contemporary wing: a vast family room, games room, utility space, pool room, and a separate staircase leading to a guest suite – ideal for visitors or multi-generational living.

Upstairs in the main house, the principal suite features a dedicated dressing room, complemented by three further bedrooms and two additional bathrooms. An independent annexe above the games room offers further flexibility with its own sitting room, kitchen, bathroom and two double bedrooms.

The grounds are nothing short of exceptional – a balance of formal English gardens, paddock space, and a large ornamental pond, designed to evolve with the seasons. Leisure facilities include a heated outdoor swimming pool and a well-kept, floodlit tennis court, while a substantial garage and workshop complete the setting, discreetly located off an inner courtyard.



Effingham is well placed for an exceptional choice of schools including St Teresa's, Cranmore, City of Freeman's, ACS Cobham, Guildford High School and the Royal Grammar School.

Nearby, Guildford and Cobham offer thriving high streets and amenities, while Effingham Junction provides direct rail links to London in approximately 40–45 minutes. Road connections via the A3 and M25 are equally convenient, with Heathrow and Gatwick within easy reach.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Floodlit tennis court
- 2 bedroom annex
- Heated swimming pool
- Exceptional grounds



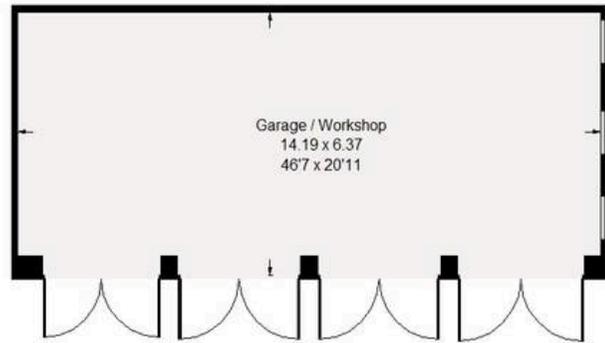




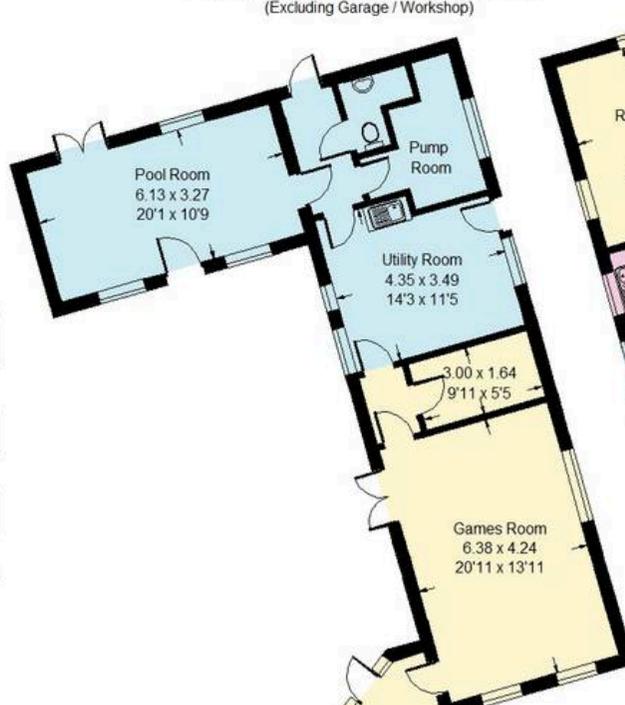


Indian Farm, KT24

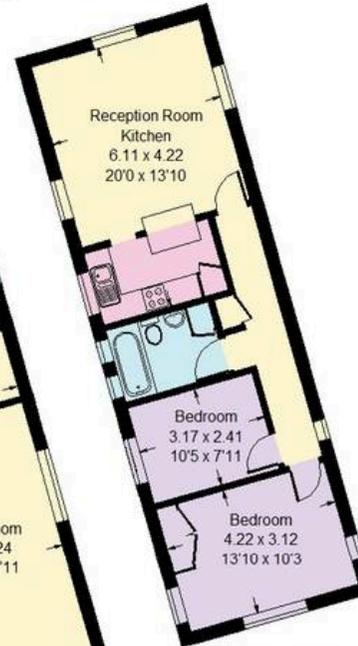
Approx. Gross Internal Area = 519.6 sq m / 5593 sq ft
(Excluding Garage / Workshop)



Outbuilding
(Not Shown In Actual Location / Orientation)



Annexe Above Games Room

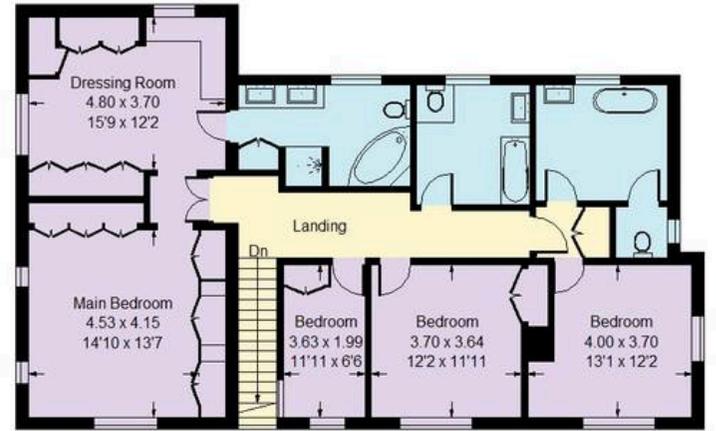


First Floor Above Family Room



Ground Floor

Second Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.



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