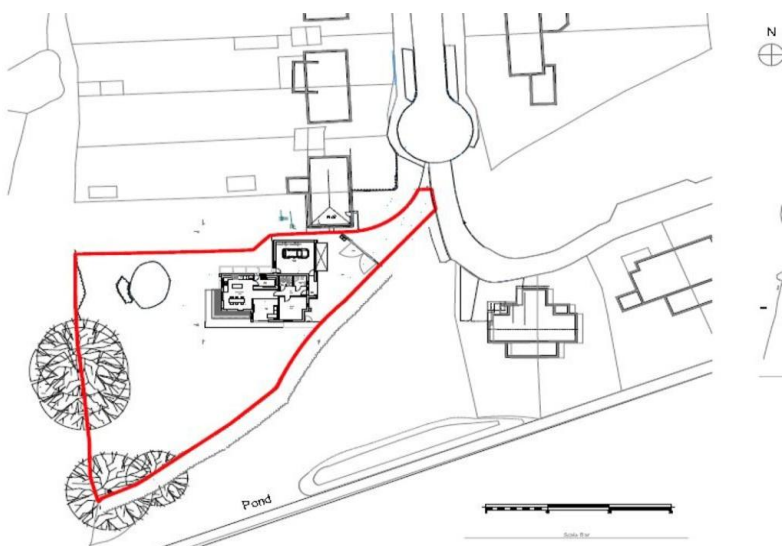




Winfield Grove, Newdigate

Offers In Excess Of £350,000

- MATURE PLOT OF 0.35 ACRE
- EXCELLENT VILLAGE LOCATION
- AMENITIES WITHIN A SHORT WALK
- CLOSE TO LOCAL INFANT SCHOOL
- PLANNING GRANTED FOR STUNNING FAMILY HOME
- PLANNING REF: MO/2021/0763
- NO ONWARD CHAIN



A rare opportunity to acquire a south and west facing generous 1,452m² plot of land backing onto fields with planning permission to build a stunning 178m² detached family home with a 37m² double garage (Mole Valley Planning Ref: MO/2021/0763)

Existing shared access with No 2 Winfield Grove provides both vehicular and pedestrian access to the site. The plot is located in a quiet no-through road in the centre of Newdigate village within a short walk of all amenities such as local shop, pub, doctors surgery, village hall, infant school, bus stop and just a 15 minute drive from Gatwick Airport. Another wonderful feature is a lovely pond on the plot, allowing owners to create a fantastic home connected to nature.

The current owners have taken great time and energy to create the stunning design and floorplan with the help of award-winning riba chartered eco architects practise Ecotecture. Due to the plot being surrounded by mature Oak trees the owners had Royal Mail name the property Green Oaks.

Please note - all visits/viewings are by appointment only

Location

Winfield Grove is situated within the picturesque village of Newdigate, considered to be an area of outstanding natural beauty. The village itself offers a local shop, AA rated public houses, St Peters church, schools, an award-winning Indian restaurant, a number of sports clubs including cricket, tennis, football, golf and The Brocus community centre. For more comprehensive shopping and recreational facilities, the major shopping centres of Dorking and Horsham are conveniently accessed via the A24 (bus route 93). They also have mainline train stations to London Waterloo and London Victoria respectively. The general surrounding area offers delightful countryside and is ideal for the riding/walking enthusiasts. The property is also within a short drive of Gatwick Airport, which provides a fast and regular service of trains to London Victoria and the City.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

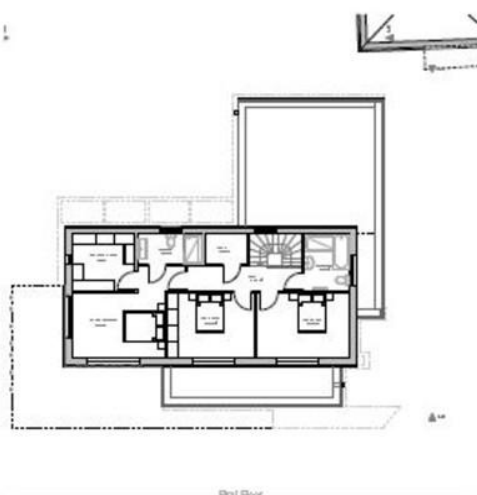
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.

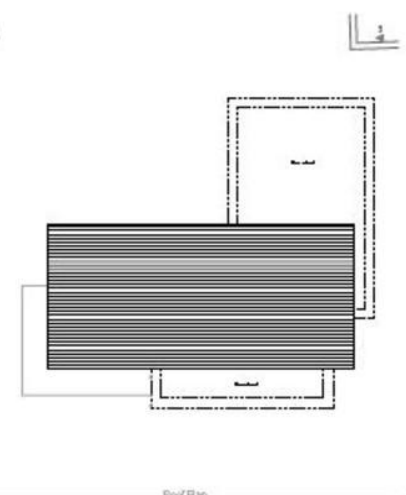




Ground Floor



First Floor



Roof Plan



East Elevation



South Elevation



South West Elevation



West Elevation

COUNCIL TAX BAND

Tax Band

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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