



Underhill Road, Newdigate

Guide Price £675,000

- THREE DOUBLE BEDROOMS
- DETACHED FAMILY HOME
- LARGE LIVING ROOM
- SEPARATE DINING ROOM
- KITCHEN/BREAKFAST ROOM
- DETACHED GARAGE
- OFF STREET PARKING
- EXPANSIVE RURAL VIEWS

EPC Rating '76'

- JUST A SHORT WALK FROM THE CENTRE OF NEWDIGATE WITH ALL LOCAL AMENITIES
- MILES OF OPEN COUNTRYSIDE ON YOUR DOORSTEP



This charming three-bedroom detached home is located in the idyllic village of Newdigate, nestled down a quiet private lane. The property offers well balanced accommodation over two floors and features picturesque views of fields behind, providing a peaceful and tranquil setting.

As you enter the property, you are greeted with a warm and inviting hallway, providing access to all rooms. The double aspect dining room provides plenty of space to entertain friends and family and features doors that lead into the living room. The living room offers a comfortable and cosy space in which to relax, with large windows allowing an abundance of natural light to flood in and a pair of French doors, which provide access into the garden.

The kitchen/breakfast room is fitted with a range of base and eye level units, complemented by ample worktops and a selection of integrated appliances, such as the Rangemaster cooker and hood. This space is perfect for preparing meals and enjoying breakfast in the morning. Doors lead out onto a courtyard, providing an additional space for outdoor dining or enjoying a morning coffee. The courtyard also provides access to the detached garage.

The third bedroom is located on the ground floor and could alternatively be used as an additional reception room, office or snug, providing flexible living accommodation. A cloakroom with W/C completes the ground floor accommodation.

Stairs rise to the first-floor landing, providing access to two bedrooms and a family bathroom. The master bedroom is a generous 13'10ft x 13'9ft and benefits from an updated ensuite shower room, as well as fitted wardrobes and access to eaves storage. The second bedroom also benefits from ample fitted storage space and natural light via two large windows providing pretty views across the neighbouring fields. Completing the first-floor accommodation is the neutral family bathroom, fitted with a three-piece suite and shower over the bath.

Outside

Access to the property is gained by traveling down a private gravel driveway, which allows for the parking of several vehicles. Adjacent to the main dwelling is a detached garage that comes equipped with light and power, making it an ideal storage space for gardening equipment and tools, as well as a potential workshop area.

The rear garden features a section of lawn, bordered by mature trees, shrubs and a small stream. Additionally there is a patio area providing a space for alfresco dining while enjoying the rural views.

Location

Oak Tree Cottage 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 Peter's church, school, 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.

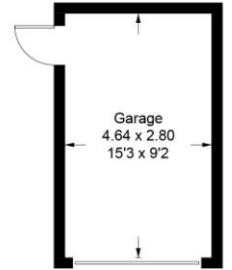
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.



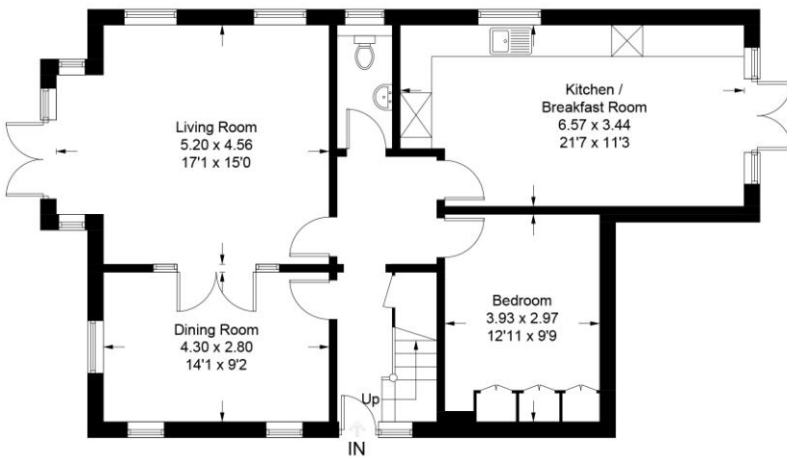
Underhill Road, RH5

Approximate Gross Internal Area = 132.2 sq m / 1423 sq ft
 (Excluding Eaves Storage)
 Eaves Storage = 3.6 sq m / 39 sq ft
 Garage = 13.0 sq m / 140 sq ft
 Total = 148.8 sq m / 1602 sq ft

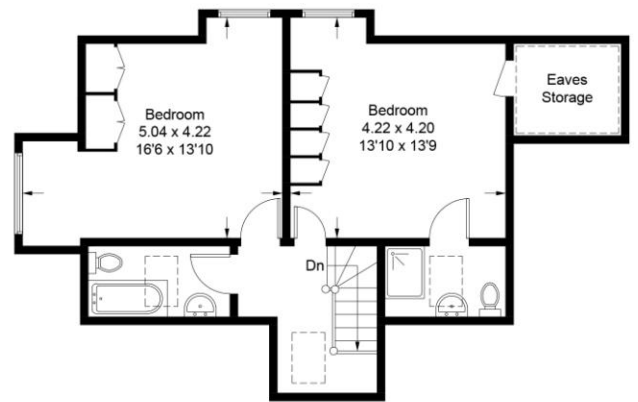


(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID959846)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band F

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

Cummins House, 62 South Street, Dorking, Surrey, RH4 2HD

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 01306 776674



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