



Village Street

Newdigate, Dorking

Guide Price £545,000

Property Features

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- CONSERVATORY WITH DOORS OUT TO GARDEN
- PRIVATE DRIVEWAY AND SINGLE GARAGE
- NEWDIGATE VILLAGE LOCATION
- 16FT LIVING ROOM
- FAMILY BATHROOM
- SPACIOUS AND FLEXIBLE ACCOMMODATION
- SHORT WALK TO VILLAGE SHOP AND CHURCH
- CLOSE TO MILES OF STUNNING OPEN COUNTRYSIDE



Full Description

A wonderful opportunity to acquire this charming, semi-detached, two-bedroom home, nestled in the picturesque village of Newdigate and walking distance from all of the village amenities on offer. Offering spacious and flexible accommodation with a generous garden and large, private driveway with single garage.

This property begins in the useful porch which leads directly into the generous 16ft living room. This space benefits from a large window which enjoys views out to the front garden whilst a feature fireplace, which has been fitted with an electric fire creates a warm and inviting ambience, setting the tone for the rest of the house. An archway leads into the dining room which has plenty of space for a dining table and chairs and freestanding furniture and leads into the conservatory which has recently been fitted with a new faux-tile roof, making this a wonderful space to enjoy all year round. Tiled flooring creates a clean and practical feel with double doors providing access out to the patio. Next is the bright galley kitchen which has been fitted with an array of wooden base and eye level units, worktops, integrated cooker with grill and a gas hob. There is also plenty of space for freestanding appliances and benefits from a backdoor which conveniently leads out to the rear garden. The central hallway provides a useful understairs storage cupboard, perfect for small household items and leads up to the first-floor landing. Finishing off the downstairs accommodation is a large family bathroom which has been fitted with a three-piece bathroom suite including a bath with overhead shower. Floor to ceiling tiles provide a modern, luxurious touch whilst a large window creates a bright and airy feel.

The first bedroom is a generous 21'10ft x 12'8ft and offers three built-in wardrobes as well as a built-in vanity desk with drawers. Dual aspect windows flood this room with lots of natural light. The rear aspect dormer window has been fitted with a charming window seat, providing the perfect spot to relax with a coffee whilst taking in the lovely views of the garden. Bedroom two is just as impressive and also benefits from dual aspect windows, built-in wardrobes and plenty of eaves storage either side of the room. It also features a sink, which provides a water connection and potential to create an ensuite shower room. Another added benefit to this property is the newly installed double-glazed windows throughout the property.

Council Tax & Utilities

This property falls under Council Tax Band E. The property is connected to mains water, drainage, gas and electricity. The broadband is a cable connection.

Outside

To the front of the property is a large driveway with parking for multiple vehicles and access to the single garage. There is an area of lawn, bordered by mature shrubs and hedging which provides privacy and interest. A gated side path provides access to the rear garden which is mostly laid to lawn with a large patio which provides the ideal space for a table and chairs to enjoy alfresco dining. The garden is bordered by mature hedges, shrubs and wide borders to create a secluded and tranquil setting, with a useful shed located at the end of the garden, perfect for storing bikes and garden tools.

Garage & Garden Room – 132sq ft

There is a single garage attached to the property which has light and power.

Location

Appledore is situated in the heart of the picturesque village of Newdigate, considered to be an area of outstanding natural beauty. The village offers a local shop, AA rated public house, school and sports clubs. 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 AND FITTINGS We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

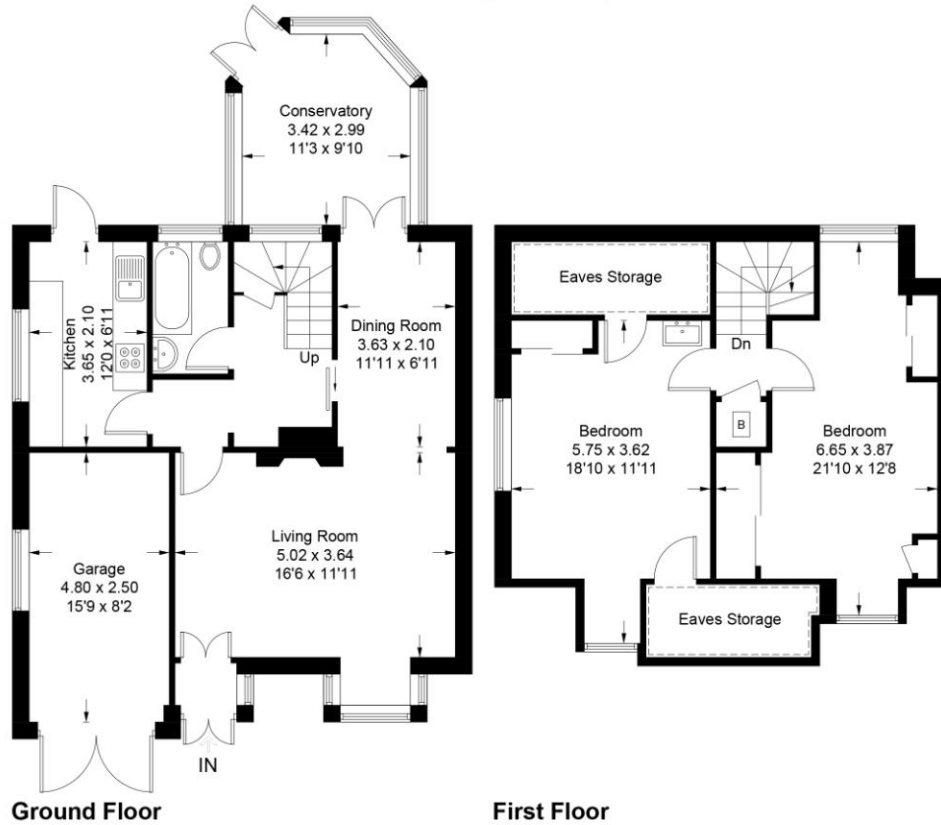
MISREPRESENTATION ACT These particulars are for guidance only and do not form any part of any contract.





Village Street, RH5

Approximate Gross Internal Area = 100.9 sq m / 1086 sq ft
 (Excluding Eaves Storage)
 Eaves Storage = 8.5 sq m / 91 sq ft
 Garage = 12.3 sq m / 132 sq ft
 Total = 121.7 sq m / 1309 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND E

TENURE Freehold

LOCAL AUTHORITY
 Mole Valley Council

CONTACT

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements