



## Village Street

Newdigate, Dorking

**Guide Price £595,000**

### Property Features

- THREE DOUBLE BEDROOMS
- CONSERVATORY WITH DOORS OUT TO GARDEN
- PRIVATE DRIVEWAY FOR SEVERAL CARS
- POTENTIAL TO EXTEND TO THE SIDE & THE REAR STPP
- NEWDIGATE VILLAGE LOCATION
- 16FT LIVING ROOM & DINING ROOM
- FAMILY BATHROOM & NEW UPSTAIRS SHOWER ROOM
- SPACIOUS AND FLEXIBLE ACCOMMODATION
- SHORT WALK TO VILLAGE SHOP AND CHURCH
- CLOSE TO MILES OF STUNNING OPEN CO UNTRYSIDE





# Full Description

A wonderful opportunity to purchase a charming semi-detached cottage which has been reconfigured to offer three double bedrooms and two bathrooms, set in the picturesque village of Newdigate and within easy walking distance of local amenities. This attractive home provides spacious, versatile accommodation, a generous rear garden and a large, private driveway for several cars.

The property opens with a practical porch leading into a well-proportioned 16ft living room. A large bay window overlooks the front garden, while a feature fireplace with electric fire adds warmth and character. An archway flows through to the dining room, offering ample space for a dining set and additional furniture, and onward into the conservatory, which has been upgraded with a new faux-tile roof to create a comfortable year-round living area. Tiled flooring and double doors to the patio complete the space. The bright galley kitchen includes a range of wooden base and wall units, worktops, an integrated cooker with grill and a gas hob, with further space for freestanding appliances. A rear door provides direct access to the garden. A central hallway offers a useful understairs cupboard and leads to the ground-floor bathroom, fitted with a modern three-piece suite including a bath with overhead shower. Completing the ground floor is the recently converted 15ft double bedroom, providing excellent flexibility for guests, multi-generational living or a home workspace.

Upstairs, the space has been reconfigured to provide two double bedrooms and a new shower room as well as eaves storage. The main bedroom measures an impressive 21'10" x 12'8", featuring three built-in wardrobes, a fitted vanity desk with drawers and dual-aspect windows. The rear dormer includes a charming window seat window seat with storage underneath that overlooks the garden. Bedroom two is also a generous double with dual-aspect windows and eaves storage. The spacious shower room is a fantastic addition, serving both bedrooms and fitted with a corner shower, heated towel rail and contemporary tiling. Additional benefits include newly installed double-glazed windows throughout.

## 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. 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.

## 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, 62 South Street, Dorking, RH4 2HD.

Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. 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.







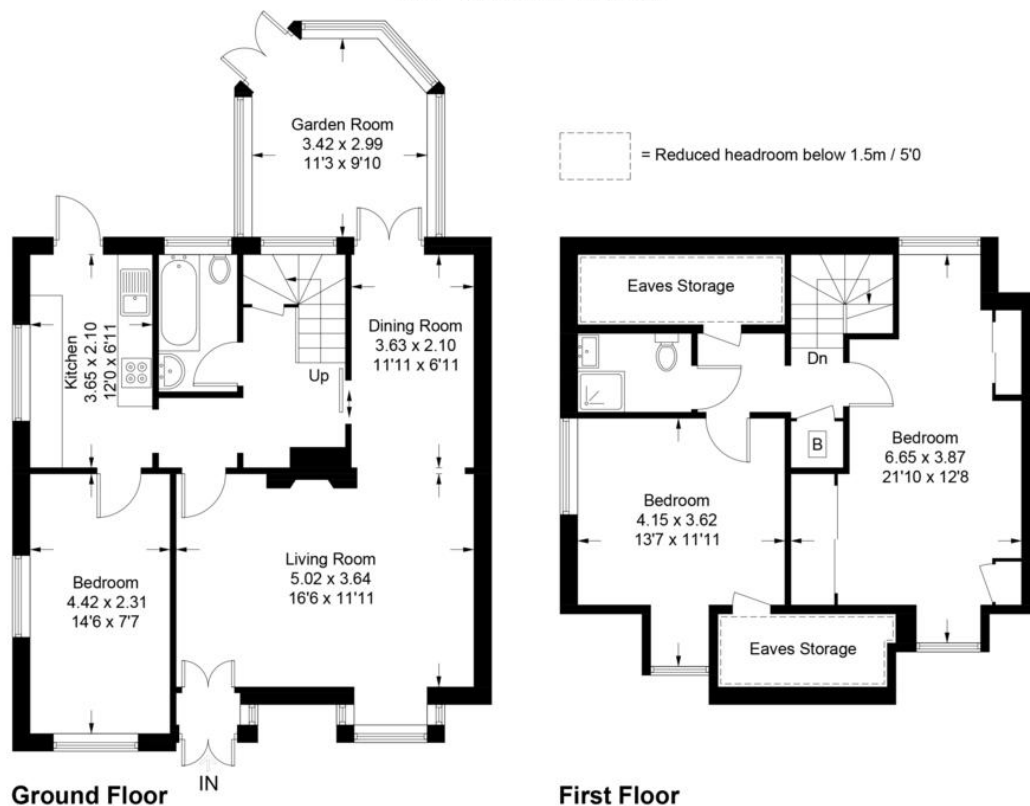


## Village Street, RH5

Approximate Gross Internal Area = 113.8 sq m / 1225 sq ft

Eaves Storage = 8.0 sq m / 86 sq ft

Total = 121.8 sq m / 1311 sq ft



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. (ID1261237)

### COUNCIL TAX BAND

E

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council



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		

### CONTACT

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