

Winfield Grove, Newdigate

Guide Price £595,000

EPC Rating 'TBC'

- FOUR BEDROOMS
- MODERN KITCHEN
- IMPRESSIVE LOUNGE
- LARGE REAR GARDEN
- CONSERVATORY/FAMILY ROOM
- DRIVEWAY PARKING FOR SEVERAL CARS
- QUIET CUL DE SAC LOCATION
- SHORT WALK TO VILLAGE SHOP, SCHOOL & VILLAGE HALL
- FAMILY BATHROOM & DOWNSTAIRS W/C
- SHORT DRIVE TO DORKING & HORSHAM



A fantastic four bedroom family home set in the heart of the sought-after village of Newdigate, just moments from the village green, local shop and highly regarded primary school. Offering contemporary living across two floors, along with driveway parking and a generous rear garden, this home perfectly combines semi-rural living with modern comforts.

The property opens into a spacious entrance hall with built-in storage and access to the principal rooms. The kitchen sits centrally within the home and is fitted with a range of stylish wall and base units, integrated appliances and solid wooden worktops, creating a practical and stylish space for everyday living. Adjacent is the impressive living room, featuring a charming fireplace and large front-facing windows that flood the room with natural light. There is ample space for a large seating suite and the room flows seamlessly into the conservatory/family room at the rear, creating a wonderful sense of openness. The conservatory itself is another generous reception area, offering excellent versatility. Currently used as a family room, it would equally make a superb dining room with views across the garden and direct access outside. A small inner corridor leads to a convenient downstairs W/C and the first of four bedrooms, but equally provides flexibility as a home office or playroom.

Upstairs, the property offers three well-proportioned double bedrooms, each enjoying pleasant outlooks and space for additional furniture. These rooms are served by a modern family bathroom, fitted with both a bath and a walk-in shower, making it ideal for growing families.

Outside

To the front of the property is a generous driveway for several cars and a large rear garden, perfect for outdoor entertaining, fully enclosed for a sense of privacy.

Council Tax & Utilities

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

Location

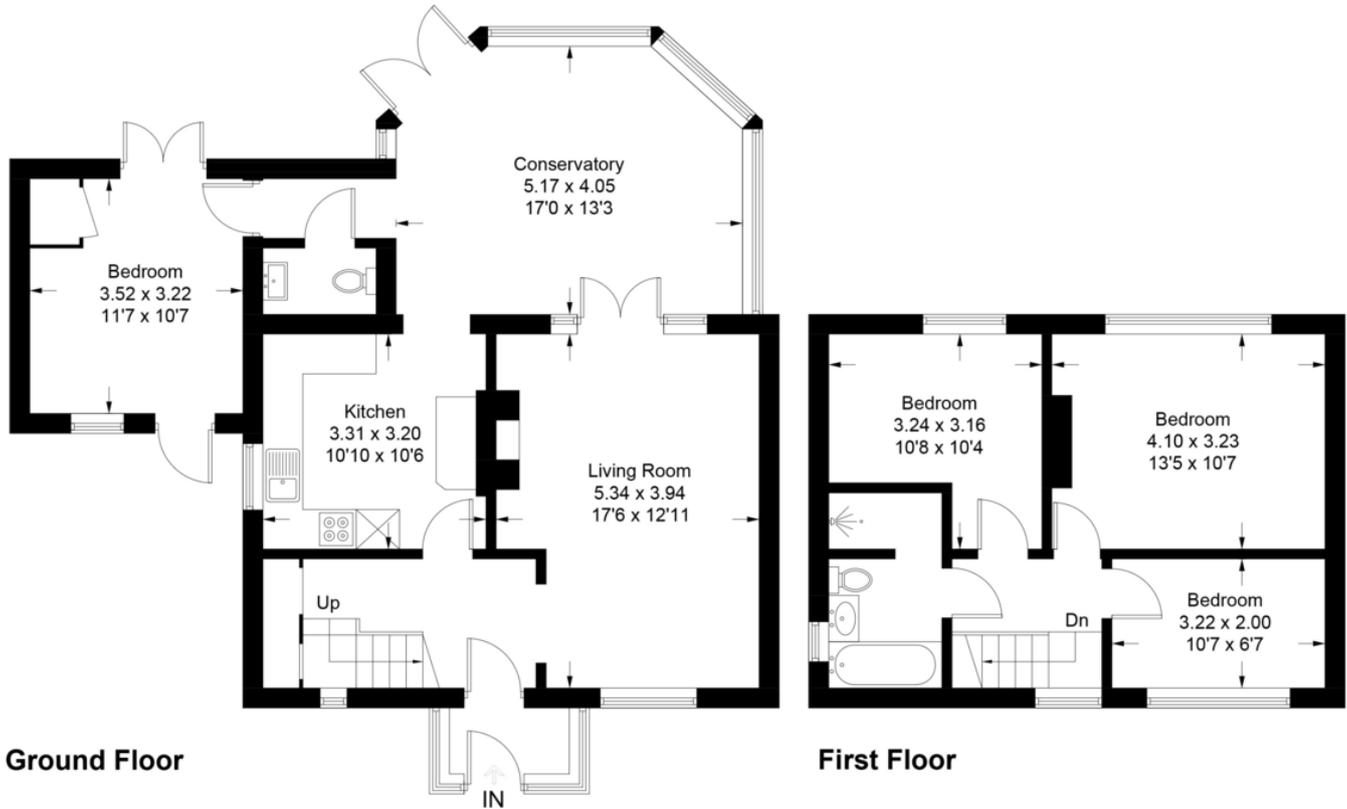
Winfield Grove is situated in the heart of the picturesque village of Newdigate, considered to be an area of outstanding natural beauty. The village offers a local shop, AA rated public house, school and sports clubs. For more comprehensive shopping and recreational facilities, the major shopping centres 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.

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.



Winfield Grove, RH5

Approximate Gross Internal Area = 120.8 sq m / 1300 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. (ID1282888)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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