

Partridge Lane
Newdigate, RH5

Freehold
Offers in excess of £450,000



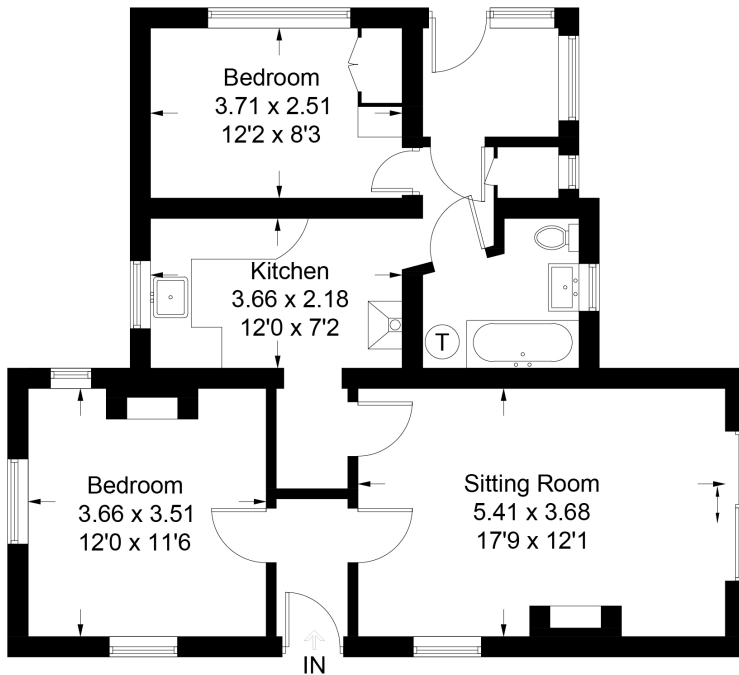
Days to Secure a Buyer: 104
Number of Viewings: 27
Number of Offers: 6
Sale Agreed Price: £420,000
Days to Exchange Contracts: 44
Percent of Marketing Price Achieved: 93.3%



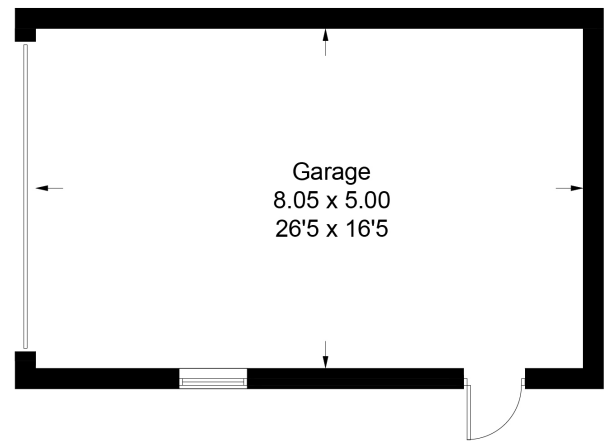
THE COURTYARD | LONESOME LANE | REIGATE | RH2 7QT
Tel: 01737 246 777
E-mail: hello@powerbespoke.co.uk

 powerbespoke
— remarkably different. —

Approximate Gross Internal Area = 70.6 sq m / 760 sq ft
Garage = 40.4 sq m / 435 sq ft
Total = 111 sq m / 1195 sq ft



Ground Floor

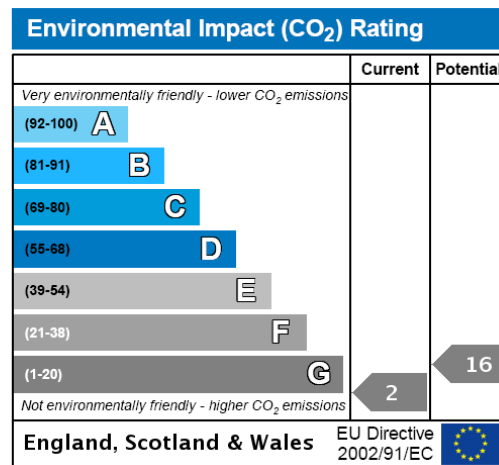
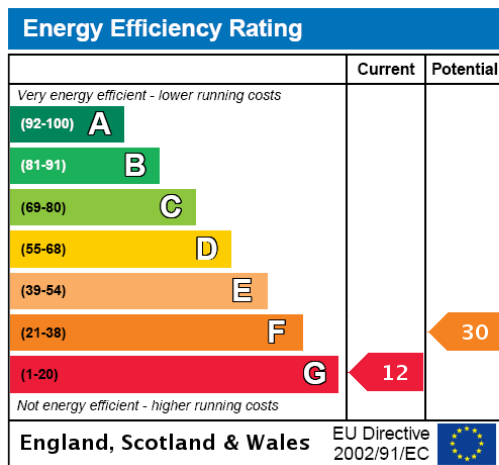


(Not Shown In Actual Location / Orientation)

Garage

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 decisions reliant upon them. (ID324576)
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<center>Guide Price: £450,000 - £499,950 | Priced to Sell | Requires Work | Two Bedrooms | Period Cottage | 0.4 Acres | Views Across Farmland | Private Plot | Beautiful Location | Viewings Strictly by appointment</center>

A Stunning little period cottage that requires work clearly reflected in the price. An old lodge house nestled in approximately 0.4 acres in rural Newdigate.

Oaklands Lodge was (as the name suggest) the original lodge for Oaklands Park, a now dilapidated manor house located to the rear.

Whilst the cottage only comes with 0.4 acres you get the feeling it's much more because of uninterrupted views across neighbouring fields and farmland. There are no immediate, adjacent neighbours offering maximum privacy. It's location is equidistant from the village centres of Charlwood, Newdigate & Rusper. It's also fairly equidistant from Crawley, Horsham and Dorking towns.

The lodge needs quite a lot of work internally and the refurbishment is clearly factored into the price and could be a labour of love for somebody looking for their forever house. This location is clearly in the greenbelt but permitted development rights should still apply, please double check with a planning consultant however.

Internal viewings are highly recommended to avoid disappointment.

Other Information...

Parking Arrangements: Driveway & Garage

Vendors position: No Chain

Council Tax Band: E

Tenure: Freehold

Garden Direction: 360 degree exposure

Nearest Train Station: Ifield 4 miles, Gatwick 6.1 miles

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