Partridge Lane
Newdigate, Dorking, RH5
Freehold
£850,000

5 Bedrooms | Master Suite | 3 Bathrooms | 3 Reception Rooms | Open Plan; Lounge, Dining & Kitchen | Downstairs Living Potential | Circa 1 Acre of Land | Option to Buy Further Acreage | Views Across Fields | Rural Location | Gated Entrance...ctd...

THE COURTYARD | LONESOME LANE | REIGATE | RH2 7QT
Tel: 01737 246 777
E-mail: hello@powerbespoke.co.uk
Approximate Gross Internal Area = 213.9 sq m / 2302 sq ft
Garage = 51 sq m / 549 sq ft
Total = 264.9 sq m / 2851 sq ft

Reduced headroom below 1.5m / 5’0”

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. (ID398813)
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A stunning, refurbished, former Farmhouse with Five Bedrooms, Three Bathrooms and Three Reception Rooms spread across over 2300 square feet. One of the bedrooms is located on the ground floor next to a luxurious shower/wet room allowing downstairs living if required. Set in circa 1 acres of grounds, with far reaching views in most directions.

The Farmhouse:
Five Bedrooms | Master Suite | Three Bathrooms | Three Reception Rooms | Sympathetically Refurbished to an Exceptional Standard | Lovingly Maintained | Large Kitchen Dining & Living Room | Large Reception Hall | 2302 Sq Ft

Outbuildings & Facilities;
Triple Bay Garage | Large Driveway | Private Gated Entrance | Large Rear, Side & Front Gardens | Elevated Veranda to Rear

Land:
Circa 1 Acre | Extensive Lawns | Views Across Protected Fields (Agricultural & Equestrian Uses) | Potential to Purchase More Land (Subject to Negotiation)

Newdigate is a large and well served village between Horsham & Dorking. This property is located equal distance from the centre of Charlwood and Newdigate Villages. The village offers everything for day to day needs and includes pubs, shops, a medieval church, village hall, school, doctors, vets and recreation ground.

Additional Information
Security: Secure double gates and alarmed.
Parking Arrangements: Garage and driveway.
Council Tax Band: H
Vendors position: No Chain
Tenure: Freehold
Age of Boiler: Circa Jan' 2015
Windows Installed: Circa Jan' 2015
Stamp Duty 1st Home: £32,500
Stamp Duty 2nd Home: £58,000

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