



27 Mulberry Place, Newdigate, Surrey, RH5 5DN

Offers In Excess Of £995,000



- ATTRACTIVE FOUR BEDROOM HOME
- LANDSCAPED WEST FACING GARDEN
- FAMILY ROOM WITH FULL HEIGHT WINDOWS
- DOUBLE GARAGE WITH GATED DRIVEWAY
- MASTER BEDROOM WITH ENSUITE AND DRESSING ROOM
- PRIVATE DEVELOPMENT
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- CIRCA 0.2 ACRES
- NO ONWARD CHAIN

Description

A rare opportunity to purchase this attractive four-bedroom detached home, occupying a West facing plot in a sought-after private development. Approached via a gated driveway the property benefits from adaptable accommodation arranged over two floors with landscaped gardens and a detached double garage.

On the ground floor, the property enjoys an inviting reception hall that gives access to all principal rooms. The formal sitting room with double aspect views includes a beautiful fireplace and direct access via double doors to the rear terrace. The second reception room is a particular feature of the home with full height windows and a galleried landing above at first floor level. The open plan kitchen/dining room (19'3 x 17'9) provides generous dimensions with access to the rear garden. The kitchen area with centre island provides a great place to entertain and includes a selection of base units with matching eye level cupboards, granite work surfaces and a separate utility. There is also a ground floor W.C.

A beautiful oak staircase leads to the first-floor galleried landing with views of the garden. The superb principal bedroom benefits from both an updated ensuite shower room and separate dressing room. The second bedroom enjoys great views of the garden, built in wardrobes and a further ensuite shower room. Two further bedrooms are serviced by a family bathroom.

Externally the gated driveway provides parking for several vehicles and there is a detached double garage. To the rear is a beautiful, landscaped west facing garden that enjoys both a large lawn area and raised flower beds with adjoining pergola. The patio provides an area to enjoy the sunny aspect and wonderful surroundings.

Situation

This property is set in the picturesque and thriving village of Newdigate. The local shop, church and pubs are close at hand with its cricket club, bowls club, local Doctors Surgery and village hall. The popular Newdigate Infant School is a short distance away.

Nearby in the neighbouring village of Beare Green there is a further selection of shops and the local train station of Holmwood with service to London Victoria.

Dorking town centre is located within approximately 5 miles and offers a comprehensive range of facilities including 5 supermarkets, Doctors surgeries, schools & churches. There are several well-regarded restaurants and pubs, three train stations and a selection of local and national shops. Denbies, the UK's largest vineyard, is just to the north of town. Generally, the local area offers some of the county's finest walking, cycling & riding countryside.

M25 can be accessed at junctions 8 & 9 Reigate and Leatherhead. Gatwick Airport is about 7.5 miles away.

Tenure

Freehold

EPC

C

Council Tax Band

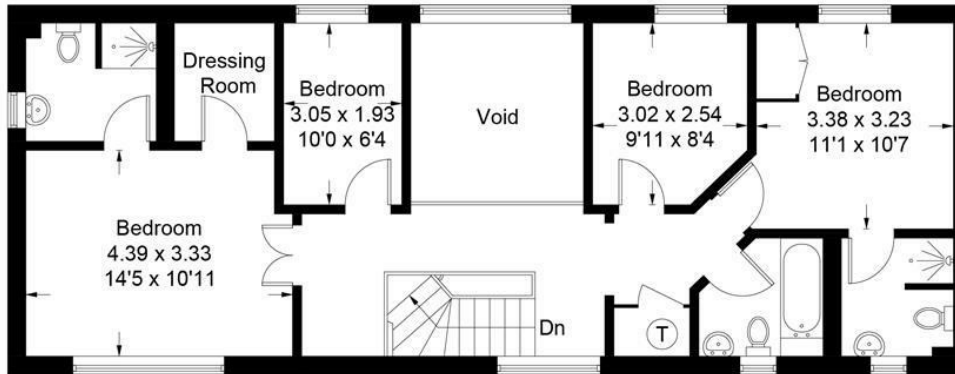
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Private Road Charge

£460 Per Annum

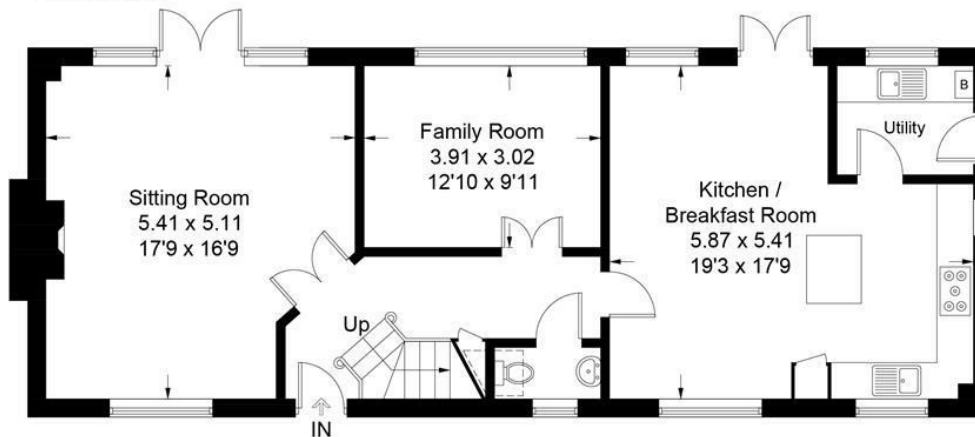


Approximate Gross Internal Area = 159.7 sq m / 1719 sq ft
(Excluding Void)
Garage = 36.3 sq m / 391 sq ft
Total = 196.0 sq m / 2110 sq ft

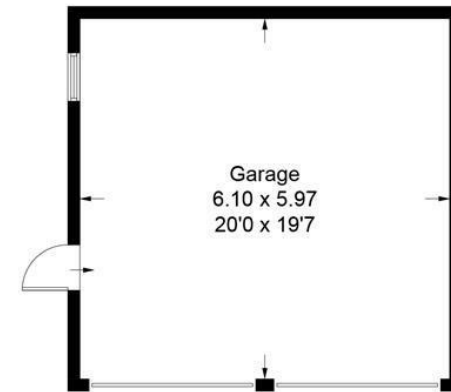


= Reduced headroom below 1.5m / 5'0"

First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

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. (ID1168067)
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