



York Cottage, Kingsland, Newdigate, Surrey, RH5 5DB

Price Guide £520,000



- CHARACTER HOME
- FORMAL SITTING ROOM
- ADAPTABLE 2ND RECEPTION ROOM
- WONDERFUL LOCATION
- IDYLIC PRIVATE COURTYARD
- TWO DOUBLE BEDROOMS
- KITCHEN/BREKFAST ROOM
- TWO MODERN SHOWER ROOMS
- CLOSE TO VILLAGE CENTRE
- LARGE FRONTAGE WITH AMPLE PARKING

Description

This particularly attractive two double bedroom character home occupies a delightful position close to Newdigate Village centre. Providing bright and spacious accommodation arranged over three floors, the property is presented in superb order throughout and enjoys a mix of both modern and period features.

Accommodation briefly comprises of an entrance porch leading into the formal sitting room (20'8 x 14'0) a particular feature of the home with exposed beams and a superb inglenook fireplace with log burning stove. To the rear is a well-presented kitchen/breakfast room that enjoys direct access to the courtyard. The stylish kitchen includes a selection of base units with matching eye level and full height cupboards, a range of integrated appliances and ample work surfaces. There is also a modern shower room and separate dining room that provides an adaptable space to suit individual needs.

The first floor consists of the master bedroom and a modern shower room. The master bedroom enjoys views to the front, a superb walk-in wardrobe area and further built in cupboards. From the landing an easy rising staircase leads to the top floor where a further double bedroom can be found. This room benefits from wonderful views across open fields and further built in wardrobe space.

Externally to the front is a large driveway providing parking for numerous vehicles and two attractive lawns with flower bed borders. The private courtyard is beautifully presented, offers a high degree of privacy and makes the most of its wonderful position bordering open fields. This area provides a great place to entertain and enjoy al fresco dining in the warmer months. There is also a garden shed and access to the front.

Situation

This property is located within 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 C of E 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.

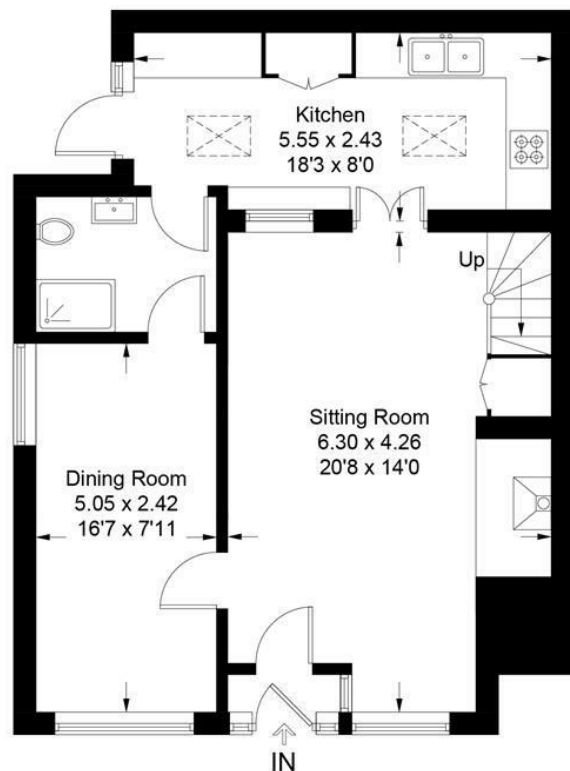
M25 can be accessed at junctions 8 & 9 Reigate and Leatherhead. Gatwick Airport is about 7.5 miles away.

Tenure	Freehold
EPC	D
Council Tax Band	E



 = Reduced headroom below 1.5m / 5'0

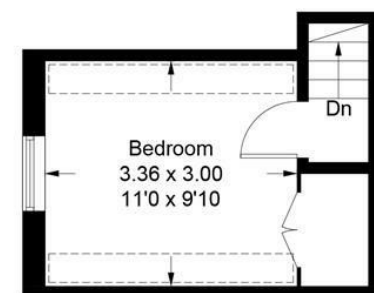
Approximate Gross Internal Area = 100.1 sq m / 1077 sq ft



Ground Floor



First Floor



Second Floor

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. (ID1185306)
www.bagshawandhardy.com © 2025

171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 **Email:** dorking@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

