



Beech Cottage Kingsland, Newdigate Dorking RH5 5DB

welcome to

Beech Cottage Kingsland, Newdigate Dorking

This wonderful two-bedroom semi-detached cottage offers a wealth of charm and character. Nestled in the quaint village of Newdigate, this property has access to local amenities as well as being situated in the heart of the countryside.



The cottage begins in the living room, filled with character from the wooden beams, and the feature log burner that adds warmth and charm to the space. It has been beautifully finished as well as keeping its original charm. Leading off the lounge is the dining room, that offers space for generous sized dining table, and provides that extra living space, perfect for entertaining. The updated fitted kitchen, is flooded with natural light and houses an integral double oven, as well as space for a fridge freezer. Quality cream cabinets and wooden worksurfaces allow space for all culinary needs. There is a handy utility room off the kitchen that houses the washing machine and space for a dryer or smaller fridge freezer. From this room is access to the courtyard garden. There is also a downstairs bathroom, with a shower, W.C and wash basin. The first floor boasts the master bedroom. Here there are two double floor to ceiling wardrobes, providing plenty of storage space and room for bedroom furniture. Also on this level is the modern family bathroom complete with a bath with shower above, W.C and wash basin with cupboard space below. As you ascend the stairs to the top floor there is the second bedroom, which is bright and airy. Again, there is plenty of space for bedroom furniture. Generous eves storage span both sides of the second bedroom.



view this property online barnardmarcus.co.uk/Property/DRK101959



welcome to

Beech Cottage Kingsland, Newdigate Dorking

- Beautiful rural location
- Quaint two-bedroom cottage in the heart of Newdigate
- Low Maintenance courtyard garden
- Charming log burner, and bread oven
- Eaves Storage Space

Tenure: Freehold EPC Rating: D
Council Tax Band: E

£475 000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/DRK101959



Property Ref:
DRK101959 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



01306 882148



dorking@barnardmarcus.co.uk



238 High Street, DORKING, Surrey, RH4 1QR



barnardmarcus.co.uk