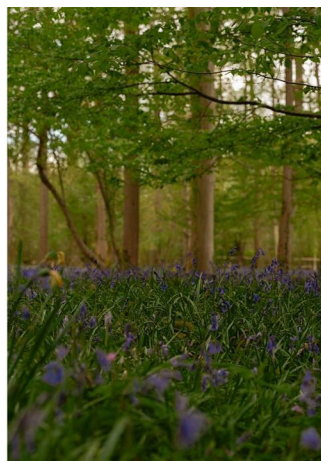




Henfold Lane, Newdigate

£1,500,000





“

The Black Hut offers the perfect blend of spacious living, rural tranquillity, and contemporary style - ideal for growing families or those seeking a countryside escape.

”



Offering privacy and versatility, The Black Hut is a rare opportunity to acquire a substantial detached home on a plot approaching three acres, whilst being moments from the everyday amenities that Newdigate has to offer. Located down a shared private lane and set behind a gated entrance, the position of the home boasts tranquillity combined with convenience, whilst benefitting from an abundance of internal accommodation.

With just over 2800 square feet of space, there is flexibility for a variety of needs, including the conversion of the double garage and first floor bedroom into a self contained. On the ground floor there are also two double bedrooms, shower room, w/c as well as the kitchen diner. The formal and spacious lounge / dining room completes this floor with the centrepiece fireplace creating a real sense of home and cosiness. The home also benefits from BT super fast 1GB broadband, so for those looking to work from home in the countryside, this will be a breeze.

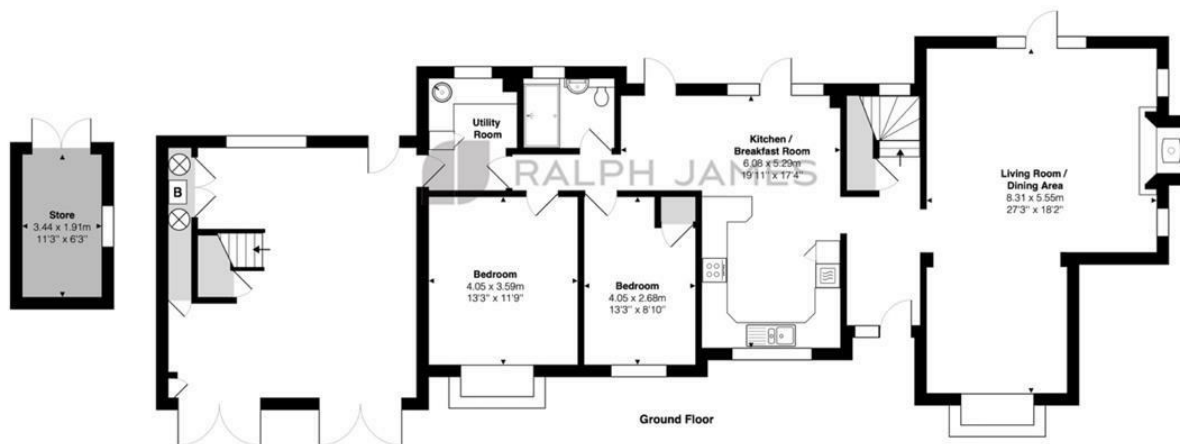
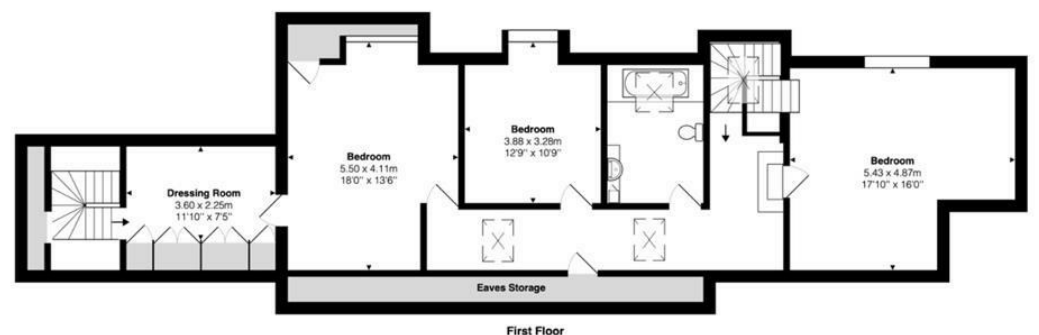
On the first floor there are three further double bedrooms, including a dressing area from the principle bedroom, along with a modern family bathroom.

Outside there is a beautifully maintained and private rear garden, which hosts a large outbuilding for storage or easily converted into a gym / office, along with a log store to keep the fire going through the cold nights. The plot stretches to just shy of 3 acres, and in the spring months showcases wonderful colours from the bluebells, adding to the feeling of being amongst the countryside. To the front of the property there is a large gravelled driveway for numerous cars accessed via a gated entrance, which in turn is accessed via a private lane only shared with one other property.

Located with the popular village of Newdigate which is just on the outskirts of Dorking, there are an abundance of local amenities including a local store, two pubs, infant school, recently refurbished Newdigate cricket club along with a lot more.

Need to know

- A substantial detached residence positioned in a private and tranquil spot within the popular village of Newdigate.
- Five bedrooms including principle bedroom with dressing area.
- Flexible accommodation throughout including two bedrooms located on the ground floor.
- Beautiful formal triple aspect lounge with centrepiece brick built fireplace.
- Kitchen breakfast room with direct access to the rear garden and sun-trapped raised decking area.
- Short distance to local amenities including convenience store, Six Bells pub and local schooling.
- Integral double garage with stairs to the first floor, creating an ideal annexe opportunity.
- Private gated entrance onto a large gravel driveway.
- Set amongst beautifully maintained grounds approaching 3 acres include private woodland with Bluebells in the warmer months.
- What3words //good.brands.note



Henfold Lane, Dorking

Total Area: 260.5 m² ... 2804 ft² (excluding store, eaves storage)

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