



## Kingsland

Newdigate, Dorking

**Guide Price £475,000**

### Property Features

- TWO/THREE BEDROOMS
- LIVING ROOM WITH INGENOOK FIREPLACE & SEPARATE DINING ROOM
- PERIOD FEATURES
- DOWNSTAIRS SHOWER ROOM
- PRETTY FRONT GARDEN & SOUTH FACING REAR COURTYARD
- DRIVEWAY PARKING FOR TWO VEHICLES
- UPDATED KITCHEN WITH SEPARATE UTILITY ROOM
- WALKING DISTANCE TO NEWDIGATE VILLAGE AMENITIES INCLUDING SHOP AND PUBLIC HOUSES
- MODERN FAMILY BATHROOM
- CLOSE TO WONDERFUL COUNTRYSIDE



# Full Description

A delightful two/three-bedroom cottage nestled in the heart of the pretty of Newdigate. Offering charming period features with modern comforts, a picturesque front garden, tranquil rear courtyard and driveway parking. Conveniently located in a semi-rural location just a short stroll from village amenities and miles of stunning unspoilt countryside.

From the moment you step inside, you are welcomed by the inviting warmth of this characterful home. The entrance porch leads into a bright, front-aspect living room adorned with exposed beams, a charming bay window and an inglenook fireplace, creating an intimate and cosy atmosphere. Adjacent to the living room is the dining room, a versatile space that can also serve as an additional bedroom if needed. With ample room to seat up to 10 guests, it is perfect for hosting special occasions with family and friends. The recently updated kitchen has been thoughtfully designed to maximise space, featuring modern cabinetry, solid wood worktops and an integrated double oven. Neutral tones and a window overlooking the South facing courtyard garden enhance the sense of light and space. A separate utility room houses a fridge and washing machine, with access to the ground-floor shower room and a door leading out to the garden.

Upstairs, the generous 14ft principal bedroom enjoys built-in wardrobes spanning the width of the room and charming views over the front garden. Adjacent is a stylish bathroom with a white three-piece suite including bath and overhead shower, linen closet and finished with elegant tongue-and-groove panelling. From the landing, a staircase leads to the second bedroom-a spacious double with ample eaves storage on both sides, offering a peaceful retreat.

## Outdoor Spaces

The front of the property boasts a pretty, fence-enclosed garden with well-stocked flowerbeds bursting with colour. A driveway provides off-road parking for multiple vehicles. To the rear, the charming walled courtyard garden has been designed for low maintenance, featuring raised beds for shrubs and climbing plants. This private outdoor space is perfect for enjoying the sunshine and benefits from a Southerly aspect. A useful garden store adds practicality with power and lighting, providing additional space for laundry appliances if desired.

## Council Tax & Utilities

This property falls under Council Tax Band E. The property is connected to mains water, drainage, gas and electricity. The broadband connection is an FTTP connection.

## Location

Beech Cottage is situated within the picturesque village of Newdigate, considered to be an area of outstanding natural beauty. The village itself offers a local shop, AA rated public houses, St Peter's church, school, an award-winning Indian restaurant, a number of sports clubs including cricket, tennis, football, golf and The Brocus community centre. For more comprehensive shopping and recreational facilities, the major shopping centres of Dorking and Hors ham are conveniently accessed via the A24 (bus route 93). They also have mainline train stations to London Waterloo and London Victoria respectively. The general surrounding area offers delightful countryside and is ideal for the riding/walking enthusiasts. The property is also within a short drive of Gatwick Airport, which provides a fast and regular service of trains to London Victoria and the City.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

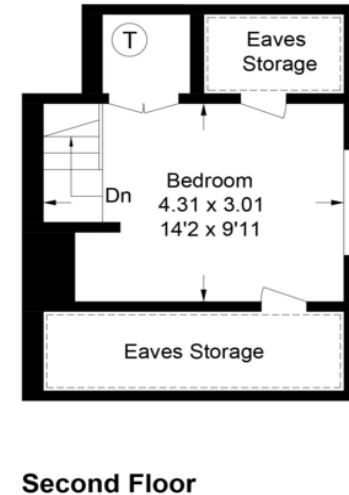
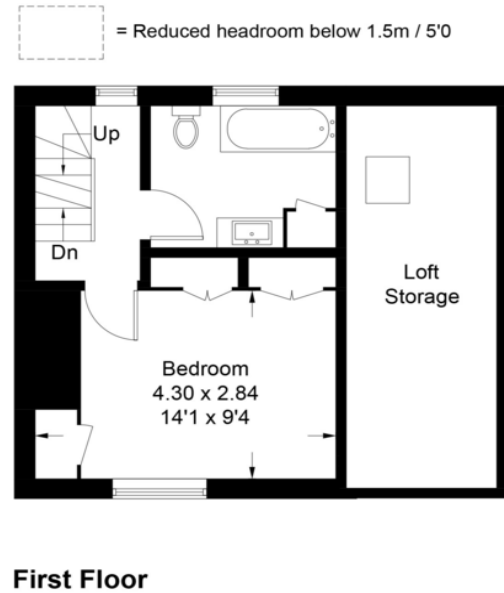
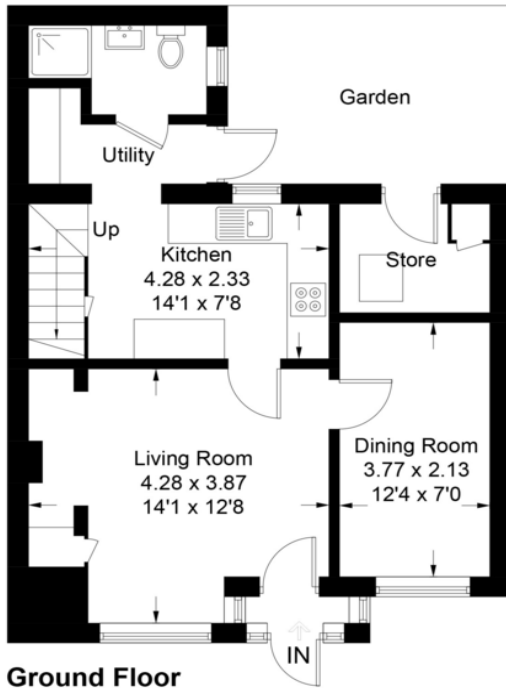






## Kingsland, RH5

Approximate Gross Internal Area = 87.8 sq m / 945 sq ft  
(Excluding Loft / Eaves Storage)  
Loft Storage = 11.4 sq m / 123 sq ft  
Eaves Storage = 7.6 sq m / 82 sq ft  
Total = 106.8 sq m / 1150 sq ft



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 any decisions reliant upon them. (ID890291)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

E

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

Cummins House, 62 South Street, Dorking,  
Surrey, RH4 2HD

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