



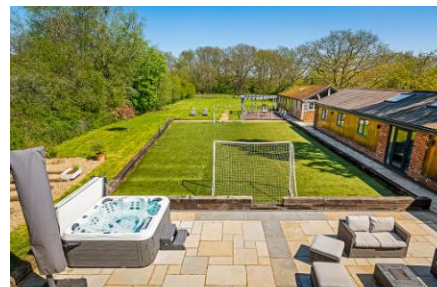
Parkgate Road

Newdigate, Dorking

Guide Price £1,750,000

Property Features

- SUBSTANTIAL DETACHED FAMILY HOME
- FIVE DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- 24FT KITCHEN/DINING ROOM
- PRINCIPAL SUITE WITH WALK IN WARDROBE & ENSUITE SHOWER ROOM
- NEWDIGATE VILLAGE
- BAR/GAMES ROOM & GYM
- CAR PORT & SEPARATE GARAGE
- IMPRESSIVE GARDEN OVER 200FT
- SHORT DRIVE TO DORKING TOWN CENTRE



Full Description

A truly exceptional five-bedroom, detached barn style home set in an impressive plot featuring a double car port, separate garage and extensive driveway, occupying a beautiful semi-rural setting in the highly desirable village of Newdigate. Beautifully blending period charm with contemporary living, this impressive home showcases an abundance of exposed oak beams, vaulted ceilings and bespoke finishes throughout.

This exceptional home begins in a central hallway which sets the tone for the style and high-quality touches and leads into the spectacular open-plan kitchen/dining room, where handcrafted cabinetry, stone flooring a central island and wood-burning stove create an inviting space for both everyday family life and entertaining. Large, glazed doors seamlessly connect the indoors with the landscaped gardens beyond. Off the kitchen is a useful utility room which provides room for laundry appliances to be neatly hidden away and provides access out to the garden. The accommodation continues with a generous sitting room, offering space for a large suite and plenty of natural light to flood the space. Off the lounge, the downstairs continues with impress a 28ft bar/games room, along with a gym and two guest bedrooms with Jack and Jill bathroom. This is a versatile space, ideal for multi-generational living, guest accommodation, Airbnb potential or running a business from home.

Upstairs the magnificent 20ft principal bedroom enjoys vaulted ceilings, exposed timbers, a luxurious en-suite, dressing room and doors opening onto a private balcony overlooking the gardens. Two further well-proportioned double bedrooms are served by a beautifully appointed family bathroom.

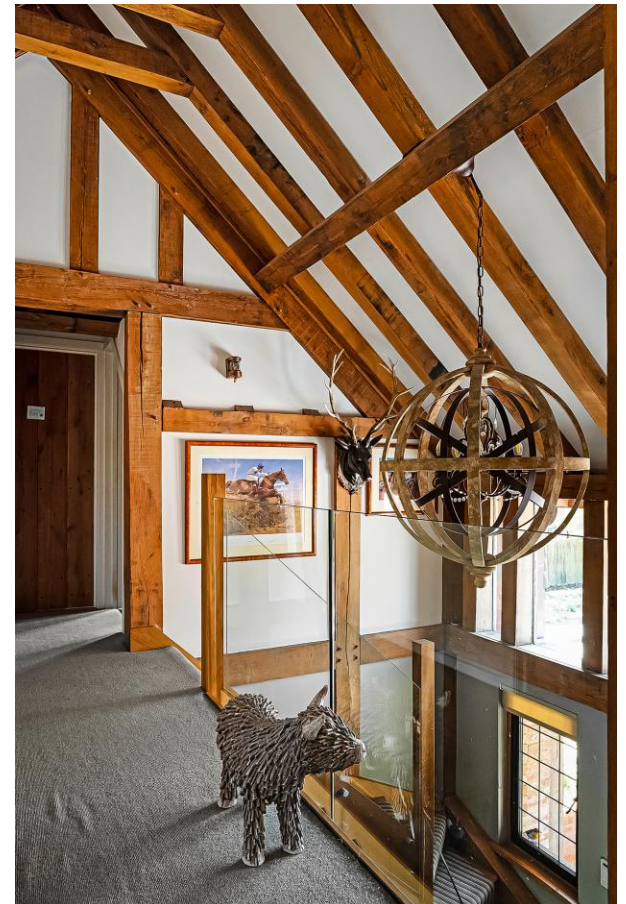
Outside the grounds are equally impressive. Approached via a generous gravel driveway providing parking for numerous vehicles, the property also benefits from a traditional double car port with separate store, as well as a separate garage, making it perfectly suited to modern family living. Extending to over 200ft, the rear garden offers a large terrace with hot tub overlooking the extensive gardens, which are predominantly laid to lawn and offer an exceptional amount of outdoor space for families, entertaining or simply enjoying the peaceful surroundings. A detached garden room offers excellent additional accommodation and features a fitted kitchen with W/C.

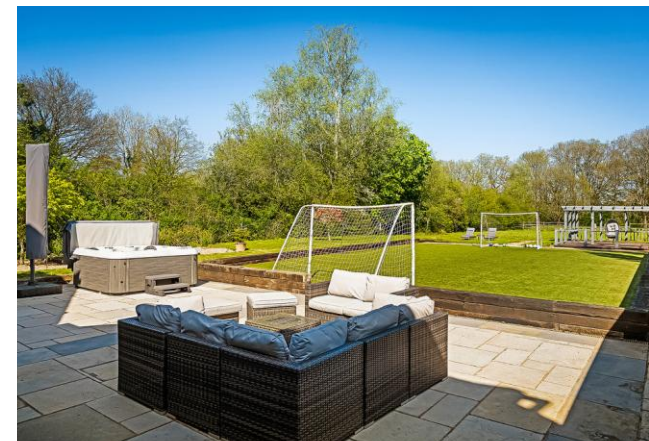
This property falls under Council Tax Band G. The property is connected to mains water, drainage, gas and electricity. The broadband connection is FTTC.

Location

Newdigate is a sought-after Surrey village offering the perfect balance of countryside living and everyday convenience. The village is home to a popular local shop, traditional country pubs, an excellent primary school and a welcoming community, whilst nearby Dorking and Horsham provide a wider range of shopping, restaurants and mainline rail services. The surrounding countryside offers an abundance of walking, cycling and riding routes, with excellent road links via the A24 and M25 providing easy access to London, Gatwick Airport and the South Coast.







Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND G

TENURE Freehold

LOCAL AUTHORITY
Mole Valley District Council

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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 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.

