



Parkgate Road

Newdigate

Guide Price £699,950

Property Features

- THREE BEDROOMS
- CONTEMPORARY SEMI-DETACHED HOUSE
- IMPRESSIVE OPEN PLAN KITCHEN/DINING AND FAMILY ROOM
- REAR GARDEN BACKING ONTO FIELDS
- DRIVEWAY PARKING
- 29FT WORKSHOP WITH POTENTIAL TO CONVERT INTO ADDITIONAL ACCOMMODATION
- POTENTIAL TO EXTEND INTO THE LOFT STPP
- DOWNSTAIRS W/C & MODERN BATHROOM
- SHORT WALK TO VILLAGE AMENITIES
- ACCESS TO WONDERFUL COUNTRYSIDE WALKS



Full Description

A beautifully presented and extended, semi-detached home blending timeless character with contemporary design, as well as generous and versatile living spaces which are perfectly suited to modern family life. With three bedrooms, driveway parking, a pretty rear garden and an impressive workshop with potential for additional accommodation, the property enjoys a particularly appealing setting backing directly onto open fields.

The accommodation begins with a spacious entrance hallway which provides access to all ground-floor rooms, including a convenient downstairs W/C. To the front of the house sits a separate living room, featuring stripped wooden flooring and a traditional carved wooden fireplace that creates a striking focal point and a wonderfully cosy atmosphere. The true centrepiece of the home is the impressive rear extension, which forms a stunning open-plan kitchen, dining and family room. Designed as a multifunctional space with clearly defined zones while retaining a strong sense of flow and openness, it is ideal for both everyday living and entertaining. The contemporary kitchen runs along one side and is complemented by a central island providing casual seating and additional storage, along with fully integrated appliances, including a double oven and microwave for a sleek, streamlined finish. The adjoining family area offers ample space for comfortable seating and is centred around a charming log burner, creating a warm and inviting place to relax while enjoying views across the garden.

Upstairs, the property continues to impress with two generous double bedrooms, almost equal in size and both featuring attractive fireplaces that enhance the home's period charm. The third bedroom is a well-proportioned single, ideal as a child's room, nursery or home office. The family bathroom is fitted with a stylish white suite, including a bath with overhead tiling, providing a smart and practical space for daily use. Another advantage is the potential to extend into the loft to create an additional bedroom, like some of the neighbouring properties have done (STPP).

Outside, the rear garden offers a lovely place to unwind, with a generous patio area which leads up to an area of lawn. The garden enjoys a tranquil setting, with open views across neighbouring fields. An impressive 29ft workshop sits within the garden and presents exciting potential for conversion into additional accommodation or a home office and offers both power and broadband connection.

Altogether, this is a superb family home combining character, contemporary living and a wonderful semi-rural outlook-perfect for those seeking space, style and versatility both inside and out.

Council Tax & Utilities

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

Location

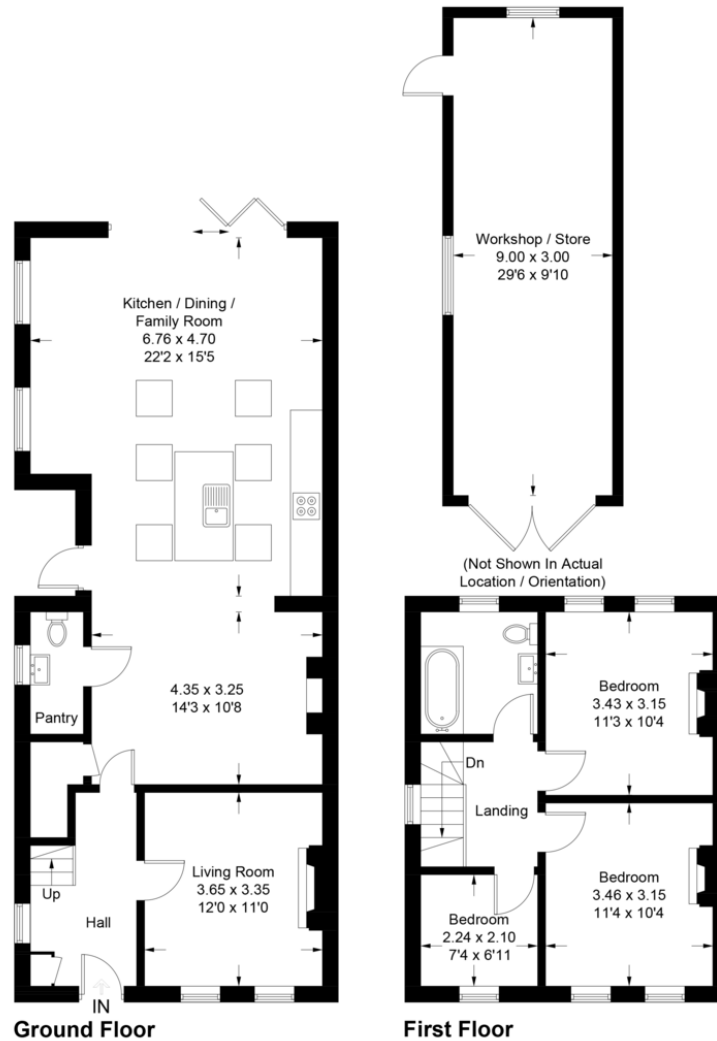
Downton is situated in the heart of the picturesque village of Newdigate, considered to be an area of outstanding natural beauty. The village offers a local shop, AA rated public house, school and sports clubs. For more comprehensive shopping and recreational facilities, the major shopping centres of Dorking and Horsham 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.





Parkgate Road, RH5

Approximate Gross Internal Area = 114.1 sq m / 1228 sq ft
Workshop / Store = 27.0 sq m / 291 sq ft
Total = 141.1 sq m / 1519 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. (ID1273849)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

