

Lodgefield, Newdigate Road, Beare Green, Surrey. RH5 4QE

Price Guide £1,400,000









- SUBSTANTIAL FAMILY HOME
- THREE RECEPTION ROOMS
- LOG CABIN/ANNEXE
- FOUR/FIVE BEDROOMS
- SECLUDED GROUNDS APPROACHING TWO ACRES
- CHAIN FREE
- TWO DOUBLE GARAGES
- OPEN PLAN KITCHEN/DINING ROOM
- TREELINED GATED DRIVEWAY
- 4483 SQ FT OF ACCOMMODATION/OUTBUILDINGS

Description

This substantial, four/five bedroom detached family home offers bright and spacious accommodation arranged over two floors and is set on a stunning and secluded plot approaching two acres. Further benefits include a 600 ft tree-lined driveway and various outbuildings, including a superb log cabin.

The open-plan kitchen/dining room is a real feature of the home with solid wood floors, a bespoke kitchen with granite worktop surfaces and a separate utility/washroom. The dining room (22'3 x 13'9) is central to the home and provides a great place to entertain. The treble-aspect sitting room, with feature log burner, has been tastefully finished and enjoys far-reaching views across the gardens. At the front of the property is a study with built-in furniture and a further reception room/bedroom currently arranged as a family room. To the rear, is a well-presented bedroom (14'3 x 14'2) with built-in wardrobes and a large ensuite bathroom.

The oak-galleried staircase in the entrance hall leads to the first-floor accommodation, which comprises three spacious bedrooms, enjoying varying aspects. All three bedrooms benefit from ensuite bathrooms and ample built-in wardrobe space.

Externally the secluded grounds offer a high degree of privacy and are a real feature of the home, providing ample areas to entertain and relax. The gardens are mainly laid to lawn with tree lined borders and areas of mature woodland.

There is a swimming pool (which requires updating), with a large patio area and attractive pool house. The log cabin, with shower room, is adaptable to suit individual needs and lends itself to a home office or annexe. There is also a large sweeping driveway and two double garages.
(Photographs were originally taken in 2024)

Situation

Lodgefield is located between the villages of Beare Green and Newdigate, with facilities including local shops, GP surgery, the local church of St. Peter's and fine public houses, all close at hand.

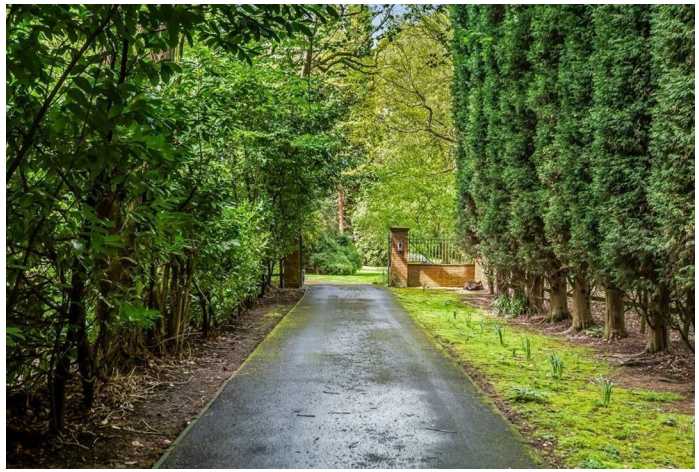
Nearby, the local train station of Holmwood provides a regular service into London Victoria. Dorking town centre is located within five miles and offers a comprehensive range of facilities including several supermarkets including Waitrose and Marks & Spencer. There are several well regarded restaurants, coffee shops and three train stations.

Local schools are within close proximity and include The Priory and The Ashcombe secondary schools. Private schools include Reigate Grammar, RGS Surrey Hills - all being within easy reach.
The immediate area offers some of the country's finest walking, riding and cycling with Box Hill, Ranmore, Holmwood, and Leith Hill near by.

Nearby golf courses include Betchworth, Effingham, Tyrells Wood, Walton Heath, the RAC at Epsom and Beaverbrook country club. The M25 can be accessed at junctions 7 (Reigate) & 9 (Leatherhead).

Tenure	Freehold
EPC	C
Council Tax Band	F







Approximate Gross Internal Area = 287.9 sq m / 3099 sq ft
Outbuildings (Including Garage / Boiler) = 128.6 sq m / 1384 sq ft
Total = 416.5 sq m / 4483 sq ft

= Reduced headroom below 1.5m / 5'0



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 decisions reliant upon them. (ID966003)

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