



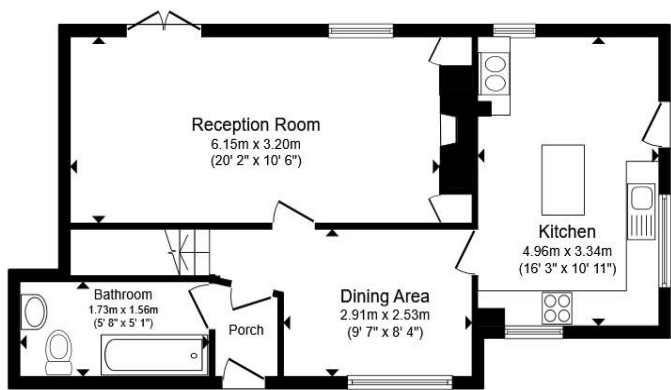
Marshland Cottages Rusper Road, Newdigate Dorking RH5 5BX

welcome to

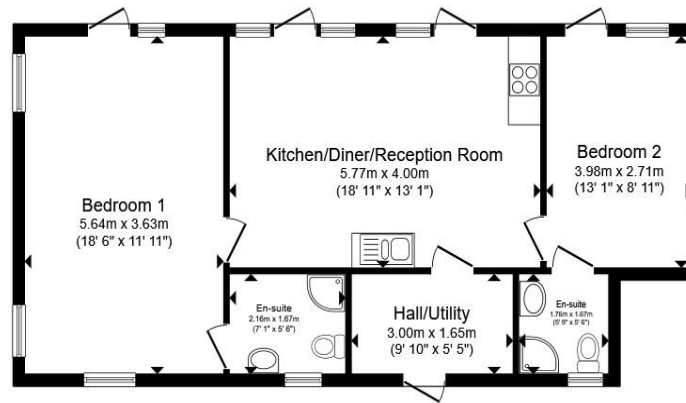
Marshland Cottages Rusper Road, Newdigate Dorking

Versatile property offering a main house, self-contained annex and 8 acres of accompanying land. Flexible living spaces include multiple reception areas, bedrooms and kitchens, ideal for families, multi-generational living or income potential, with excellent scope outdoors.

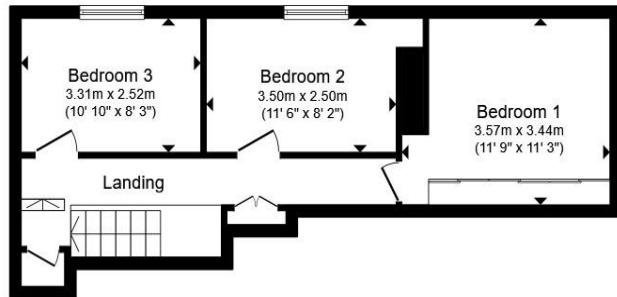




Ground Floor



Annex



First Floor

Total floor area 169.9 m² (1,828 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Marshland Cottages Rusper Road, Newdigate Dorking

- Detached 18th Century Cottage with 8 Acre woods
- Main house plus self-contained annex
- Flexible accommodation ideal for multi-generational living
- Two kitchens and multiple reception spaces
- Annex suitable for guests, extended family or income potential (subject to consent)

Tenure: Freehold EPC Rating: F
Council Tax Band: E

£950,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
CRA112006 - 0003

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Property Description

This versatile and well-arranged property offers generous accommodation across a main house and a self-contained annex, set within accompanying land that provides space, privacy, and future potential.

The ground floor of the main residence is designed for comfortable everyday living and entertaining. A welcoming porch opens into the home, leading through to a spacious reception room that forms the heart of the living space. Adjacent to this, a dedicated dining area connects seamlessly with the kitchen, creating a practical flow ideal for family life and hosting. A ground-floor bathroom adds convenience and flexibility, particularly for guests or multi-generational living.

Upstairs, the first floor provides three well-proportioned bedrooms, all accessed from a central landing. These rooms are versatile and suitable for a growing family, guest accommodation, or home working, offering flexibility to adapt the space to individual needs.

A standout feature of the property is the separate annex, offering excellent independent living potential. This additional accommodation includes an open-plan kitchen, dining, and reception space, forming a light and sociable living area. Two bedrooms are positioned off a central hallway, along with utility and cloakroom facilities, making the annex ideal for extended family, guests, or potential rental or Airbnb use, subject to any necessary consents.

Externally, the property benefits from its own land, enhancing the sense of privacy and rural appeal. The land offers scope for outdoor enjoyment, gardening, leisure use, or further enhancement (subject to planning), making this an attractive option for those seeking space beyond the home itself.

Overall, this is a highly flexible property that combines main house living, annex accommodation, and land, making it suitable for families, multi-generational households, home-and-income buyers, or those simply looking for space and versatility in a desirable setting.



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