



Dukes Road

Newdigate

Guide Price £1,250,000

Property Features

- 3/4 BEDROOM ATTACHED BARN CONVERSION
- 2814 SQ FT IN TOTAL
- BEAUTIFULLY PRESENTED THROUGHOUT
- DETACHED 2/3 BED ANNEXE
- DRIVEWAY PARKING FOR SEVERAL CARS
- TRANQUIL COURTYARD REAR GARDEN
- 24FT LIVING/DINING ROOM
- FOURTH BEDROOM/SNUG WITH ENSUITE BATHROOM
- NEWDIGATE VILLAGE
- CLOSE TO PRIMARY SCHOOL, SHOP & COUNTRYSIDE WALKS



Full Description

A beautifully presented three/four-bedroom, attached barn conversion, perfectly positioned in a tranquil rural setting in the heart of Newdigate village. Blending timeless character with modern comfort, this unique home also features a self-contained two/three bedroom annexe, a stunning private courtyard garden and off-road parking for multiple vehicles.

Set within walking distance of local amenities, a highly regarded primary school and surrounded by miles of picturesque countryside walks, this exceptional home offers the ideal lifestyle for families, downsizers, or those seeking a peaceful countryside retreat with excellent village connections. This is a truly unique opportunity to own a one-of-a-kind home in a peaceful yet connected village setting. Viewings are highly recommended to fully appreciate everything this delightful home has to offer.

The main house is full of warmth and character, starting with a welcoming porch that leads into a light and spacious hallway. To the front of the property, the dual-aspect living and dining room provides an inviting space with a rustic brick fireplace complete with a wood-burning stove and French doors that open onto a covered veranda—ideal for year-round indoor-outdoor living. The country-style kitchen features natural wood cabinetry, granite-effect worktops and a striking green AGA nestled within a charming, exposed brick surround. The original flagstone flooring adds a sense of period charm, while integrated appliances bring practicality and convenience. A versatile room sits at the far end of the hallway, currently used as a snug but equally suited to a fourth bedroom or home office. This space benefits from its own ensuite bathroom, offering flexibility for guests, multigenerational living or additional workspace. A separate W/C completes the ground floor. Two staircases lead to the first floor, where you'll find three well-proportioned double bedrooms. The principal suite enjoys lovely dual-aspect views across the surrounding countryside, along with built-in storage and a spacious ensuite bathroom. The two further bedrooms each have vanity units, eaves storage and ample space for wardrobes or additional furniture, making them perfect for family or guests.

Outside

To the front of the property is a generous front garden with a gravel driveway offering parking for several cars. There is a large expanse of lawn as well as a shed for storage and green house for keen gardeners. The rear courtyard garden is a true highlight, a beautifully landscaped and enchanting oasis, with meandering gravel pathways, established planting and a raised decking area that invites relaxation. Perfect for summer entertaining, there's ample room for outdoor dining. A charming, covered veranda extends along the main house, offering additional storage and creating a seamless flow between the indoor and outdoor living spaces.

Annexe – 929 SQ FT

Across the courtyard is the entrance to the annexe, which offers a bright 17ft living room, separate fitted kitchen, a downstairs bathroom, and two to three bedrooms upstairs. This additional accommodation is ideal for extended family, guests or as a source of rental income.

Council Tax Band and Utilities

COUNCIL TAX - PLEASE NOTE There is two council rates/bands for this property. The Long Barn is Band E and the annexe is Band B. The property is connected to mains electricity, and water. An oil tank heats the water and radiators within the property and there is private drainage. The broadband connection is FTTC.

Dukes Road 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 Peters church, schools, 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 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.



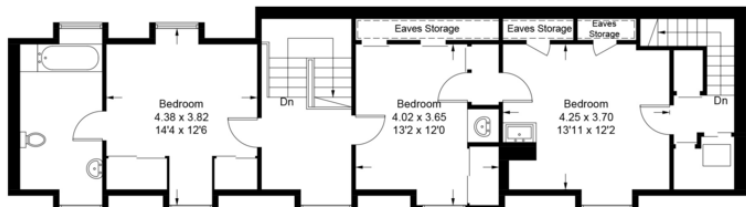


Dukes Road, RH5

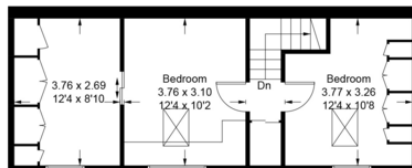
Approximate Gross Internal Area = 171.2 sq m / 1843 sq ft
 Eaves Storage & Reduced Head Room = 3.9 sq m / 42 sq ft
 Annexe = 86.3 sq m / 929 sq ft
 Total = 261.4 sq m / 2814 sq ft



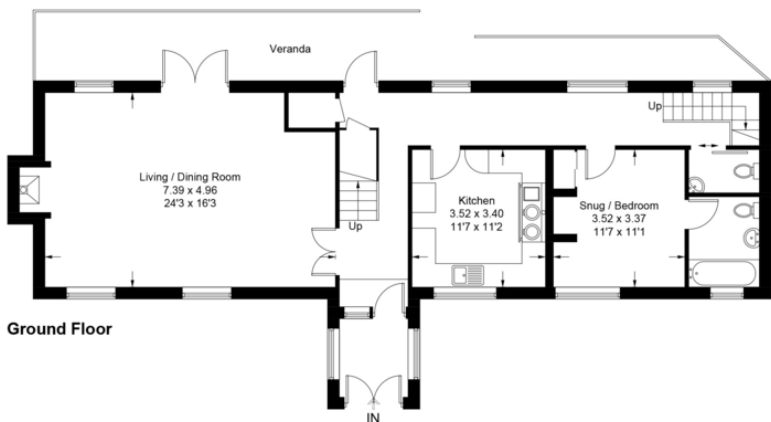
= Reduced headroom below 1.5m / 50



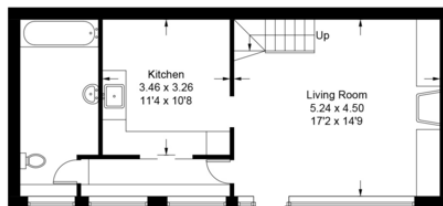
First Floor



Annexe - First Floor



Ground Floor



Annexe - Ground Floor

(Not Shown In Actual Location / Orientation)

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. (ID1206004)



FIXTURES & FITTINGS - 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.
MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.

CONTACT

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COUNCIL TAX BAND E

TENURE Freehold

LOCAL AUTHORITY
 Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

