



Holmbury Broad Lane, Newdigate, Surrey, RH5 5AT

Price Guide £625,000



- BUNGALOW
- LINK DETACHED
- SUPERB LANDSCAPED GARDENS
- TWO DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- SITTING ROOM
- GARDEN ROOM
- GREEN HOUSE AND WORKSHOP
- GARAGE AND DRIVEWAY PARKING
- NO ONWARD CHAIN

Description

Nestled in the charming village of Newdigate, this delightful two-bedroom link-detached bungalow offers a wonderful opportunity for comfortable living. Set on an impressive plot of approximately 0.4 acres, the property enjoys a superb south/east aspect, ensuring plenty of natural light throughout the day.

Presented in good order, this bungalow features two spacious double bedrooms serviced by a family bathroom. The heart of the home is the inviting kitchen/breakfast room, ideal for casual dining and entertaining. Adjacent to this, the formal sitting room provides a warm and welcoming space, seamlessly connecting to a charming garden room that overlooks the beautifully landscaped gardens.

The exterior of the property is equally impressive, with both front and rear gardens that are a particular highlight. These outdoor spaces are perfect for gardening enthusiasts or those who simply wish to enjoy the tranquillity of nature. Additionally, the bungalow boasts an attached garage, which is complemented by an adjoining greenhouse and a separate workshop, offering ample storage and hobby space.

Located just a short distance from the centre of Newdigate village, this property combines the peace of rural living with the convenience of local amenities. This bungalow is an ideal choice for those seeking a serene lifestyle in a picturesque setting.

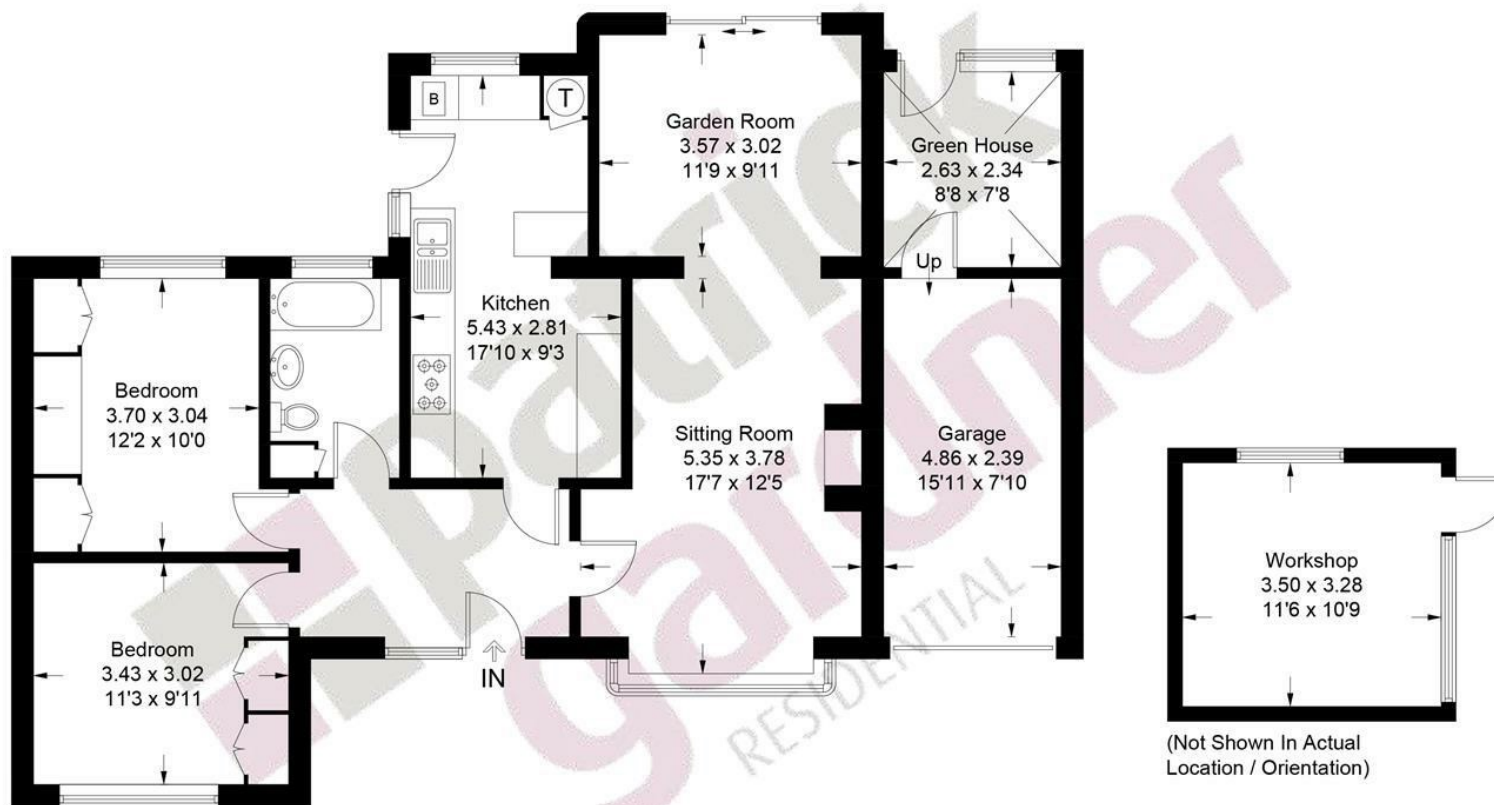
Situation

This property is located within the picturesque and thriving village of Newdigate. The local shop, church and pubs are close at hand with its cricket club, bowls club, local Doctors Surgery and village hall. The popular Newdigate C of E Infant School is a short distance away. Nearby in the neighbouring village of Beare Green there is a further selection of shops and the local train station of Holmwood with service to London Victoria. Dorking town centre is located within approximately 5 miles and offers a comprehensive range of facilities including 5 supermarkets, Doctors surgeries, schools & churches. There are several well-regarded restaurants and pubs, three train stations and a selection of local and national shops. Denbies, the UK's largest vineyard, is just to the north of town. Generally, the local area offers some of the county's finest walking, cycling & riding countryside. M25 can be accessed at junctions 8 & 9 Reigate and Leatherhead. Gatwick Airport is about 7.5 miles away.

Tenure	Freehold
EPC	D
Council Tax Band	E



Approximate Gross Internal Area = 81.9 sq m / 881 sq ft
 Outbuildings = 30.0 sq m / 323 sq ft (Including Garage)
 Total = 111.9 sq m / 1204 sq ft



Ground Floor

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. (ID1288749)
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