



Oak Tree Cottage Broad Lane, Newdigate, Dorking, RH5 5AT

Price Guide £550,000



- LINK DETACHED BUNGALOW
- POTENTIAL TO EXTEND STPP
- LIVING ROOM
- SOUTH/EAST FACING GARDEN
- GAS CENTRAL HEATING
- SUPERB LOCATION
- TWO BEDROOMS
- DRIVEWAY PARKING + GARAGE
- RURAL OUTLOOK
- NO ONWARD CHAIN

Description

Nestled in the charming village of Newdigate, this delightful two-bedroom link detached bungalow on Broad Lane offers a serene retreat with stunning views across paddock land at the rear. The property is presented to the market with no onward chain, making it an ideal opportunity for those looking to settle in a peaceful location.

As you enter, you will find a spacious living and dining room that invites natural light, creating a warm and welcoming atmosphere. The bungalow features two comfortable bedrooms, perfect for relaxation or accommodating guests. The kitchen is to the front of the property and includes a selection of base and eye level units. Additionally, the shower room offers practicality for everyday living.

One of the standout features of this property is its mature gardens, which not only enhance the overall appeal but also provide a picturesque backdrop overlooking the fields beyond. The outdoor space is perfect for gardening enthusiasts or those who simply wish to enjoy the tranquillity of nature.

The property includes driveway parking and a garage, ensuring ample space for vehicles and storage. Furthermore, there is potential to extend the bungalow, subject to the necessary consents, allowing you to tailor the home to your specific needs.



Situation

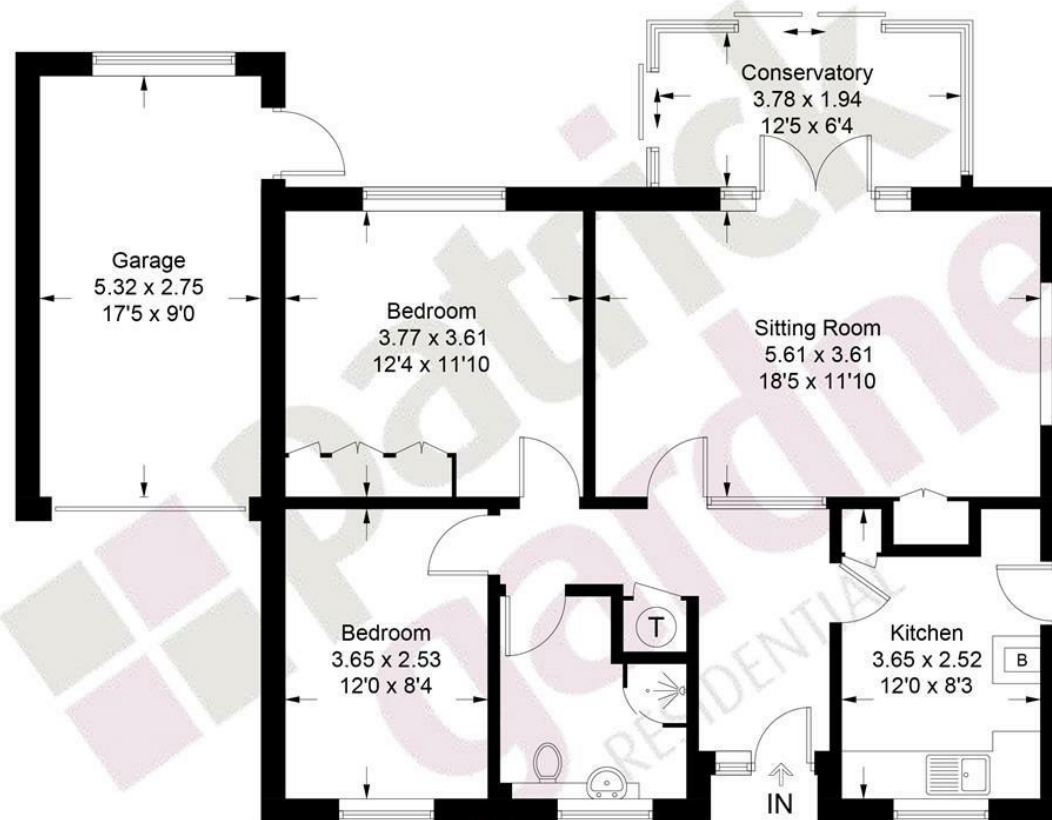
This property is located within the picturesque and thriving village of Newdigate. The local shop, church and pubs are close at hand with its cricket club, bowls club, local Doctors Surgery and village hall. The popular Newdigate C of E Infant School is a short distance away.

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 = 77.9 m / 838 sq ft
Garage = 14.7 sq m / 158 sq ft
Total = 92.6 sq m / 996 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. (ID1306385)
www.bagshawandhardy.com © 2026

171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 **Email:** dorking@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

