



Five Oaks Broad Lane, Newdigate, Surrey, RH5 5AT

Price Guide £995,000



- CHALET STYLE DETACHED RESIDENCE
- FOUR BEDROOMS OVER TWO FLOORS
- KITCHEN/BREAKFAST ROOM+UTLITY ROOM
- PRESENTED IN EXCELLENT CONDITION THROUGHOUT
- BEAUTIFUL REAR GARDEN WITH PRIVATE BLUEBELL WOOD
- SET IN PLOT OF 1.09 ACRES
- TWO SPACIOUS RECEPTION ROOMS,
- SEPARATE SELF CONTAINED ONE BED ANNEX
- SET CLOSE TO VILLAGE OF NEWDIGATE
- AMPLE SECLUDED VEHICLE PARKING

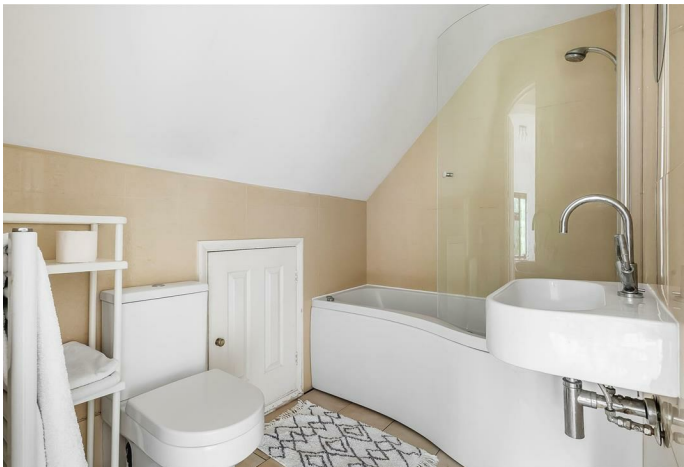
Description

Nestled in the tranquil countryside near the charming village of Newdigate, this delightful detached chalet-style property on Broad Lane offers a perfect blend of modern living and natural beauty. Set within an expansive plot of 1.09 acres, the home is surrounded by picturesque landscapes, including a serene private bluebell wood, providing a peaceful retreat from the hustle and bustle of everyday life.

The property boasts four well-appointed bedrooms, thoughtfully arranged over two floors, ensuring ample space for family living or guests. With two generous reception rooms and a spacious kitchen breakfast room with a separate utility room the property will suit many discerning people's needs. The ground floor features a contemporary family shower room, while the master bedroom, an impressive 19'00 x 18'3", benefits from its own en-suite bathroom, offering a private sanctuary for relaxation.

In addition to the main residence, the property includes a separate detached one-bedroom self-contained annexe. This versatile space comprises a comfortable lounge, a recessed kitchen, a double bedroom, and a bathroom, making it ideal for guests, extended family, or even as a potential rental opportunity.

With ample secluded parking available, this property is perfect for those seeking a peaceful lifestyle without sacrificing convenience. The combination of spacious living areas, beautiful outdoor surroundings, and the added benefit of an annexe makes this chalet a truly unique offering in the heart of the countryside. Whether you are looking for a family home or a serene getaway, this property is sure to impress.



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.

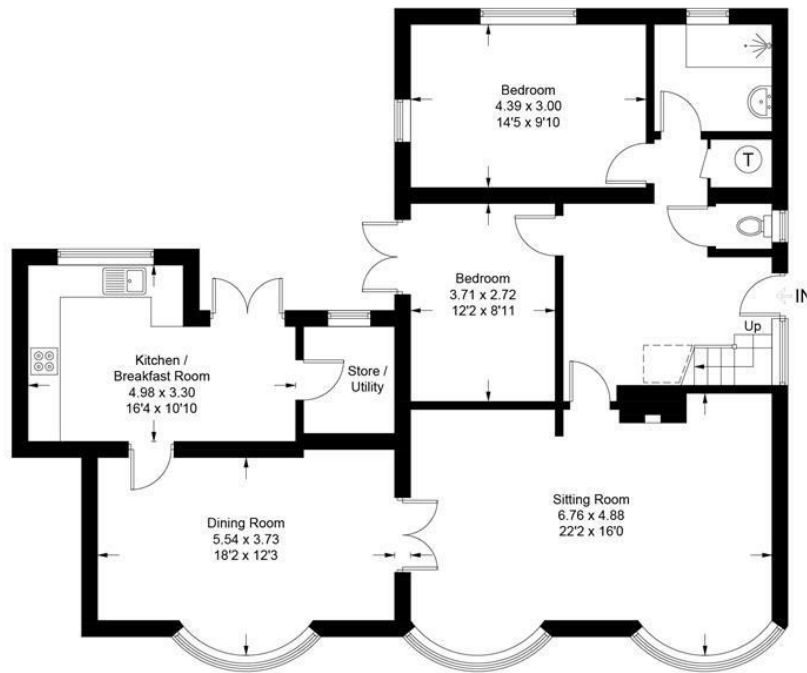
M25 can be accessed at junctions 8 & 9 Reigate and Leatherhead. Gatwick Airport is about 7.5 miles away.

Tenure	Freehold
EPC	D
Council Tax	G
Band	

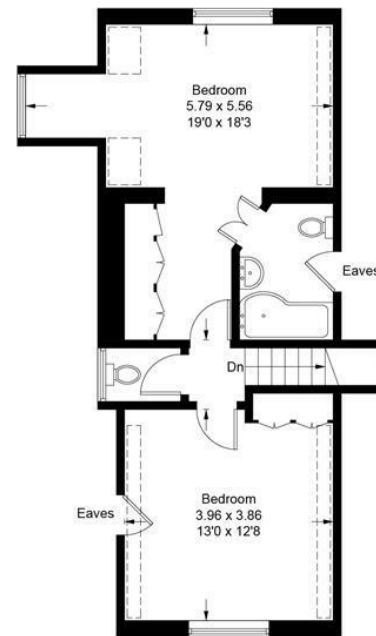
Approximate Gross Internal Area = 164.9 sq m / 1775 sq ft
 Annex = 40.4 sq m / 435 sq ft
 Total = 205.3 sq m / 2210 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Annex

(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 decisions reliant upon them. (ID1209430)

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