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The Larches, Mill Lane

Newdigate, Dorking, RH5

Guide Price £1,100,000

Property Features

- Five excellent bedrooms with en suite to master
- Impressive open plan kitchen/diner conservatory
- Spacious living room & separate study
- Flexible, well proportioned family accommodation
- Ground floor bedroom with en suite wet room
- Family bathroom & separate shower room
- Private gated driveway
- Beautiful front & rear back gardens
- Nearby to local amenities, public houses & schools
- Surrounded by stunning open countryside



Full Description

A wonderful five-bedroom family house offering over 216 sq m of generously proportioned and very flexible accommodation with an impressive garden. Situated in a tucked away location surrounded by beautiful open countryside and within a short distance from Newdigate village offering local shop, pubic houses, school and a church to name a few.

Upon entering the property, you are greeted by the bright, spacious entrance hall providing access to all the ground floor accommodation, downstairs WC, useful storage cupboard and stairs rising to the first floor. The well-proportioned double aspect lounge is an excellent 5.60m x 4.95m providing plenty of space for a large three piece suite further benefitting from double doors opening out into the garden. Next is the study fitted with Neville Johnson custom built desks, storage units and bookshelves creating the perfect space for a home office. The real centrepiece to this home is the impressive open plan kitchen/diner/conservatory which flows beautifully and has been designed to be the heart of the home, ideal for modern day family living or entertaining guests. This is a lovely bright, airy space thanks to the beautiful 4.91m x 3.82m conservatory allowing plenty of natural light to flood in as well as double doors opening out onto the garden patio. The kitchen itself has been fitted with an array of modern floor to ceiling units complemented by granite worktops, double range oven/cooker with hood and all the expected integrated appliances. There is also a very useful separate utility room with built in units, sink and space for all expected laundry appliances as well as a door leading out to the garden.

Finishing off the ground floor is the large 4.06m x 3.18m downstairs bedroom which benefits from an en suite shower/wet room – which could also be used as playroom if required.

From the hallway stairs rise up to the spacious landing providing access to all the first floor accommodation. The master bedroom suite is a grand 5.50 m x 5.01 m which has been cleverly designed including a dressing room area with plenty of built in wardrobes further benefitting from its own private en suite which has been fitted with a large shower, jacuzzi bath and twin basins. Bedrooms two, three and four are generous doubles all sharing the family bathroom. In addition, there is a separate shower room which benefits from a large Velux window allowing plenty of natural light in.

Outside

To the front of the property there is an extensive gated driveway providing parking for a number of cars as well as a large garage. The front garden wraps around the property leading into the secluded South West facing back garden which is yet another excellent benefit to this home set across half an acre. Mainly laid to lawn with a full width patio with direct access from the living room and conservatory providing the perfect place for al fresco dining, parties or entertaining family or friends in the warmer months. The whole garden is fully fence enclosed creating a sense of privacy surrounded by mature trees, shrubs and well stocked flower beds. There is also a charming raised fishpond with water feature, several garden sheds ideal for storing garden appliances as well as a secret gate located at the rear of the garden leading out to beautiful country walks.

Another interesting feature is the land to the side of the property which offers the potential to be developed subject to planning permission.

Location

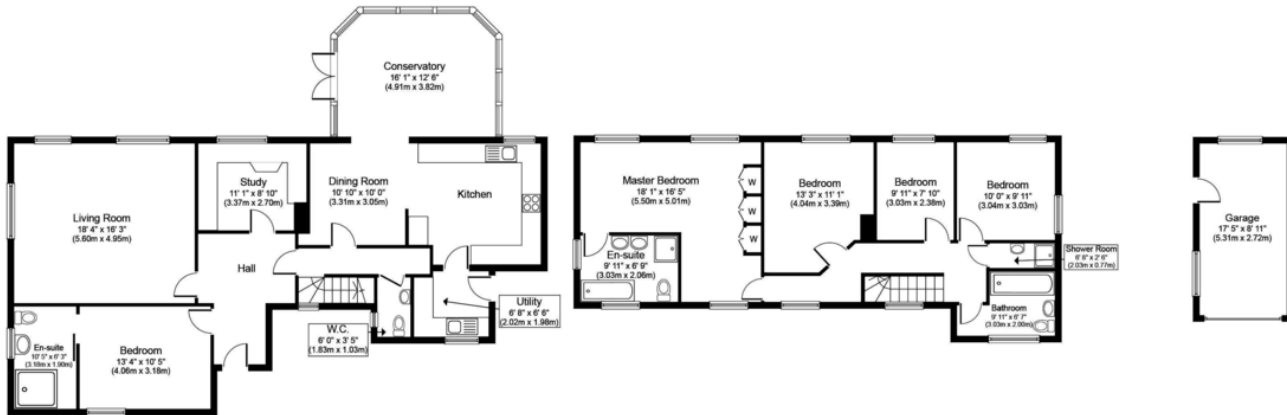
The Larches is situated within the picturesque village of Newdigate, considered to be an area of outstanding natural beauty. The village itself offers a local shop, AA rated public houses, St Peters church, schools, an award-winning Indian restaurant, a number of sports clubs including cricket, tennis, football and golf. 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.

VIEWING - Strictly by appointment through Seymours Estate Agents, 27 South Street, Dorking, RH4 2JZ.

FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.







EPC Graph - TBC

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CONTACT

27 South Street, Dorking, Surrey, RH4 2JZ

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674

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