



**Price**  
**£725,000**

**Freehold**

4x  3x  2x 

**Village Street,  
Newdigate, Dorking,  
Surrey, RH5**

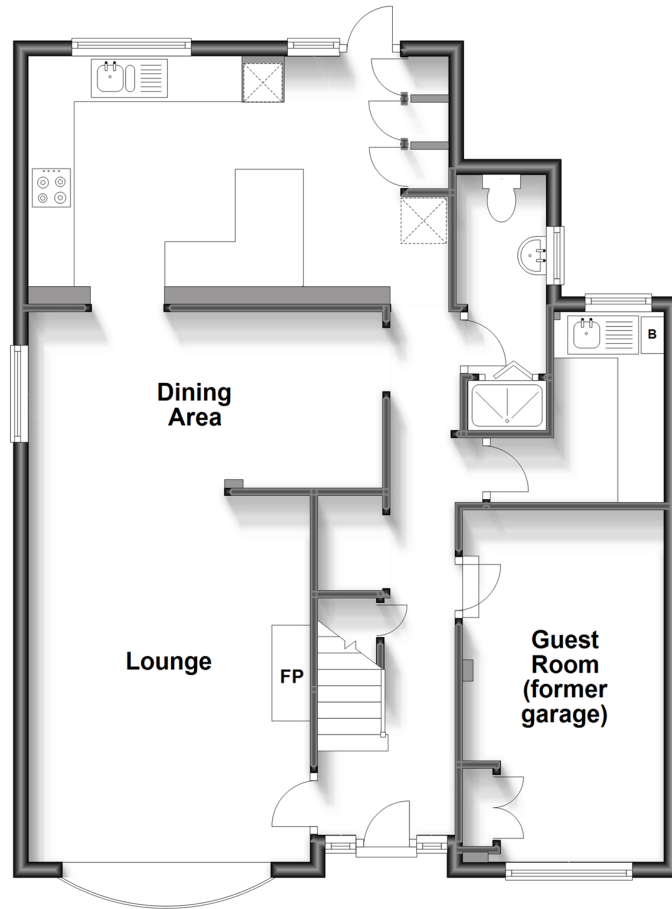
**OVER 60?**

Secure this property  
for up to **59% less!**

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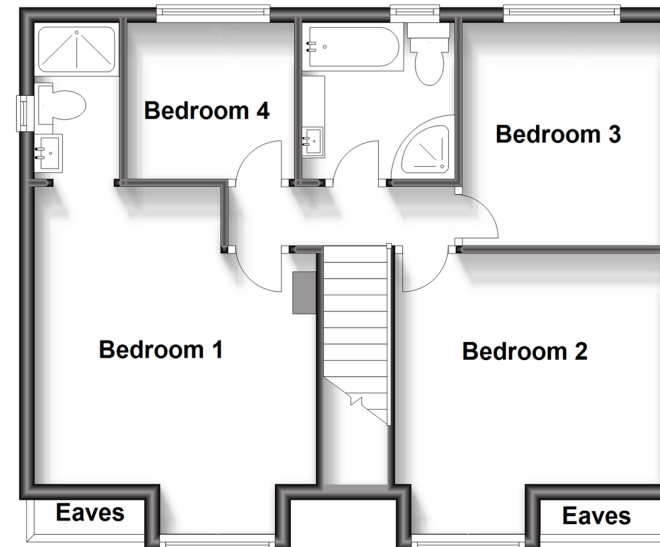
## Ground Floor

Approx. 78.8 sq. metres (848.3 sq. feet)



## First Floor

Approx. 51.6 sq. metres (555.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 23'6 x 12'1 (7.17m x 3.69m)

Dining Area: 15'3 x 7'7 (4.65m x 2.31m)

Kitchen: 18'2 x 9'9 (5.54m x 2.97m)

Utility: 7'5 x 4'9 (2.26m x 1.45m)

Guest Room: 15'9 x 8'5 (4.80m x 2.57m)

Shower Room

### FIRST FLOOR

Landing

Bedroom 1: 12'9 x 12'8 (3.89m x 3.86m)

En-suite Shower Room

Bedroom 2: 11'5 x 9'9 (3.48m x 2.97m)

Bedroom 3: 9'6 x 8'7 (2.90m x 2.62m)

Bedroom 4: 7'2 x 6'5 (2.19m x 1.96m)

Family Bath/Shower Room

Driveway Parking

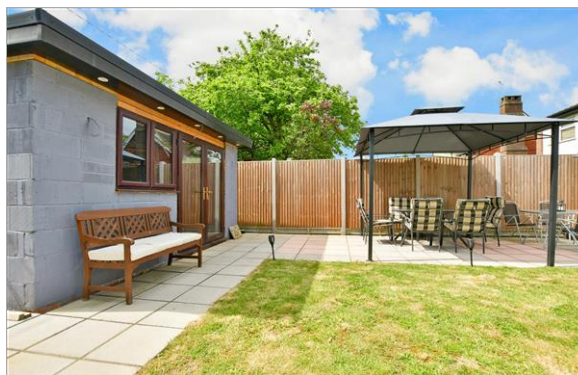
Home Office/Studio: 13'3 x 11'8 (4.04m x 3.56m)

Rear Garden

### OUTSIDE

Front Garden





## Main features

- Extended family home, located in the heart of the village.
- Large open plan reception space, perfect for entertaining
- Spacious Kitchen/Breakfast room, separate utility and garden home office/studio
- Downstairs guest room and shower room
- Off road parking for several cars
- Easy access to local schools



### Nearest Schools

Primary Schools: Newdigate CofE Primary 0.0 miles, Scott Broadwood CofE Primary 1.5 miles, The Weald CofE Voluntary Aided Primary 1.8 miles  
Secondary Schools: The Ashcombe School 6.0 miles, Cornfield School 6.0 miles, The Priory CofE School 6.4



### Transport Information

Train Stations: Holmwood 2.7 miles, Ockley 5.0 miles, Dorking Deepdene 5.2 miles



### Address

Village Street, Newdigate, Dorking, Surrey, RH5



### Directions

For directions to this property please contact us.





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Call Dorking Branch 01306 883399 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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