



STABLE COTTAGE

PARTRIDGE LANE, NEWDIGATE, DORKING, SURREY

JACKSON-STOPS 

**STABLE COTTAGE, PARTRIDGE LANE, NEWDIGATE, DORKING,
SURREY RH5 5BP
GUIDE PRICE £850,000**

A CHARMING VICTORIAN HOME WITH
ANNEXE, DELIGHTFUL GARDENS AND
PADDOCK, SET IN APPROXIMATELY 1.8
ACRES WITH FINE COUNTRYSIDE VIEWS



DISTANCES (Approximate)

NEWDIGATE 2 MILES
CHARLWOOD 3 MILES
HORLEY 5 MILES
DORKING 7 MILES
REIGATE 7 MILES

GROUND FLOOR

- Entrance hall
- Snug
- Kitchen/breakfast room
- Inner hall
- Cloakroom
- Sitting/dining room
- Conservatory

FIRST FLOOR

- Principal bedroom with en-suite shower room
- Bedroom two
- Bedroom three with dressing room

ANNEX

- Sitting room
- Shower room
- Kitchenette
- Bedroom with built-in wardrobe

OUTSIDE

- Delightful established gardens
- Paddock extending to approximately 1.2 acres
- Extensive outbuildings
- North Downs views
- Driveway providing comprehensive parking
- In all the grounds extend to approximately 1.8 acres

DESCRIPTION

Stable Cottage is a charming Victorian attached home which has been sympathetically renovated and modernised in recent years, creating a wonderful family home combining style with traditional character. The accommodation includes an entrance hall and attractive snug with open fireplace. The bespoke kitchen/breakfast room is traditionally styled with bamboo work surfaces and quarry tiled flooring, while an inner hall with cloakroom leads to the impressive sitting/dining room, formerly the original stables. This characterful room features a high ceiling, woodburning stove and mezzanine storage area currently used as a library, and leads into an oak-framed conservatory overlooking the gardens. On the first floor, the principal bedroom has built-in wardrobes and a beautifully appointed en-suite shower room. There are two further bedrooms, with bedroom three arranged over split levels to provide a bedroom and dressing room. Outside, the delightful established gardens are a particular feature, providing an excellent degree of privacy and seclusion with mature planting and fine distant views towards the North Downs. The formal gardens extend to approximately 0.6 of an acre, beyond which a gate leads to the adjoining paddock of approximately 1.2 acres and a detached summer house. Electronic gates open onto an extensive driveway providing ample parking and access to the detached substantial garage with adjoining workshop, garden studio and tractor shed. A self-contained one-bedroom annexe provides excellent ancillary accommodation. In all, the grounds extend to approximately 1.8 acres.

LOCATION

Stable Cottage occupies a fine rural position in Partridge Lane, approximately 2.5 miles southeast of Newdigate. This much admired village has a thriving community and amenities including a village school, shop and Post Office, church, pubs, doctor's surgery and nearby Tanhouse Farm Shop and Café. Dorking, Reigate and Horsham provide extensive shopping, recreational and leisure facilities, while the area is well served by both state and independent schools. For the commuter, Dorking provides rail services to London Victoria and Waterloo, with further services available from Reigate, Redhill and Horsham. Gatwick Airport is also readily accessible.



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MAIN HOUSE 1,600 SQ FT/148.7 SQ M

OUTBUILDINGS 1,479 SQ FT/ 137.3 SQ M

TOTAL APPROX. FLOOR AREA 3,078 SQ FT/286 SQ M

Post Code: RH5 5BP

Latitude: 51.151587 Longitude: -0.258793

What3words: plus.battle.congratulations

Council Tax Band: F

Local Authorities:

Mole Valley District Council, Tel. 01306 885001

Surrey County Council, Tel. 03456 009009

Tenure: Freehold

Broadband: FTTP

Utilities:

Electric – Mains supply

Water – Mains supply

Heating – Gas central

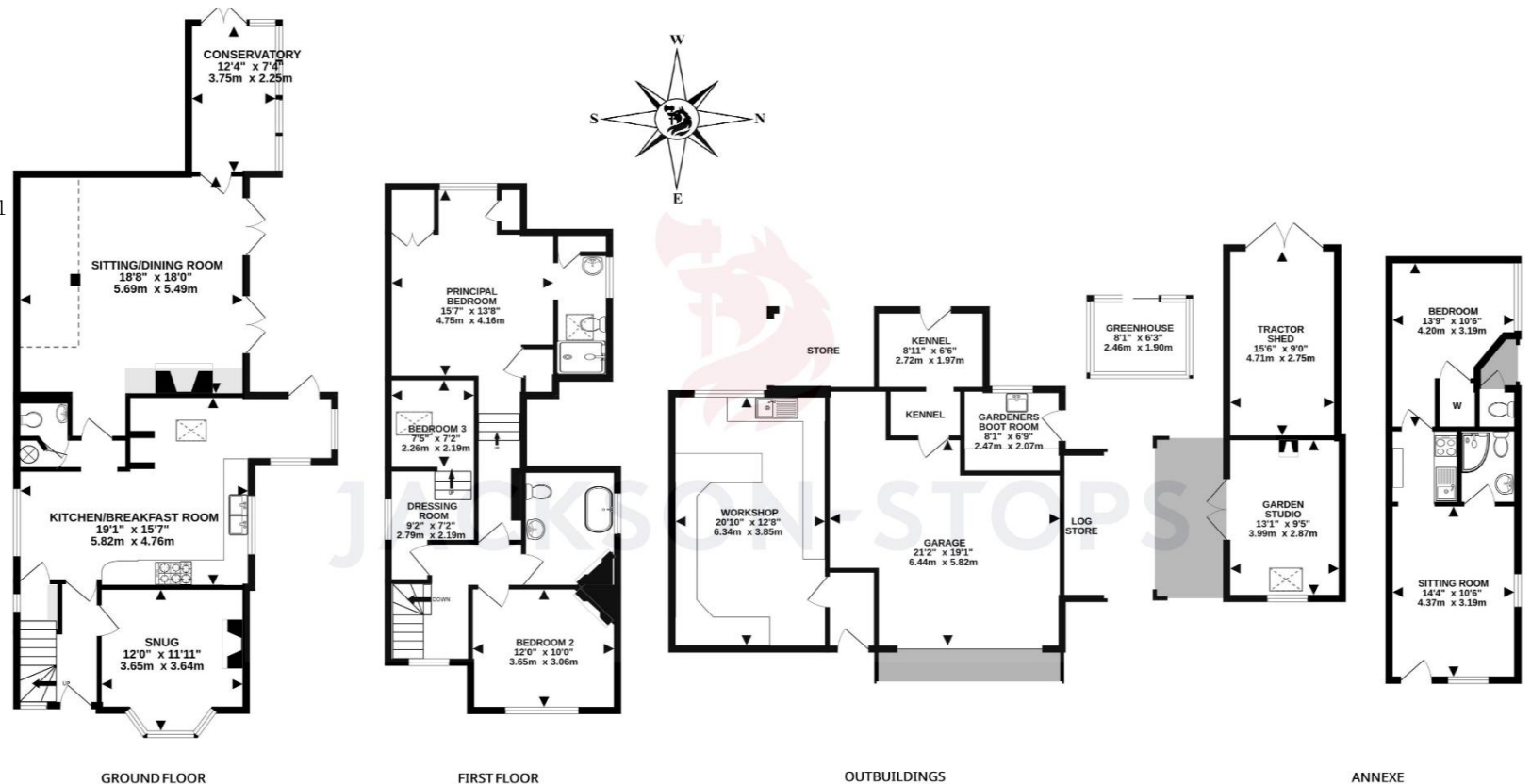
Sewerage – Private supply

Rights and Restrictions:

Ask agent

Risks:

No flood risks



Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

DORKING

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