



High Trees Stables

Parkgate Road, Newdigate, Surrey, RH5 5DZ

Batcheller
Monkhouse

Our Corner of England

HIGH TREES STABLES

A 5 bedroom family house with barn, storage building, stables and land in a popular location. Totalling approximately 10.82 acres (4.38 hectares).

Ground Floor

- Entrance Hall
- Study
- Snug
- Drawing Room
- Large Kitchen/Breakfast Room
- Utility Room and Store
- Workshop/Store

First Floor

- Landing
- 5 Bedrooms
- Family Bathroom

Outside

- Driveway
- Barn & Stables
- Lawned Garden
- Plentiful Parking
- Storage Building
- Pasture Land
- Pond



DESCRIPTION

An attractive family home situated on the edge of Newdigate with good access and approached via its own drive. It has the benefit of spacious accommodation, multiple outbuildings, large gardens and pasture land.

In more detail the house accommodation comprises the following:

- **Entrance Hall** with window to the side, radiator, hard floor, stairs to first floor and under stairs storage cupboard.
- **Shower Room** with white suite with WC, sink unit with mixer taps, shower unit with sliding doors and mains fitment. Tiled floor, part tiled walls, radiator and window to rear.
- **Snug** with hard floor, radiator and large window to the rear.
- **Study** with hard floor, radiator and large window to the front.
- The **Workshop** has a tiled floor, window to the side, door to front (internal and external access), wall mounted heating boiler, worktop, shelving and door to store with tiled floor, window to the side, cupboard housing electrics and shelving.
- The **Drawing Room** has a carpet, radiators, fireplace with brick surround, tiled hearth and log burner. Two large windows to the front.
- The **Breakfast Room** is accessed via two steps down from the drawing room and has a hard floor, radiator, and French windows to the front.
- The **Kitchen** has base mounted units by Harvey Jones, solid wood worktops, Rangemaster oven with grill, plate warmer and induction hob, extractor with light. Integrated dishwasher, space for double fridge freezer. 1½ bowl sink unit, spotlights and window to rear. French doors to the back and archway through to boot room, with hard floor, bench with shelving, roof light and door to the front.
- The **Utility Room** has a tiled floor, base mounted units, solid wood worktop, sink with mixer tap, space for washing machine and tumble dryer, window to the rear and door to store room with tiled floor and shelving.
- The **Landing** has carpeting, loft hatch, radiator, two windows to the rear, linen cupboard, small cupboard and a cupboard housing the hot water cylinder.
- **Bedroom 1** has carpet, windows to the front and side, two radiators and a fitted wardrobe.
- **Bedroom 2** has a hard floor, radiator, window to the side, fitted wardrobe and sink unit with drawers and shelving.
- **Bedroom 3** has a hard floor, radiator, window to the front and a wardrobe over stairs.
- **Bedroom 4** has a hard floor, radiator, window to the front and a clothes hanging rail with screen.







- **Bedroom 5** has a wooden floor, radiator, window to the front and a fitted cupboard.
- The **Family Bathroom** has a white suite with WC, sink unit and mixer taps, bath with mains shower fitment, hard floor, part wood clad walls, shaving light and window to the rear.

OUTSIDE

The property is approached through a gate from Parkgate Road into a courtyard with ample parking. There is an attached barn which provides ample storage and has the potential for ancillary accommodation subject to planning.

There is a stable yard with a small range of stable buildings arranged around a small concreted yard. Around this there is a small lawned garden and a hardened track leads from this towards the land and a further storage building of steel framed construction.

The main garden lies beyond the further storage building and is quiet and secluded with ornamental pond, flower borders and well grown evergreen trees. There is a paved seating area, shrubbery and summerhouse. A further pond lies to the south.

The fields are approached from the yard over a track which leads past the garden area and over which there is a right of way. The pastureland is divided into two useful enclosures, both of which a permanent pasture and have the benefit of mature hedging and fencing.

AMENITIES

Local: The centre of the thriving and popular village of Newdigate is about 1.1 miles south west, with a village shop and post office, parish church, school, doctor surgery, village hall, cricket club and 2 public houses.

Towns and Cities: Dorking (7.1 miles) with a range of independent and large shops plus bustling cafes and restaurants. Horsham (11.2 miles) with similar amenities. Other towns in the area include Reigate, Redhill and Crawley. London about 32 miles, Brighton about 30 miles and Guildford about 19 miles.

Transport: Mainline railway stations at Beare Green and Dorking to London. A24 with access to the M25 London and the national motorway network. Gatwick Airport (7.1 miles).

Schools: Newdigate C of E Infant School. A variety of independent and state schools.

Leisure: There are public footpaths for running and walking nearby, and bridleways for riding and cycling within 1/4 mile. Dorking Halls for events and cinema. Dorking golf club.

DIRECTIONS

From the centre of Newdigate head north on Village Street (which becomes Parkgate Road). After about 1 mile the property will be found on the right hand side about 500ft. (150m) before the Surrey Oaks pub on the left.

What3Words: ///snacks.forms.mole





ADDITIONAL INFORMATION

Local Authority: Mole Valley District Council, . Pippbrook, Dorking, Surrey, RH4 1SJ.
Telephone: 01306 885001

Services (not checked or tested): Mains gas, electricity, water and drainage. New gas boiler recently fitted and full fibre broadband.

Rights and Easements: The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other wayleaves or easements. There is a public footpath that crosses the land between the end of the garden and the paddocks.

Plans and Areas: These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Numbers: SY393351 and SY853719

EPC: EPC D **Council Tax:** G



GUIDE PRICE £1,400,000 - £1,500,000

Viewings

For an appointment to view please contact our Pulborough Office
Telephone: 01798 872081 Email: sales@batchellermonkhouse.com

Please take a set of these particulars when viewing and beware of potential rural hazards including livestock. Ensure gates are shut at all times

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

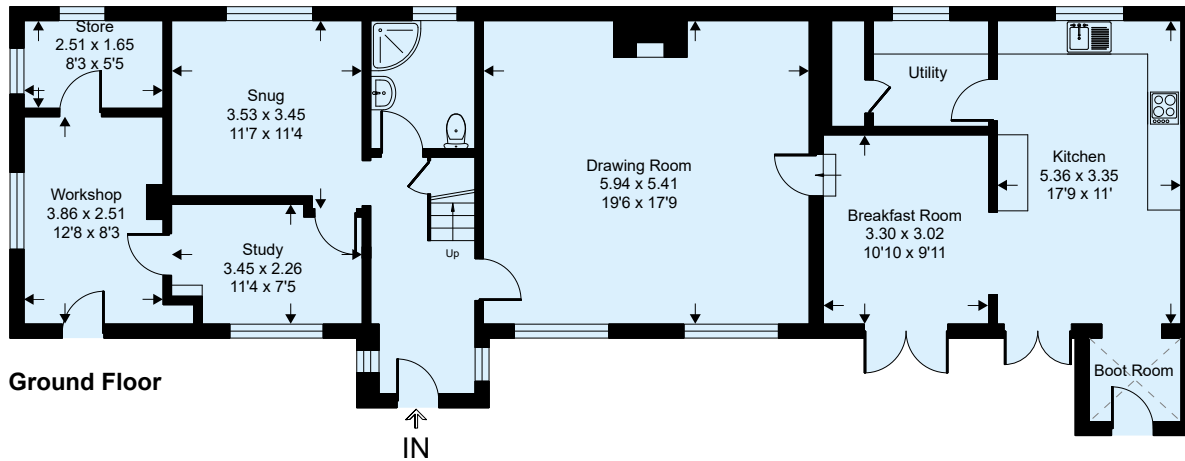
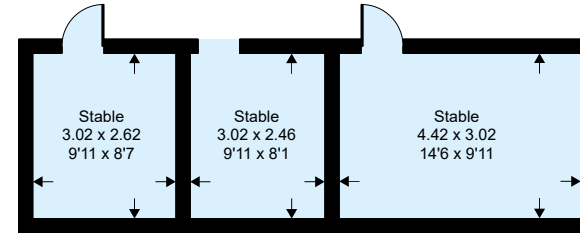
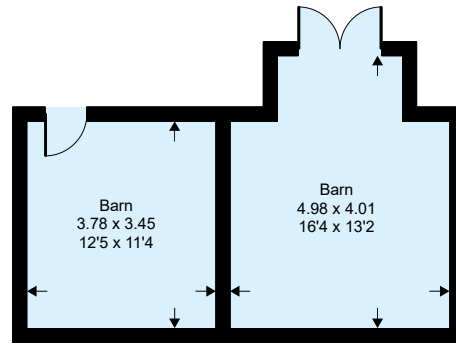
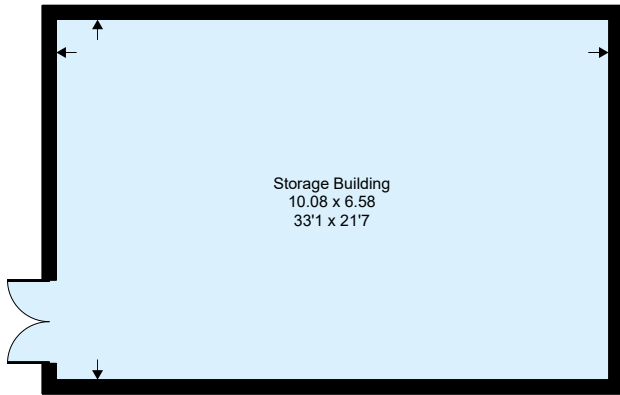
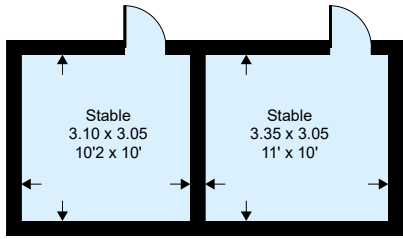
Pulborough
01798 872081
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01892 512020
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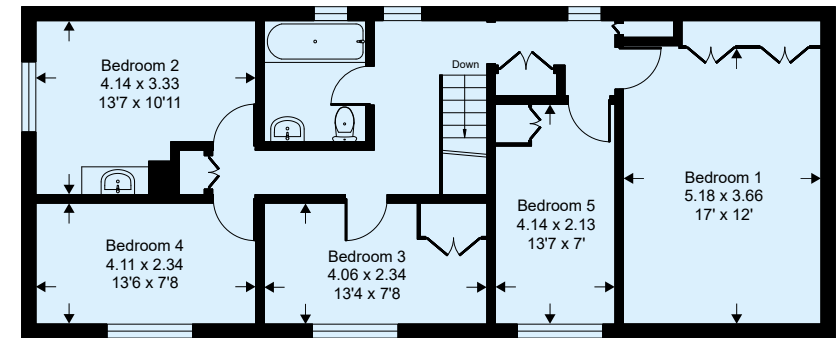


High Tree Stables, RH5

Approximate Gross Internal Area = 201.5 sq m / 2170 sq ft
 Approximate Outbuildings Internal Area = 145.7 sq m / 1569 sq ft
 Approximate Total Internal Area = 347.2 sq m / 3739 sq ft



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

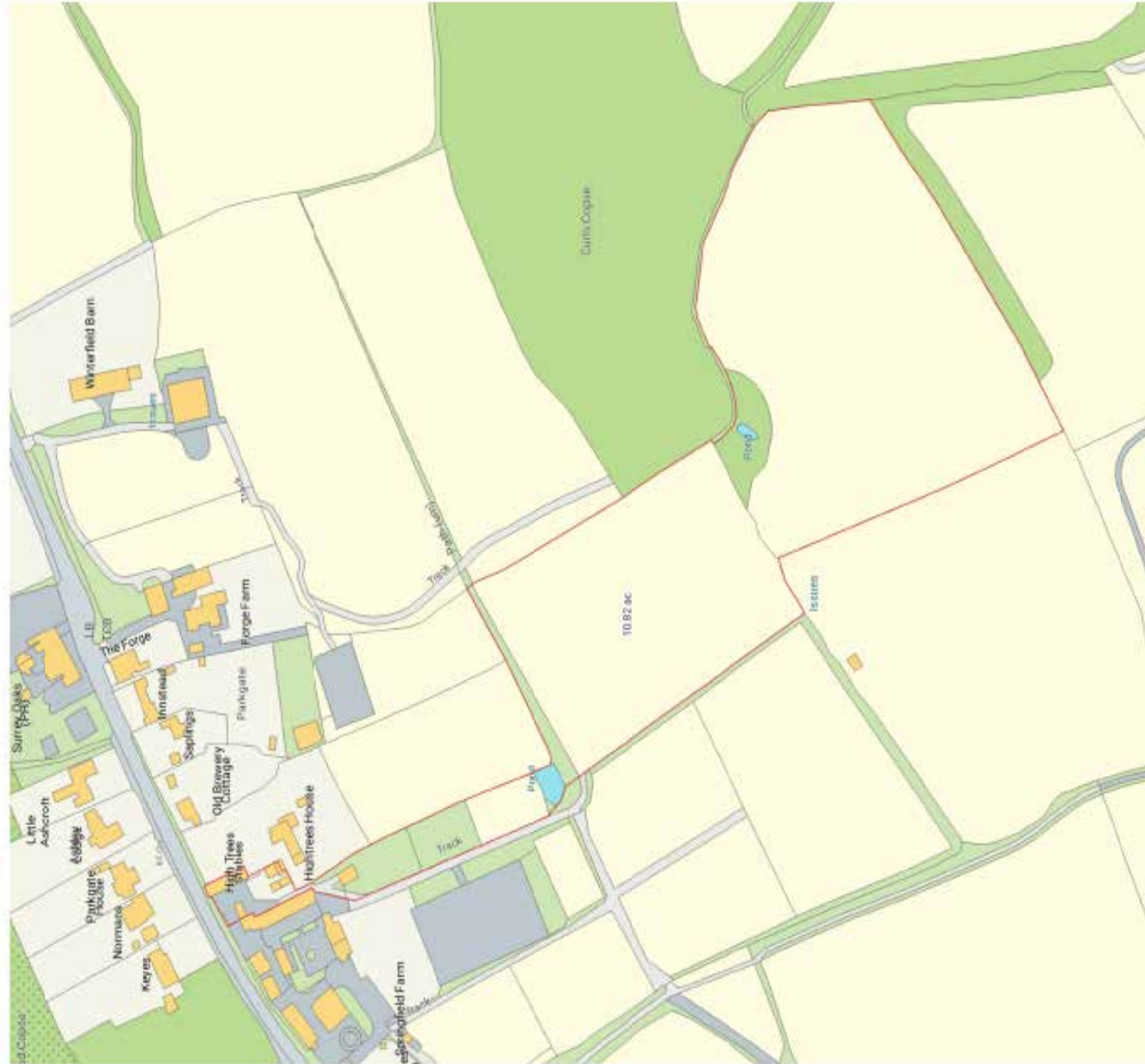
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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High Trees Stables, Parkgate
Road, Newdigate, Dorking,
Surrey, RH5 5DZ



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