



2a Winfield Grove

Newdigate, Dorking, Surrey, RH5 5AZ

Batcheller
Monkhouse

Our Corner of England

2A WINFIELD GROVE

A superb south-facing self-build plot of just over 1/3rd acre with planning permission for 178m2 eco-friendly detached family home with 37m2 double garage, (Mole Valley Planning Ref MO/0762/0763).

- Self-Build Opportunity
- Quiet Location
- Close to Village Centre
- Southerly Aspect Garden
- Eco-Friendly Design
- Excellent Walks Nearby

DESCRIPTION

This south-facing corner plot is situated on a residential no-through road within the popular and pretty village of Newdigate; itself situated in the countryside between Dorking and Horsham. Current planning permission exits to construct a detached family house and double garage.

Main features include:

- **Walking Distance of Village Centre**
- **Amenities Nearby** include school, doctors' surgery, shop and pub.
- **Sitting Room**
- **Large Family Kitchen/Dining Room**
- **TV Room/Bedroom 4/Playroom**
- **Utility and Downstairs Shower Room**
- **Main Bedroom** with **Dressing Area** and **Ensuite**
- **2 Further Double Bedrooms**
- **Family Bathroom**
- **Double Garage** and **Driveway Parking**
- **Large South West Facing Garden**

OUTSIDE

A shared driveway leads to a five-bar gate opening onto the plot with hedging to sides and a pond. Due to the plot being surrounded by mature Oak trees, the current owners have had Royal Mail change the name to Green Oaks

DIRECTIONS

From Village Street in the village centre, turn into Kingsland and take the 1st left turn into Winfield Grove. Bear round to the right and the plot can be found at the end of the road just before the road becomes Derbyshire Road.

What3Words: ///jazz.deep.money





AMENITIES

Local: The land lies within Newdigate with the villages of Beare Green and Capel nearby.

Towns: Conveniently accessible to Dorking, Horsham and Crawley.

Leisure: The land lies within a village in a predominantly rural location with the immediate vicinity being well served by public footpaths and bridlepaths including the Sussex Border Path for dog walking and hacking out.

ADDITIONAL INFORMATION

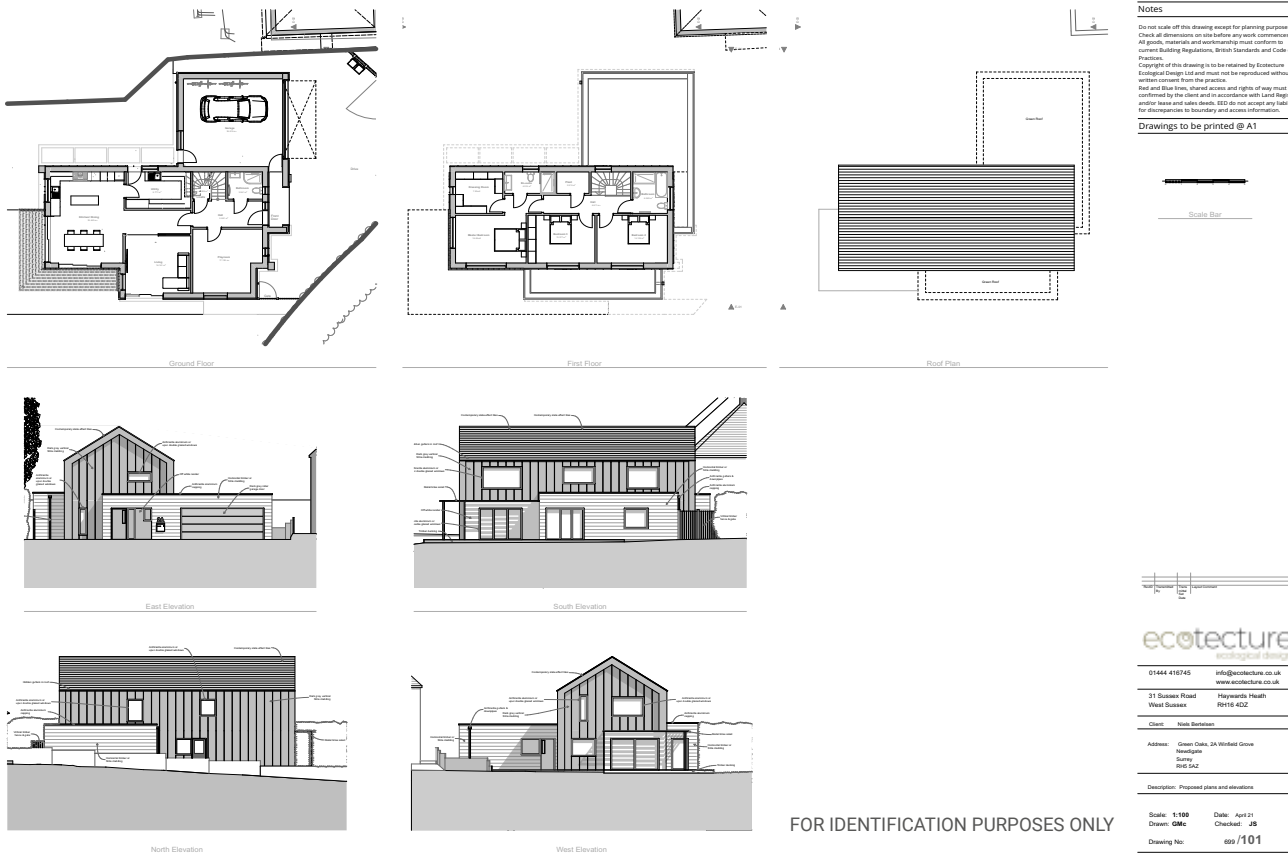
Local Authority: Mole Valley District Council, Pippbrook, Reigate Road, Dorking, Surrey, RH4 1SJ. Tel: 01306 885001. Website: www.molevalley.gov.uk

Services (not checked or tested): No services connected but are nearby.

Tenure: Freehold. Land Registry Title number SY871785

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

RA/26/09/2022



OFFERS IN THE REGION OF £450,000

Viewings

At any reasonable time, providing prior notification is given to the Sole Agent. For an appointment to view please contact our Pulborough Office: T 01798 872081
E sales@batchellermunkhouse.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@batchellermunkhouse.com

Haywards Heath
01444 453181
hh@batchellermunkhouse.com

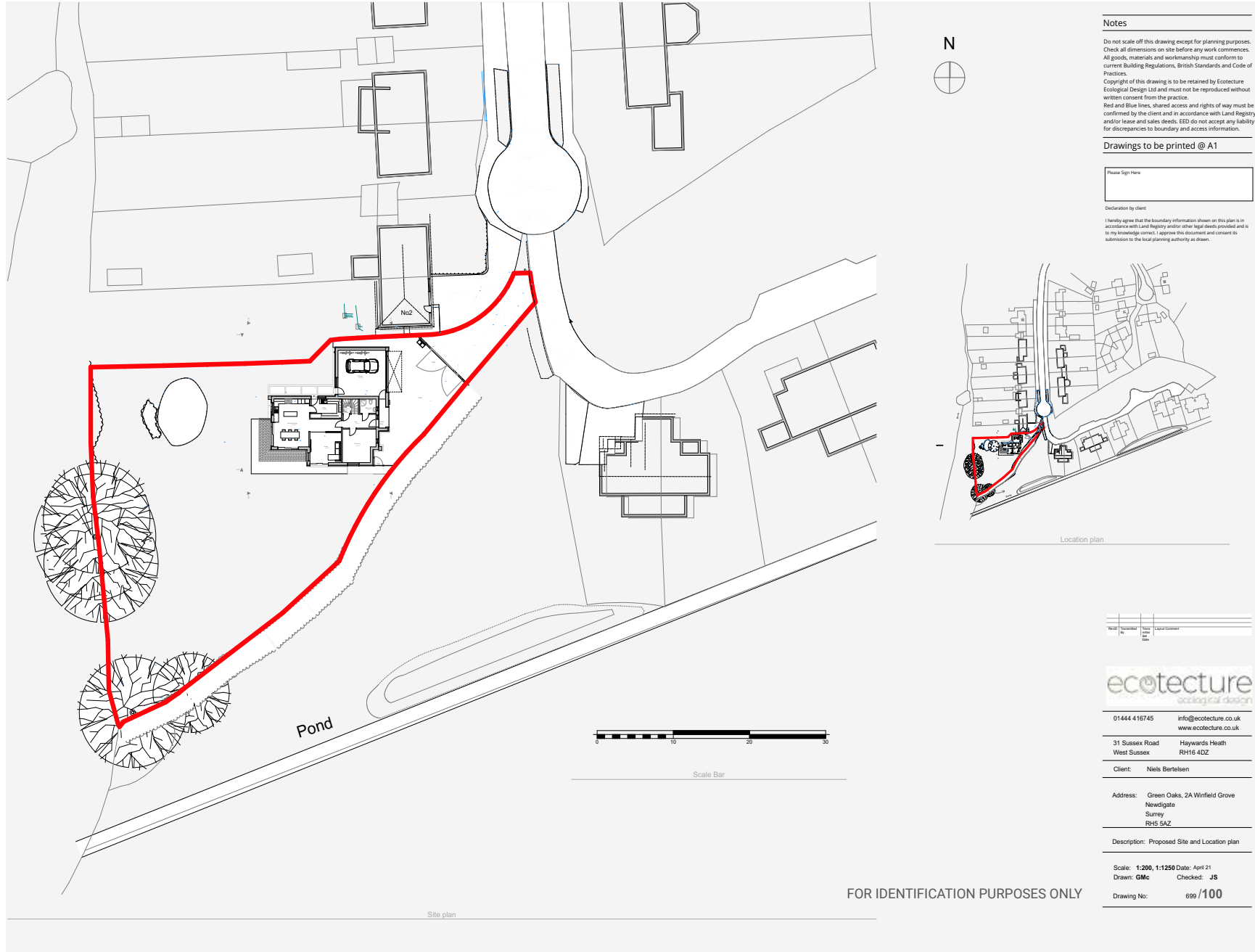
Pulborough
01798 872081
sales@batchellermunkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermunkhouse.com

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