



The Hay Barn Partridge Lane, Newdigate Dorking RH5 5BU

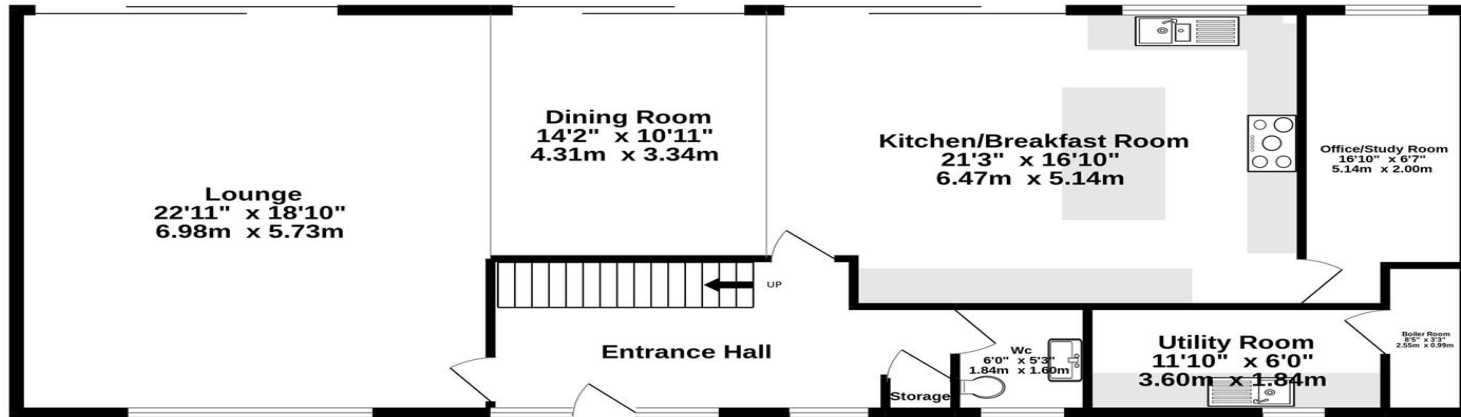
welcome to

The Hay Barn Partridge Lane, Newdigate Dorking

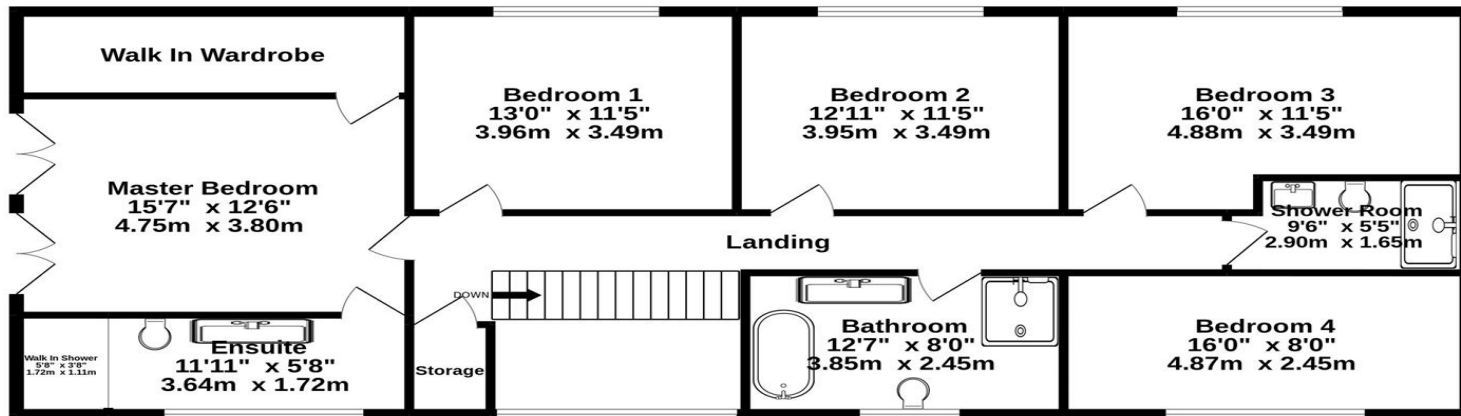
Positioned in an idyllic semi-rural setting with breathtaking countryside vistas, this exceptional and beautifully restored property offers a rare opportunity to acquire a truly bespoke home of outstanding quality. Finished to an exacting standard throughout, the property has been meticulously designed to offer refined, modern living while remaining conveniently located for swift access to Gatwick Airport and key transport links.



Ground Floor
1317 sq.ft. (122.3 sq.m.) approx.



1st Floor
1317 sq.ft. (122.3 sq.m.) approx.



TOTAL FLOOR AREA : 2634 sq.ft. (244.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee is given as to their availability or efficiency can be given.



welcome to

The Hay Barn Partridge Lane, Newdigate Dorking

- Five bedroom detached property
- Beautifully renovated with modern and high spec features
- High quality 20ml thick acoustic doors and windows
- Idyllic countryside views
- Large gravel driveways with space for multiple cars

Tenure: Freehold EPC Rating: B

Council Tax Band: G

£1,100,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/DRK102120



Property Ref:
DRK102120 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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