



Lingfield

Guide Price £875,000



3/4



2



3

Robert
Leech.



Callowill, Mount Pleasant Road

This property is entered through a private driveway offering parking for several cars and access to an integral garage. The driveway also offers side access to the rear garden.

Coming into the property through a generous entrance hall which gives you direct access to the family room and separate sitting room, both of which have an open fireplace and the family room also gives direct access to the garden.

At the end of the hallway, you will find a modern refitted shower room and internal access to the garage. To your left you enter a spacious refitted kitchen/dining room with an adjacent large utility room housing base and wall mounted storage units, free standing appliances including tumble dryer, washing machine, freezer and dishwasher. The kitchen itself has a range of storage through base units and integrated larder fridge. There is also a professional standard Falcon range cooker for the enthusiast, as well as a convenient eye level Neff cooker for simpler meals. The dining area is to the rear and overlooks the garden with dual aspect windows and French doors opening onto a courtyard area for al-fresco lunches. A large lantern skylight provides an abundance of natural light.

Upstairs, the family bathroom consists of a white suite with a thermostatic power shower, over the Hydrotherapy Whirlpool Bath, on the floor, porcelain tiles are laid over underfloor heating. There are three bedrooms on the first floor all of which are doubles, the master bedroom is located at the front of the property and is dual aspect with built in storage. On the second floor is a useful study combined with a private sitting area (please note restricted headheight in areas), which also provides access to eave and loft storage.

The garden has a generous stone paved sun terrace with a comfortable BBQ area by the waterfall feature, all accessed from the kitchen/dining room and family room. The rest of the garden is laid to lawn with mature trees and plants offering a good degree of privacy. There is a play area and shed to the rear.

- Detached family residence
- Sought after village location
- Extended
- 3/4 Bedrooms
- Stunning kitchen/dining room
- Two Bathrooms
- Large study/snug
- Large southerly facing garden
- Private driveway & garage
- Good access to M25 & Gatwick



0.2 miles
Lingfield



9.7 miles
Gatwick



1.1 miles
Lingfield



LINGFIELD
29 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



LOCATION

Situated within the historic Lingfield Village, the property is just a short walk from the train station, a range of every day shops, village pub and amenities. For a larger range of shops, restaurants and leisure facilities East Grinstead can be found five miles distant.

SCHOOLS

There are two local primary schools that at present are rated good by Ofsted. Lingfield primary school is less than half a mile away whilst Dormansland Primary school is 1.5 miles distant. There are several secondary schools within 5 miles of the property, all of which are rated either good or outstanding by Ofsted. Imberhorne Secondary school is the closest state school and is rated outstanding.

TRAVEL

For the commuter Lingfield mainline rail station is half a mile away and travels to both London Victoria and London Bridge. The national motorway network can be accessed at J6 of the M25 motorway which is approximately 7 miles away and for international travel Gatwick airport is just over 10 miles distant.



FAQ'S

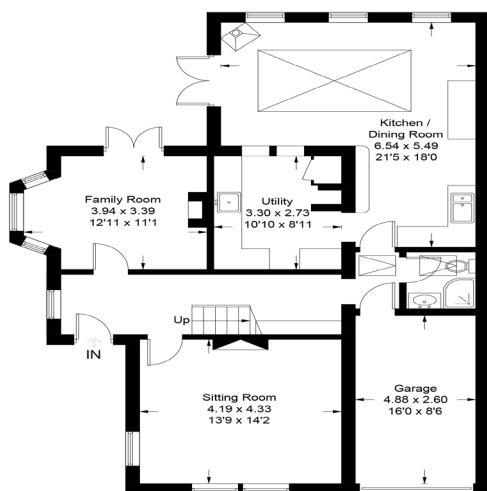
- Council Tax - Band C
- Tandridge district council
- Circa 1900's
- EPC rating - D
- Full Fibre Broad band: 35 – 50 Mbps.
- Garage and driveway parking
- Gas central heating
- Mains drainage



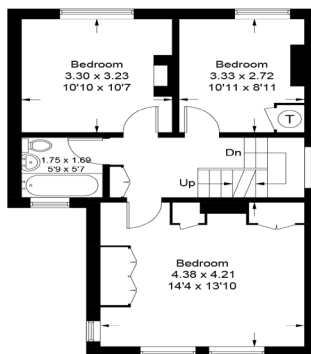


Approximate Gross Internal Area = 172.6 sq m / 1858 sq ft

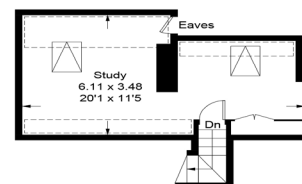
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID852493)

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