



Dormansland

Guide Price £675,000



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Robert
Leech.



Dormansland

The property is situated in a quiet, private close of just 7 properties, giving seclusion and privacy. You enter the property through a covered porchway into the hallway that has a useful cloakroom large enough to store coats and shoes. The hallway also leads to the generous, open plan, family living space. This comprises a living room and a family room, is dual aspect with sky light windows in the living room which makes it exceptionally light which also benefits from underfloor heating. This room leads to another reception room that is currently being used as a home office, it can be accessed from both the living room and the hallway.

The kitchen/breakfast room is entered via the hallway and has access to the rear garden via two sets of french doors allowing plenty of natural light into the room. It is a good size and can comfortably accommodate a dining table for at least six. It is fully fitted with a comprehensive range of wall and base units with built in appliances, including a fridge freezer, microwave and range cooker.

On the first floor you have the master bedroom which has built in wardrobes which give ample storage. There are also two other generously sized bedrooms on this floor and a modern family bathroom which has a bath with a shower over. On this landing there is also a 'laundry cupboard' which houses the washing machine and tumble dryer, there is space for further storages. There is another flight of stairs which lead to the second floor and the fourth bedroom which is a double bedroom with storage in the eave cupboards. The room also benefits from a modern en suite shower room.

Outside the property there is a large, detached double garage which could easily be used as a workshop. There is parking in front of the garage and parking for two cars on the gravel driveway at the front of the property. The good sized, sunny, secluded garden has a range of shrubs, flowers and a vegetable garden. It has a large lawn area and a good size sun terrace

- Private Close
- Sought After Village Location
- Two Reception Rooms
- Study/Snug
- Large Kitchen/Breakfast Room
- Four Good Size Bedrooms
- Large Private South Facing Garden
- Walking distance to Dormansland or Lingfield Stations
- Nest Security Cameras



1.4 miles
Lingfield



10 miles
Gatwick



1.2 miles
Dormans



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 in the village of Dormansland, the property is conveniently located for all amenities, local parks, the train station and the village school. Lingfield is just over a mile distant offering a wider range of every day shops, recreational grounds and home to its famous, all weather racecourse.

SCHOOLS

There are two local primary schools that at present are rated good by Ofsted. Dormansland primary school is less than half a mile away whilst Lingfield Primary school is 1.7 miles away. There are several Secondary schools within 8 miles of the property, all of which are currently rated good by Ofsted. Imberhorne Secondary school is the closest state school.

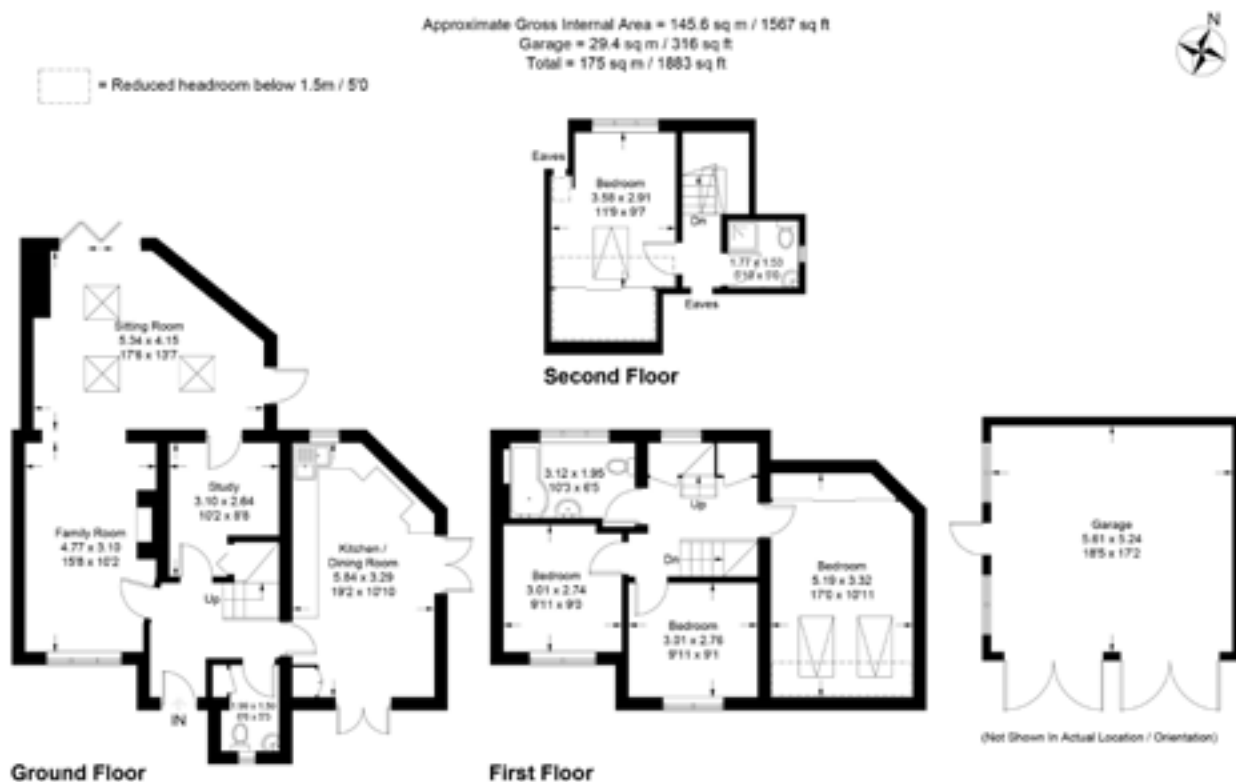
TRAVEL

For the commuter Dormansland and Lingfield mainline rail stations travel to both London Victoria and London Bridge. The national motorway network can be accessed at J6 of the M25 motorway which is approximately 8 miles away and for international travel Gatwick airport is just over 10 miles distant.



FAQ'S

- Council Tax - Band D
- Tandridge District Council
- Private Close
- EPC rating - C
- Gas Central Heating
- Parking and Garage
- Freehold



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. (JD842617)
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 Leech.

