



Lingfield

Guide Price £725,000



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Robert
Leech.



1 Holly Cottages, Newchapel Road

You enter the property through a useful porch area that offers space for hats, coats and wellies. To the right of the entrance hall is a versatile reception room that could be used as a home office, playroom or a formal dining room, it has an attractive feature fireplace. Coming back into the hallway you then enter the spacious, well-appointed kitchen/dining/family area which creates a perfect space for a family to spend time together. The kitchen has a range of fitted appliances, plenty of storage units both at base and eye level. It benefits from being dual aspect giving a light and spacious feel with a set of bifold doors leading to a terrace. To the rear of the kitchen there is a small hallway which gives access to cloak room and a very useful room which is currently utilized as a utility room but could also be a playroom or office space.

On the first floor there are three good sized bedrooms two of which are large doubles. The family bathroom has been updated to a very high standard by the current owners, comprising of a white suite with separate shower cubicle and tiled throughout. Up on the second floor is the master suite, which is a large double with en suite shower room and plenty of fitted storage. The highlight of the room is undoubtedly the fact the room is dual aspect and a large window to the rear which lets in plenty of natural light while giving stunning far reaching countryside views

Outside the driveway allows parking for several cars while the garage has been cleverly converted in to a well-appointed separate self-contained one-bedroom annex with kitchenette, living area, utility area and shower room. The front of the garage remains with an up and over electric door allowing a good space for storage. The rear garden is mostly laid to lawn with fenced boundaries, there is also a large sun terrace which can accessed directly from the utility room and kitchen dining area. The garden does also enjoy views over the countryside.

- Four double bedrooms
- Spacious kitchen/dining room
- Driveway parking for up to four cars
- Generous master suite with en suite
- Stunning countryside views to the rear
- Well presented throughout
- Refitted bathroom and en suite
- Self contained one bedroom annex
- Located on the edge of Lingfield village
- Good access to the M25 & Gatwick



0.5 miles
Lingfield



12.9 miles
Gatwick



1.3 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 2.1 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.

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 12 miles distant.



FAQ'S

- Council Tax - Band E
- Tandridge district council
- Built - circa 1900
- EPC rating - C
- Annexe
- Driveway parking
- Gas central heating
- Sewage treatment plant



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. (ID536937)
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