

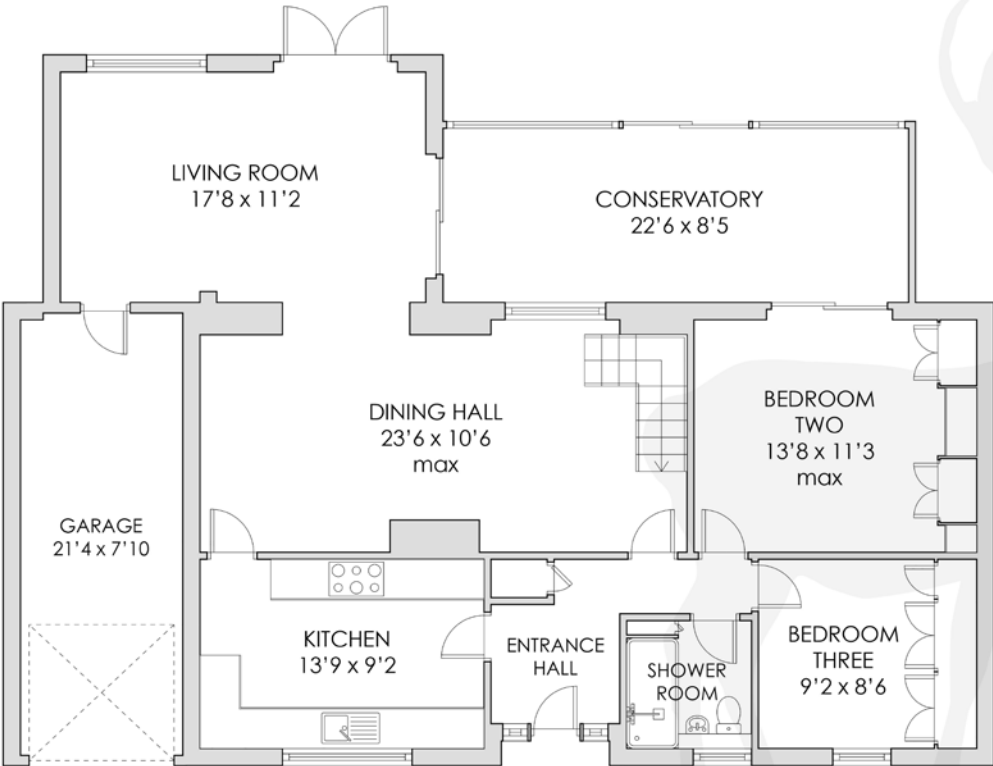


HIGH STREET
Dormansland, Surrey

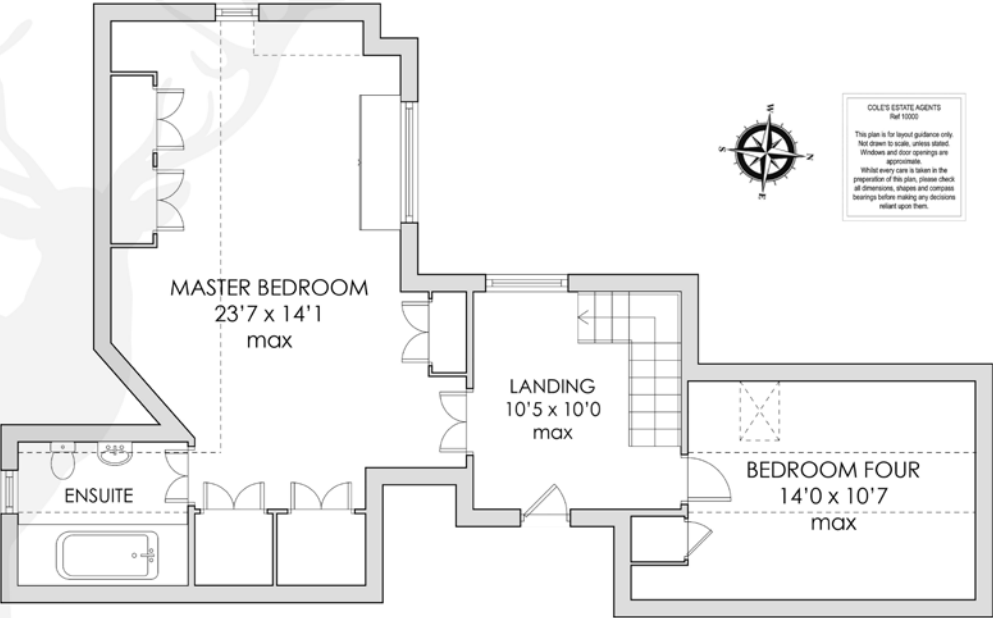


COLE'S
ESTATE AGENTS

FLOOR PLANS



Ground Floor

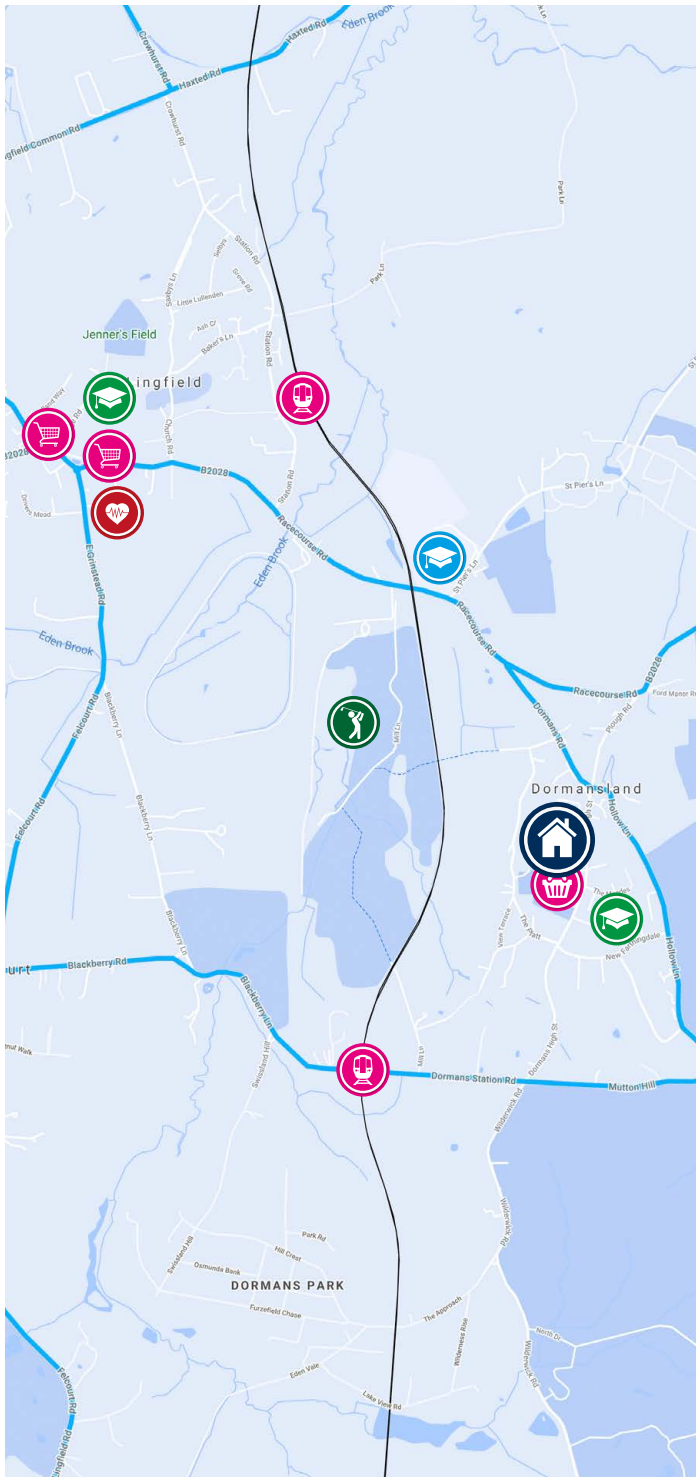


First Floor



COLE'S ESTATE AGENTS
Ref: 1000

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 any decisions
reliant upon them.



HIGH STREET

DORMANSLAND, SURREY

PROPERTY DESCRIPTION

A detached chalet style bungalow in the heart of Dormansland village offering spacious and versatile accommodation. The ground floor comprises entrance hall, refitted kitchen, large dining hall with fireplace, living room, spacious conservatory, two bedrooms and refitted shower room. The first floor consists of landing, fourth bedroom and oversize master bedroom enjoying far reaching views and adjoining ensuite bathroom.

Outside the property benefits from large driveway, garage and spacious west facing rear garden.

The property is offered to the market with no ongoing chain.

LOCATION

The property is situated in the heart of Dormansland Village and within walking distance of the village shop catering for everyday needs, local primary school, public houses and restaurant. Lingfield village centre is only 1.6 miles away and offers a range of specialist shops, mini supermarkets, restaurants and public houses. Lingfield College is situated only 0.7 miles away whilst state secondary schools and other private and specialist schools can be found in East Grinstead, Oxted, Forest Row, Ardingly and Worth which are all within 12 miles of the property.

The mainline railway stations of Dormans (0.9 miles) and Lingfield (1.4 miles) are both within easy reach and offer frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. London Gatwick is only 11.1 miles away and the M25 is 8.7 miles distant.

KEY INFORMATION

Total Internal Area	1,794 sq ft
Max Broadband	67 Mbps
Tenure	Freehold
EPC Rating	TBC

Local Council	TANDRIDGE
Council Tax Band	F
Amount per annum	£3,158



4



2



3

Asking Price £795,000





ACCOMMODATION

The property is entered via obscured glazed panelled door to front, opening to:

ENTRANCE HALL Radiator, airing cupboard with radiator and slatted shelving area, obscure glazed doors to kitchen and dining hall, doors to two bedrooms and shower room.

KITCHEN Comprehensive range of wall and base units with contrasting solid wooden work surfaces incorporating ceramic 1.5 bowl sink and drainer with mixer hose, five ring gas hob with glass splashback, stainless steel cooker hood with extractor fan, built in double oven and grill, pull out larder, integrated fridge, space and plumbing for washing machine and dishwasher, wooden laminate flooring, under cupboard lighting, low level floor heater, wooden glazed window to front, obscured glazed door to:

DINING HALL Feature fireplace with wooden mantle and gas flame effect fire with tiled hearth, dado rail, wall lights, two radiators, stairs to first floor, wooden glazed window to rear and open to:

LIVING ROOM Double glazed Georgian style window and patio doors to rear, sliding patio doors to side leading to conservatory, dado rail, radiator, television point, door to garage.

CONSERVATORY Part brick, part double glazed construction with windows to rear, sliding patio doors to rear, double glazed ceiling, wall light, tiled flooring.

BEDROOM TWO Double glazed sliding patio doors to rear leading to conservatory, radiator, range of fitted units including drawer units and wardrobes with hanging rails and shelving.

BEDROOM THREE/STUDY Wooden glazed window to front, range of fitted wardrobes with hanging rails, shelving and pull out drawers, radiator.

SHOWER ROOM Re-fitted suite comprising walk in shower with drencher shower head and multi point shower with additional hand held shower unit, wash hand basin with mixer tap, low level WC, part tiled walls, heated ladder towel rail, downlighters, extractor fan, tiled flooring, storage cupboard with shelving, obscure wooden glazed window to front.







First Floor

LANDING Double glazed window to rear, door to loft space, glazed double doors to master bedroom, door to bedroom four.

MASTER BEDROOM Generous in proportions with a comprehensive range of fitted wardrobes with hanging rails and shelving, fitted storage cupboards, dual aspect with Georgian style double glazed window to rear and side enjoying far reaching views towards the North Downs. Swing doors opening to:

EN SUITE BATHROOM Suite comprising bath with tiled surround, pedestal wash hand basin, low level WC, wooden panelled walls and ceiling, radiator, obscured double glazed window to side.

BEDROOM FOUR (Limited head height) Exposed beams, Velux style double glazed window to rear, radiator, fitted wardrobe with hanging rail and shelving.

OUTSIDE

FRONT GARDEN Large gravel driveway providing parking for several vehicles, lawn area with shrub borders, covered entrance vestibule.

GARAGE Up and door to front, power and light.

REAR GARDEN Large, westerly facing garden with gravel and paved patio areas, lawn area with well stocked borders, gate to side, garden sheds, enclosed by hedging and fence panels.







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