



Lingfield

Guide Price £475,000



3



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Robert
Leech.



10 Stanhope Cottages, Lingfield

As you enter the property there is a porch allowing plenty of storage for coats and shoes, you then come straight into the spacious lounge dining area which is dual aspect and allows in plenty of natural light, the room does still maintain some character features with beamed ceilings and an exposed brick fireplace that currently houses a fully working log burner. The kitchen is located to the rear of the property and has ample storage with a range floor and eye level units and space for free standing appliances.

On the first floor there are two double bedrooms and a modern style bathroom comprising of a white suite. The master bedroom is up on the second floor and has ample storage and an en suite.

The rear garden can be accessed directly off the kitchen and dining area and opens out onto a generous patio area that is ideal for entertaining. The rest of the garden is mainly laid to lawn with stretches back 150ft. As well as off street parking to the front of the property there is also a garage located to rear.

- Chain Free
- Period Cottage
- Generous Sitting Room With Burner
- Dining Area
- Good Size Kitchen
- Large South Facing Rear Garden
- Three Double Bedrooms
- Modern Re-Fitted Family Bathroom
- En-Suite To Bedroom Three
- Off Street Parking To Front And Rear And Detached Garage



0.8 miles
Lingfield



12 miles
Gatwick



0.7 miles
Lingfield



LINGFIELD
27 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 0.9 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

- Built in 1900's
- Council tax band D
- Gas central heating
- Freehold

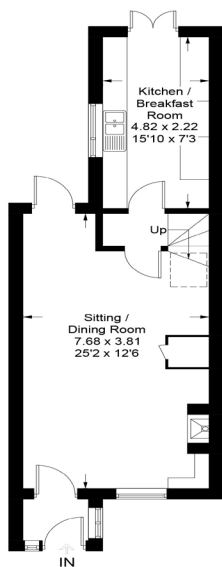




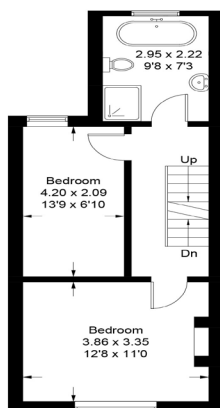
Approximate Gross Internal Area = 92.2 sq m / 992 sq ft
 Garage = 17.2 sq m / 185 sq ft
 Total = 109.4 sq m / 1177 sq ft



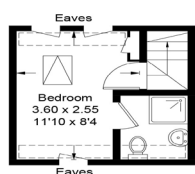
= Reduced headroom below 1.5m / 5'0



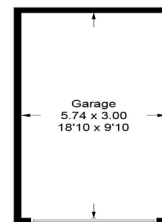
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

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. (ID812632)
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