



Dormansland

Guide Price £1,100,000



4



2



3

Robert
Leech.



Nobles Mead, Dormansland, RH7 6NH

A substantial and charming 4 bedroom, Grade II listed residence offering a wealth of character occupying a large plot, which is just under three acres.

Entrance to the property is via electric gates and a long private driveway. The front door opens into a spacious hallway with a feature, glass covered, illuminated well there is also a cloakroom. From the hall you enter the open plan kitchen which is fitted with a range of Smeg integrated appliances and the cosy family/living area with the original inglenook fireplace and wood burning stove. There is a utility room off the kitchen. There are two further reception rooms downstairs which have exposed beams, fireplace with wood burning stove and stairs to the first floor.

There are four double bedrooms with exposed beams, cupboards and fitted wardrobes. There is a shower room and a recently refitted family bathroom which also has a door to the master bedroom.

Externally the property has a lot to offer; Private driveway and ample parking for several cars double garage with potential for an annexe above. The property boasts a heated swimming pool, sun terrace, workshop, log store it, stunning,extensive gardens with it's own tree house which is fantastic. There is also a paddock and chicken run for those looking for the country life.

- Chain Free
- Grade II Listed
- Stunning Private Gated Detached Residence
- Sought After Village Location, Close to Station
- Heated Swimming Pool
- Four Double Bedrooms
- Three Reception Rooms
- Fabulous Plot with Several Acres (Not Measured) And Tree house
- Double Garage and Long Private Driveway



2.0 miles
Lingfield



11 miles
Gatwick



0.1 miles
Dormansland



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 in the convenient semi-rural position on the fringe of Dormansland village with its general store and primary school. Lingfield has more comprehensive shopping facilities, a primary school and the highly regarded Lingfield College. Lingfield Park Marriot Hotel and Country Club, Lingfield park Golf Course, Lingfield Racecourse, A cricket club and Country Club.

SCHOOLS

There are two local primary schools that at present are rated good by ofsted. Dormansland Primary School is 0.7 miles away whilst Lingfield Primary School is just 2.0 miles away. There are 5 secondary schools all within 8 miles of the property. All bar one are rated good by ofsted. The closest secondary school is Imberthorne School which is also currently rated good.

TRAVEL

For the commuter Dormansland mainline rail station serviced by both Southern Rail and Thames Link that travel to both London Victoria and London Bridge is a short walk away. 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.

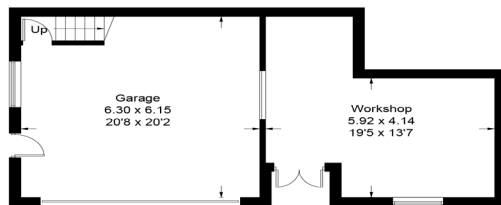


FAQ'S

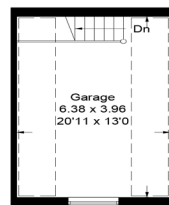
- Council Tax - Band F
- Tandridge District Council
- Grade II Listed
- Built 1730's
- EPC rating - N/A
- Garage and Driveway Parking
- Broadband BT
- Combi Boiler, Gas Central Heating with Traditional Radiators



Approximate Gross Internal Area = 169.3 sq m / 1822 sq ft
 Garage = 91.7 sq m / 987 sq ft
 Total = 261.0 sq m / 2809 sq ft

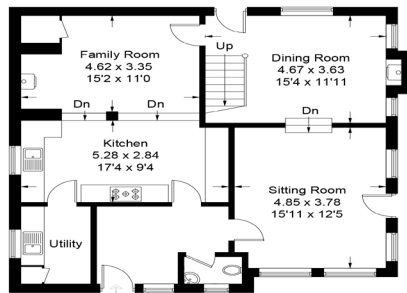


Garage - Ground Floor
 (Not Shown in Actual Location / Orientation)

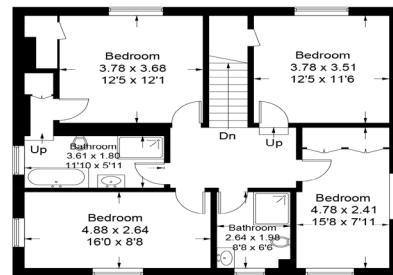


Garage - First Floor

= Reduced headroom below 1.5m /



Ground Floor



First 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. (ID799715)
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