



Crowhurst, Surrey

Robert  
Leech . 





A rare opportunity to purchase a charming two bedroom listed property. Formerly two cottages now converted into one, the property has abundance of charm & original character whilst requiring some updating. There is a wonderful attached garden with workshop & garage at the end. To the front there is private parking, whilst opposite the property are "The Secret Gardens" approximately 1 acre of land consisting of a small paddock and an area of tranquil woodland.





An attached grade 2 listed property formerly two properties converted into one, set over one level.

This is a rare opportunity to own a really special home which whilst requires updating but still retaining charming character features throughout, giving the prospective buyer the chance to create their own ideal home.

From the side entrance there is a lobby / study area with front aspect window this leads into a wonderful sitting room with brick fireplace with burner which has double aspect windows creating plenty of light, opening into a dining area.

There are two double bedrooms and a family bathroom, there is a fitted kitchen which opens onto a small rear courtyard.

To the front of the property is a bay area providing private parking for 2 cars.

To the left of the property is a pathway which leads to a wonderful mature cottage gardens which has a variety of shrubs and flower borders, and an area of lawn. Mature hedging provides natural screening and to the rear of the garden is a very useful workshop / shed, and a garage.

Opposite the property there is a gated entrance to the "Secret Garden" which is approximately one acre in size and consists of a paddock, garden area and an area of woodland, to the rear of the land is a small further paddock.

Situated in a semi-rural location whilst still having good access to the M25 and Gatwick.





## At a glance

- Chain Free
- Charming Character Cottage
- Grade 2 Listed
- Two Double Bedrooms
- Wonderful Spacious Sitting Room With Burner
- Formerly Two Cottages Now One
- Generous Mature Cottage Gardens
- Garage & Seperate Workshop
- "Secret Gardens" Of Approximately 1 Acre
- Good Access To the M25 & Gatwick

## Location

The property is situated on the outskirts of the large historic village of Lingfield, centred around its picturesque pond. There are shops for every day requirements and a selection of village pubs. For the commuter, there is a rail service from Lingfield to Victoria and London Bridge. The national motorway network can be accessed at J9 of the M23 motorway and for international travel Gatwick Airport is approximately 13 miles distant. Lingfield is famous for its all weather racecourse and there is excellent walking in the locality.

## Intrigued?

01342 837783

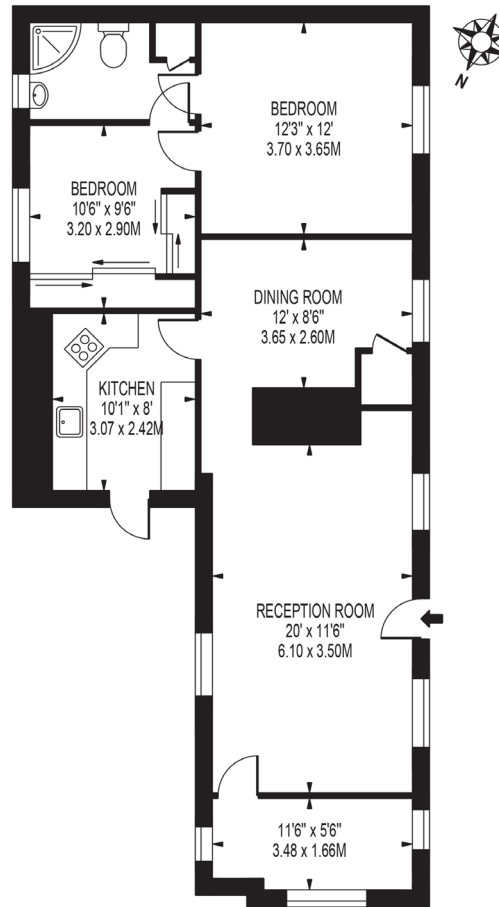
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### ALTAR COTTAGES

APPROXIMATE GROSS INTERNAL FLOOR AREA: 838 SQ FT - 77.89 SQ M



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