



Dormansland, Surrey



Robert Leech are delighted to present this beautiful semi detached cottage, constructed in 1860 according to its inscription plaque, presents most pleasing red brick elevations with a gable end to the front. Situated in the favourable location of Dormansland, the property exudes plenty of historical character and charm and has had a quite remarkable program of extension, improvement and refurbishment, which has resulted in a beautifully presented home with a stunning rear garden.

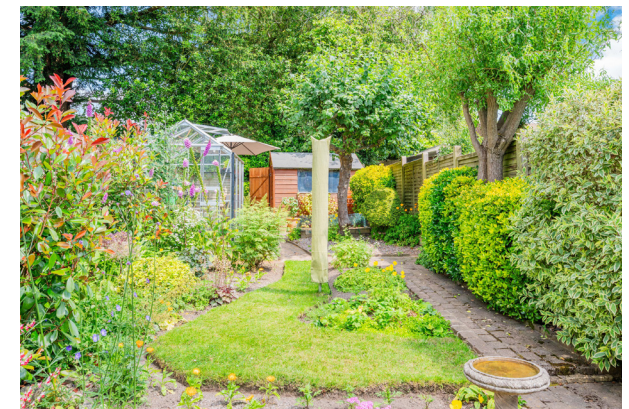


This delightful semi detached cottage, constructed in 1860 according to its inscription plaque, presents most pleasing red brick elevations with a gable end to the front. Situated in the favourable location of Dormansland, the property exudes plenty of historical character and charm and has had a quite remarkable program of extension, improvement and refurbishment, which has resulted in a beautifully presented home.

In addition to the living and dining rooms there is a splendid kitchen/breakfast room forming the focal point to the reception areas, and on the first floor the vaulted ceilings, with exposed beams, to key areas add a unique atmosphere to the house. Great care has been taken to incorporate contemporary features within the style of the original structure, with the current owners having created a calm and tranquil open space in the garden at the rear, it really is the perfect spot to wind down and relax.



To the front, there is parking for two cars. Situated in the Centre of the village close to local amenities, schools and Post Office / Shop. There are 3 great pubs all in walking distance and Dormans station is approximately a 10 minute walk away.



At a glance

- Beautifully Refurbished
- Two Reception Rooms
- Central Dormansland Location
- Off Road Parking For Two Cars
- Two Double Bedrooms
- Vaulted Ceilings
- Lovely Garden
- Cellar
- Log Burner
- Contemporary Kitchen

Location

Situated in the popular village of Dormansland close to the local primary school and amenities. There is a local Post office, shop, park, tennis courts and several good local public houses within walking distance. Lingfield Village two miles away offers a range of every day shop and amenities. For a larger range of shops, restaurants and leisure facilities, East Grinstead can be found 3 miles away.

Intrigued?

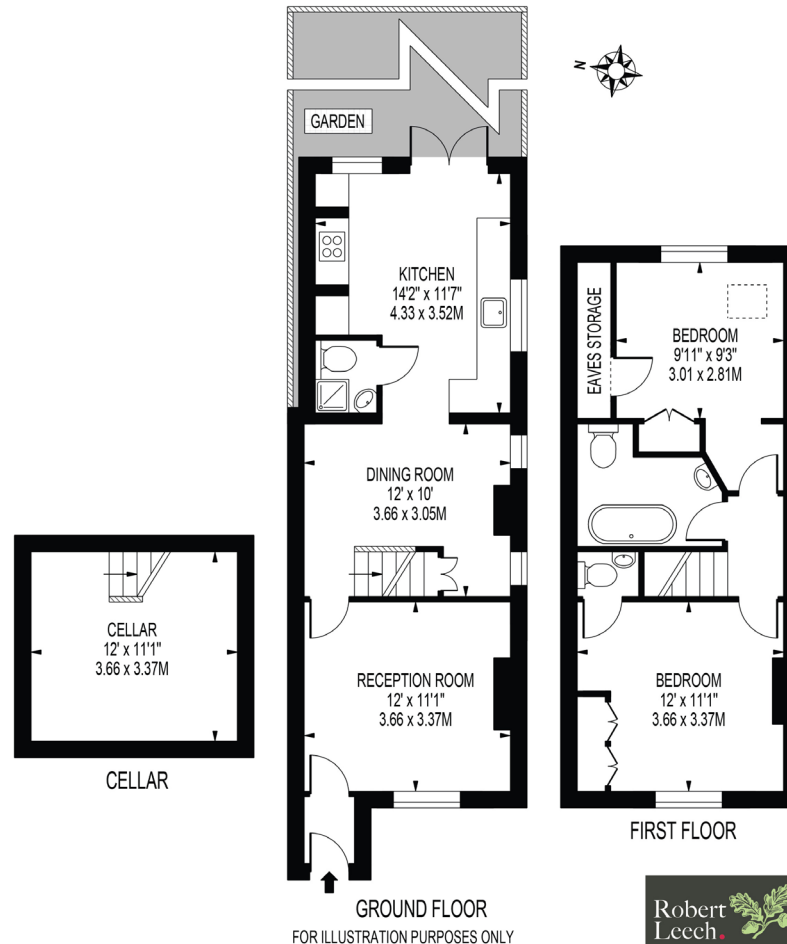
01342 837783

lingfield@robertleech.com

29 High Street Lingfield
Surrey RH7 6AA

robertleech.com

HIGH STREET
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 959 SQ FT - 89.07 SQ M
(INCLUDING EAVES STORAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 18 SQ FT - 1.68 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents



Robert Leech

REIGATE OXTED LINGFIELD