



Dormansland, Surrey

Robert  
Leech . 



On the market for the first time in about 50 years, is this beautifully situated 4/5 bedroom detached family home, nestled away down a private track with gardens overlooking the recreation grounds and views of the North Downs. With no onward chain, this is a great opportunity to create a stunning home in a wonderful setting!



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At the front of the property, is a nice sized front garden, with a lawned area and mature borders, with a path leading to the front door. Walking inside and in to the bright hallway, turning left you are immediately greeted with a large open reception room where you can straight away have sight through to the dining room of the view to the rear. The lounge gives you access to the dining room and also a separate entrance to a study. The study and dining room have sliding doors that can keep the two areas separate, or open up to make a much larger room. An extension to the side and front offer another reception room and with a large downstairs cloakroom that could be converted to a shower room, this could offer an opportunity to create a self contained annex. Along with the dining room, the kitchen also looks over the rear garden and accesses the separate utility room too.

Upstairs, there are 4 double bedrooms, all with good proportions and a family bathroom. The views from this level are even more spectacular with the famous Oak Tree sitting in the middle of the park taking centre stage!

Outside, there is parking at the front with a separate driveway to that leading to the single garage, which also has access from the rear. The back gardens sits on quite a wide plot, with hedge boarders giving privacy and seclusion.

The home, which would benefit from modernisation, is moments away from amenities, local school and about half a mile walking distance from Dormans station. It offers huge potential to create a wonderful family home!



## At a glance

- Detached Family Home
- 4/5 Bedrooms
- Set Down A Private Track
- Driveway
- Garage
- Fabulous Views
- Private Rear Garden
- In Need Of Modernisation
- Half A Mile Of Dormans Station

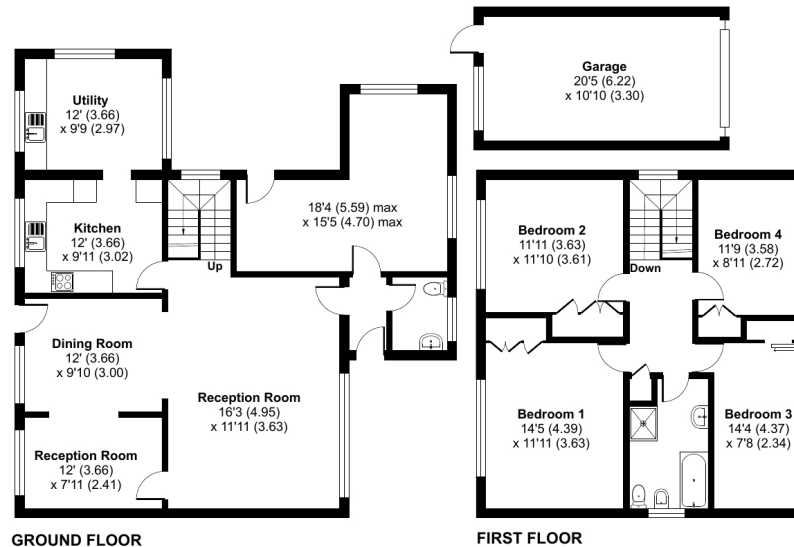
## Weald Croft, The Platt, Dormansland, Lingfield, RH7

Approximate Area = 1897 sq ft / 176.2 sq m  
 Garage = 223 sq ft / 20.7 sq m  
 Total = 2120 sq ft / 197 sq m  
 For identification only - Not to scale



## 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.



GROUND FLOOR

FIRST FLOOR

## Intrigued?

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