

Guide Price

£900,000

Garnham
H Bewley

Eastbourne Road, Newchapel, Lingfield



- Outbuildings
- Five Bedrooms
- Three Reception Rooms
- Conservatory with Log Burner
- Bathroom and En-suite
- Stunning Gardens
- Character Detached Home
- Driveway and Garage

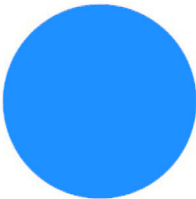
For further information contact Garnham H Bewley:

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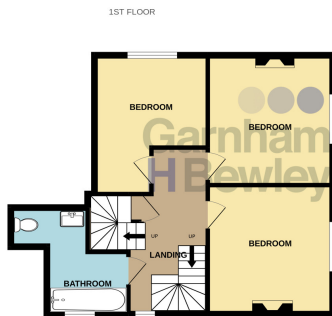
Golards, Eastbourne Road, Newchapel, Lingfield, Surrey RH7 6HL

Garnham H Bewley are pleased to present to the market this detached five bedroom cottage located within a plot of approximately 1.75 acres. This period home is full of characterful features to include two Inglenook fireplaces, three receptions a farm house style kitchen, conservatory, five bedrooms with the master benefiting from an en-suite shower room. Externally the property has a sweeping driveway for many vehicles, out buildings providing a bar, sound proofed studio, home gym and garage. The gardens that surround the house are mature and still have a live stock pen. There is a large expanse of lawn surrounded by mature trees and planting with a open expanse of lawn to the rear and side. The property is situated 2.4 miles from the village of Lingfield offering a variety of everyday shops, public houses and Church, whilst the larger town of East Grinstead has more comprehensive shopping and commercial facilities along with a Leisure Centre and cinema. Internal viewings come highly recommended to fully appreciate this great example of a detached cottage. The ground floor consist of front door into the storm porch with door leading through to the drawing room which has a stunning inglenook fireplace and window to he side aspect. The sitting room is set to the rear of the property which also provides an impressive inglenook fireplace, window to side and has French doors leading to the conservatory with views over the garden and a log burning stove. The kitchen provides a wonderful country cottage feel and has a range of hand made units and work tops with inset butler double sink with mixer taps, a 'Stoves' range cooker, a dresser unit, a central wooden island, space for a washing machine and dishwasher, space for an upright fridge freezer, double aspect windows, exposed beamed ceiling, There is a door to a walk in larder cupboard that houses the boiler, consumer unit and meters. A wooden door leads into the dining room. The first floor consists of landing with stairs leading to the second floor and under stairs storage cupboard. Bedrooms two and four both overlook the rear aspect and bedroom three is set to the front. There is also the family bathroom which has been fitted with a panel enclosed bath with hot and cold taps, low level W/C, wash hand basin and pedestal with hot and cold taps, part tiled walls and double aspect windows. The second floor consists of the main bedroom which is set to the rear aspect with feature exposed beams, built in wardrobe and access to the en-suite which has been fitted with shower cubicle with rainfall shower head, wash hand basin, low level W.C., part tiled walls and access to eaves storage. There is also the fifth bedroom with window to the front aspect and access to eaves storage. Outside the property is accessed via a long gravelled driveway which leads to the rear garden. The rear garden and has a large expanse of lawn to the rear and side. There are various outbuildings which are versatile in their use but currently set up as a sound proofed studio attached to the side of the garage, garden bar ideal for entertaining and a home gym. The garden is surrounded by a plethora of mature trees and within the grounds there is a chicken coop, run and pig pen.



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Accommodation



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ground Floor

Kitchen

17' 9" x 15' 10" (5.41m x 4.83m)

Sitting Room

18' 6" x 11' 3" (5.64m x 3.43m)

Drawing Room

11' 6" x 11' 3" (3.51m x 3.43m)

Dining Room

18' 1" x 11' 3" (5.51m x 3.43m)

Conservatory

15' 2" x 9' 3" (4.62m x 2.82m)

First Floor

Bedroom 2

11' 9" x 11' 5" (3.58m x 3.48m)

Bedroom 3

11' 10" x 11' 5" (3.61m x 3.48m)

Bedroom 4

11' 5" x 11' 0" (3.48m x 3.35m)

Family Bathroom

Second Floor

Main Bedroom

22' 6" x 11' 3" (6.86m x 3.43m)

En-suite

Bedroom 5

10' 9" x 10' 6" (3.28m x 3.20m)

Outside Bar

23' 5" x 11' 6" (7.14m x 3.51m)

Gym

20' 11" x 10' 4" (6.38m x 3.15m)

Studio

13' 5" x 9' 6" (4.09m x 2.90m)

Garage

21' 7" x 15' 4" (6.58m x 4.67m)

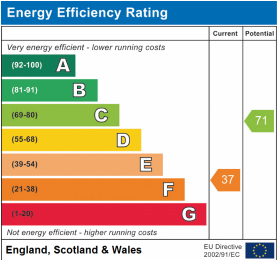


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All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed



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