

Guide Price
£500,000

£485,000

14 Locks Meadow, Dormansland, Lingfield



- Detached Family Home
- Three Bedrooms
- Tastefully Fitted Family Bathroom
- Private Rear Garden
- Driveway Parking for 5+ Cars
- Detached Double Garage
- Rural Village Location within Close Proximity to Dormans Station

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



14 Locks Meadow, Dormansland, Lingfield, Surrey RH7 6AW

Guide Price £485,000 - £500,000. Garnham H Bewley are delighted to offer for sale this excellent example of a three bedroom detached family home, nestled within a quiet cul-de-sac in the ever-popular rural village of Dormansland. Dormansland has a wealth of outstanding natural beauty to offer, whilst still having excellent access to London with its own mainline railway station offering direct links to London Victoria. There are a variety of local amenities, including local shops, a hairdressers and some brilliant and welcoming country pubs.

The front door opens into a small entrance hall with stairs straight ahead, rising to the first floor and a door leading to the downstairs accommodation on the left. The Lounge/Diner spans the entire length of the property (25'8 Ft in length) and is bright and airy with large windows both to the front and rear aspects. There is plenty of space for a 6-seater dining table and an abundance of room for at least two large sofas in the lounge. The kitchen has been fitted with a range of wall and base level units, sink with drainer, a gas cooker with gas hob, whilst leaving additional space for a washing machine and fridge/freezer and dishwasher. There is large larder cupboard which goes in and under the staircase, and there is a side door from the kitchen, which leads out to the garden.

The upstairs accommodation consists of two large double bedrooms, (both able to accommodate king size beds, and both complete with built in wardrobe space), a third bedroom with a double wardrobe, which fits a single bed, or can be utilised as a home office/study and the recently refurbished family bathroom. The family bathroom has been elegantly fitted with a panel-enclosed bathtub, with a rainfall shower head above as well as a hand held shower. There is a low-level WC, wash-hand basin with built-in storage above and below, a heated towel rail and underfloor heating. On the landing there is airing cupboard with storage and the hot water tank which was installed as part of the new boiler installation (which now sits within the loft space) access to the loft and a window to the side aspect. The property has full central heating system, double glazed windows and recently installed new front and back doors, new soffits, fascia's and guttering.

Outside, the property benefits from a completely secluded corner plot garden, it is mainly laid to lawn with areas of patio with a large corner shed which could be converted to outdoor office. The double garage can be accessed via a back door from the garden and there is side access with a full electric up and over door leading out to the newly landscaped driveway. The drive itself is to the side of the property and can easily accommodate at least five vehicles, with space for a further two cars in the garage. There is power and light in the garage.



Welcome
Home

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Ground Floor: Entrance Hall

4' 7" x 3' 7" (1.40m x 1.09m)

Lounge/Diner

12' 3" x 25' 8" (3.73m x 7.82m)

Kitchen

7' 5" x 12' 2" (2.26m x 3.71m)

First Floor: Master Bedroom

9' 9" x 13' 4" (2.97m x 4.06m)

Bedroom Two

9' 9" x 9' 3" (2.97m x 2.82m)

Bedroom Three

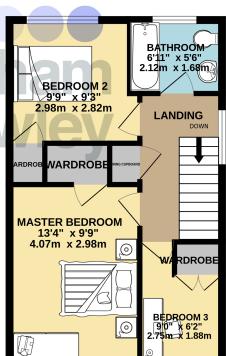
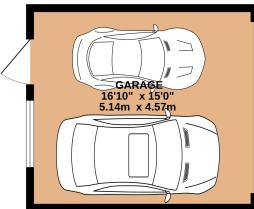
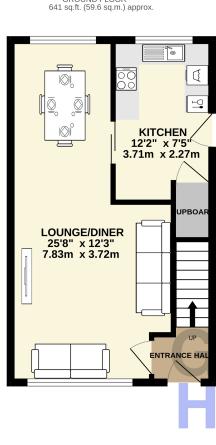
6' 2" x 9' 0" (1.88m x 2.74m)

Bathroom

6' 11" x 5' 6" (2.11m x 1.68m)

Outside: ouble Garage

15' 0" x 16' 10" (4.57m x 5.13m)

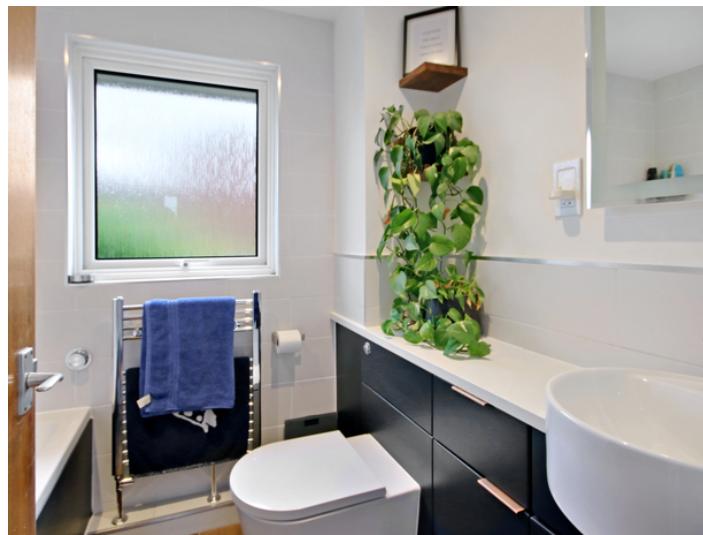


14 LOCKS MEADOW - FLOORPLAN

TOTAL FLOOR AREA: 1051 sq.ft. (97.6 sq.m.) approx.
Every effort has been made to ensure the accuracy of the floorplan contained here, measurements 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 builder. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency.

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1ST FLOOR





Nearest Stations:

Dormans Station (0.4 miles)

Lingfield Station (1.2 miles)

East Grinstead Station (2.5 miles)

Nearest Schools:

Dormansland Primary School - Ofsted: Good (0.2 miles)

Lingfield College - Independent School (0.8 miles)

St Piers School - Ofsted: Good (1.0 miles)

Lingfield Primary School - Ofsted: Good (1.4 miles)

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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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