

£685,000

Clinton Hill, Dormansland, Lingfield



- Sitting Room + Spacious Drawing Room
- Ground Floor Relative/Guest Suite
- First Floor - Suite of Bedroom and Bathroom
- Study Area/Potential Dressing Room
- Double Glazed Windows + Gas Radiator Heating
- Large Second Floor Bedroom
- Gardens + Garage
- Additional Bedroom + Bathroom

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## Bedford Lodge, Clinton Hill, Dormansland, Lingfield, Surrey RH7 6QD

A splendid Victorian attached residence, showcasing handsome brick elevations beneath a classic tiled roof, this captivating home unfolds across three generous floors and offers a rare opportunity to create a truly exceptional family haven. Rich in character and brimming with potential, the property combines elegant proportions with wonderfully versatile accommodation - ready to be enhanced and tailored to your own vision.

The ground floor welcomes you through a generous entrance hall that sets the tone for the space and charm beyond. A graceful sitting room provides the perfect retreat for cosy evenings, while the impressive drawing room offers a magnificent setting for entertaining on a grand scale - flooded with natural light and full of period appeal. The well-appointed kitchen/breakfast room is thoughtfully fitted with a range of appliances and offers ample space for informal dining and family gatherings, presenting exciting scope for modernisation into a spectacular open-plan heart of the home.

Also on the ground floor is a highly desirable guest or relative suite, complete with its own bedroom and a particularly spacious bathroom. This flexible arrangement is ideal for multi-generational living, visiting guests, or even as a private workspace - a valuable feature for contemporary family life.

Ascending to the upper floors, the accommodation becomes even more adaptable. The first and second floors provide a wealth of possibilities, whether you choose to create a luxurious principal suite with dressing room and bathroom, or configure the upper levels as a near self-contained apartment for older children, extended family, or additional income potential. Two further bedrooms are located on the first floor, one benefiting from its own en-suite bathroom, ensuring comfort and privacy throughout.

The home is double glazed and benefits from gas central heating, providing a solid foundation for enhancement. While some updating is required, this only adds to the excitement - offering discerning buyers the chance to blend timeless Victorian elegance with contemporary design, crafting the perfect long-term family residence.

This is a rare opportunity to acquire a home of genuine character and scale in a thriving village setting - a canvas upon which to create something truly special. Inspection is highly recommended to fully appreciate the space, flexibility, and exciting potential on offer.



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# Accommodation

## Ground Floor

### Entrance Hallway

### Sitting Room

13' 1" x 12' 0" (3.99m x 3.66m)

### Drawing Room

22' 8" x 10' 11" (6.91m x 3.33m)

### Kitchen

13' 6" x 9' 5" (4.11m x 2.87m)

### Guest Bedroom

13' 0" x 12' 0" (3.96m x 3.66m)

### Ensuite

## First Floor

### Bedroom

13' 2" x 12' 0" (4.01m x 3.66m)

### Ensuite

### Bedroom

12' 10" x 10' 6" (3.91m x 3.20m)

### Study Area

10' 11" x 10' 9" (3.33m x 3.28m)

## Main Bathroom

## Second Floor

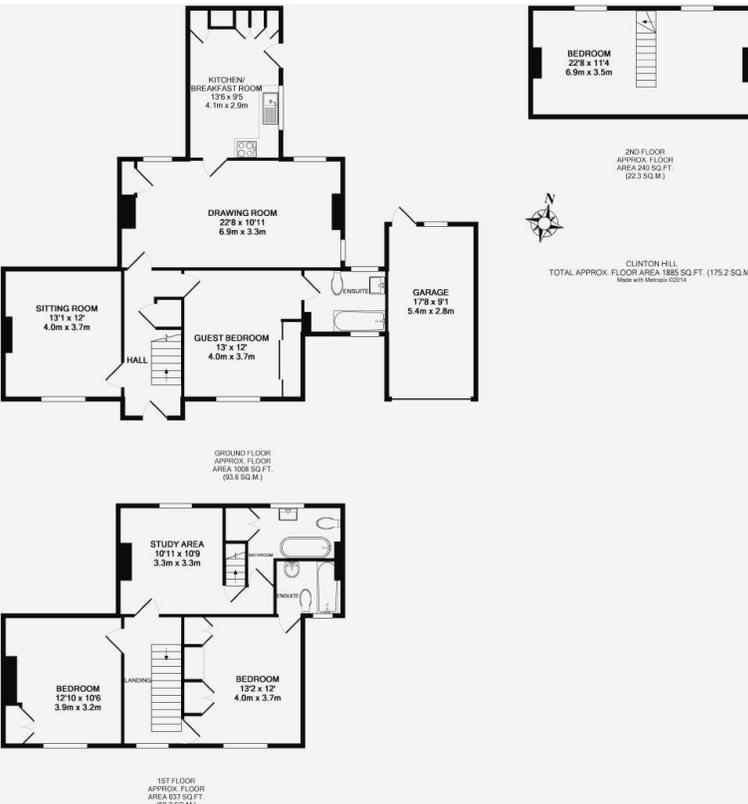
### Bedroom

22' 8" x 11' 4" (6.91m x 3.45m)

## Outside

### Front & Rear Garden

### Garage & Driveway



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#### NEAREST TRAIN STATIONS

Dormans Station - 0.6 miles

Lingfield Station - 1.3 miles

East Grinstead Station - 2.6 miles

#### SCHOOLS

Dormansland Primary School - 0.1 miles

St Piers School - 1.0 miles

Lingfield College - 0.9 miles

Lingfield Primary School - 1.5 miles

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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