

Offers Over

£925,000

Garnham  
H Bewley

8 Kinnibrugh Drive, Dormansland, Lingfield



- Five Bedroom Detached Family Home
- Three Reception Rooms
- Tastefully Fitted Kitchen with Integrated Appliances
- Utility Room & Downstairs WC
- Luxurious Family Bathroom & En-suite
- Large Corner Plot Garden
- Ample Driveway Parking and Double Garage

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)





## 8 Kinnibrough Drive, Dormansland, Lingfield, Surrey RH7 6QF

Garnham H Bewley are delighted to offer for sale this substantial five bedroom detached family home located in a quiet cul-de-sac location and occupying a generous sized plot with spacious accommodation, ample driveway parking and a double garage. The property is located in the ever popular village of Dormansland and is offered to the market with no onward chain.

The ground floor accommodation consists of an inviting reception hall, downstairs WC, spacious lounge with bay window to the front aspect providing plenty of light, double doors through to the dining room which enjoys patio sliding doors to the private rear garden. The kitchen is fitted with a comprehensive range of wall and base level units with area of work surfaces, inset sink/drain, five ring electric hob, double electric oven, space for kitchen appliances, window to the rear aspect and a door to the garden. Off the kitchen is a useful utility room which has access to the integral double garage benefiting from an electric up and over door. The ground floor also has the luxury of a study to the front aspect.

The first floor accommodation consists of five bedrooms of which the master bedroom has the benefit of a range of fitted bedroom furniture and a well appointed ensuite shower room. The family bathroom has a panel-enclosed bathtub with shower above, low-level WC, wash-hand basin, part tiled walls and a window to the rear aspect. On the landing there is a window overlooking the garden and a loft hatch with pull down ladder leading to a mostly boarded loft space.

Outside, to the front of the property is driveway parking, an expanse of lawn to the front and side and access to the rear garden. The delightful rear garden enjoys a large expanse of lawn with a variety of mature hedging which borders the property and a large patio area. The property has further scope to extend into the loft space and above the garage subject to planning permission. The village primary school is a stone's throw away and Dormansland mainline railway station is within close proximity.



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# Accommodation

## Ground Floor:

### Reception Hall

15' 0" x 5' 6" (4.57m x 1.68m)

### Downstairs W.C.

### Lounge

16' 4" x 13' 6" (4.98m x 4.11m)

### Dining Room

12' 8" x 9' 8" (3.86m x 2.95m)

### Kitchen/Breakfast Room

16' 8" x 11' 7" (5.08m x 3.53m)

### Utility Room

8' 2" x 5' 4" (2.49m x 1.63m)

### Study

8' 7" x 8' 5" (2.62m x 2.57m)

## First Floor:

### Master Bedroom

14' 0" x 12' 2" (4.27m x 3.71m)

### En-suite

### Bedroom 2

10' 4" x 9' 8" (3.15m x 2.95m)

### Bedroom 3

14' 1" x 12' 3" (4.29m x 3.73m)

### Bedroom 4

10' 1" x 6' 9" (3.07m x 2.06m)

### Bedroom 5

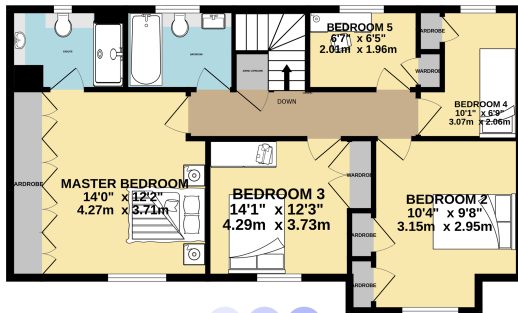
6' 7" x 6' 5" (2.01m x 1.96m)

### Family Bathroom

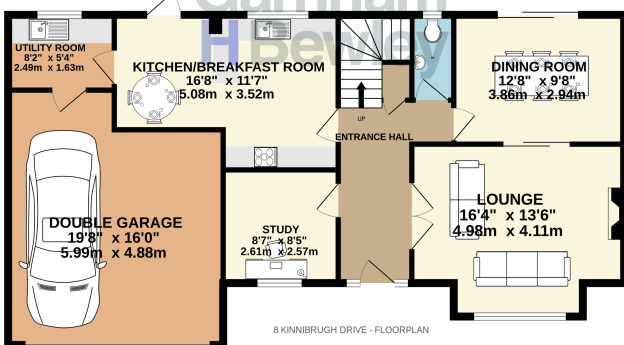
### Double Garage

19' 8" x 16' 0" (5.99m x 4.88m)

1ST FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



GROUND FLOOR  
1009 sq.ft. (93.7 sq.m.) approx.



8 KINNIBRUGH DRIVE - FLOORPLAN

TOTAL FLOOR AREA: 1785 sq.ft. (165.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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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Nearest Stations:

Dormans Station (0.7 miles)

Lingfield Station (1.0 miles)

East Grinstead Station (2.8 miles)

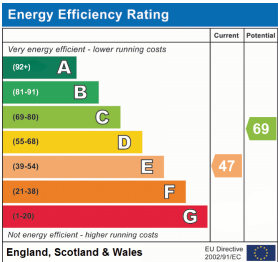
Nearest Schools:

Dormansland Primary School - Ofsted: Good (0.2 miles)

St Piers School - Ofsted: Good (0.8 miles)

Lingfield College - Independent School (0.8 miles)

Lingfield Primary School - Ofsted: Good (1.4 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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