



Coach House, Beacon Mews, High Street, Dormansland, Surrey, RH7 6NN

Howard
Cundey



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Beacon Mews, High Street, Dormansland, Surrey, RH7 6NN

Guide Price £580,000

Fascinating wing of character home with good sized accommodation on two levels in attractive courtyard setting with delightful private garden, separate off road parking and garaging.

Ground Floor

Entrance Hall ♦ Cloakroom/Shower Room ♦ Sitting Room ♦ Family Room/Billiard Room

Dining Room ♦ Kitchen ♦ Bedroom Three ♦

First Floor

Master Bedroom with access to private balcony ♦ Bedroom Two ♦ Bathroom ♦ Gas Fired Radiator Central Heating

Outside

Two Garages ♦ Manageable Mature Garden





LOCATION The Coach House is a most pleasant setting on the southern outskirts of Dormansland approached by a short private driveway and includes the two rear wings and the coach house conversion of the Beacon, a locally notable country house, which is set around an attractive cobbled courtyard. It enjoys a semi rural position, yet is within 0.25 of a mile of the High Street with its local store, primary school and parish church. Lingfield village is just over 2 miles with a wider selection of shops and stores, whilst East Grinstead is about 3 miles providing a more comprehensive range of amenities including Waitrose, Sainsburys and Aldi supermarkets. Tunbridge Wells is approximately 10 miles by road and for the commuter Dormans station is a short walk away and can be easily reached on foot. Access to the M25 motorway is at Godstone about 9 miles to the north and for the international traveller Gatwick airport and the M23 are about 10 miles to the west.

DESCRIPTION

The Coach House provides fascinating three bedroom accommodation with a flexible layout which could suit the needs of differing purchasers. The ground floor accommodation is particularly impressive with a large family/billiard room, a separate sitting room and also dining room which has an attractive arch opening on to the galley style kitchen. Also on the ground floor you will find bedroom three and a cloakroom/shower room. On the first floor the master bedroom is a generous 17'10" x 17'2" and has a door leading out onto a pleasant balcony which has ample space for table and chairs or sun loungers. Also on the first floor is bedroom two and a bathroom. Externally there are manageable gardens and two garages located close by. The property offers great scope for improvement and modernisation and will therefore appeal to purchasers wishing to finish a home according to personal taste. The accommodation in more detail comprises.

GROUND FLOOR

ENTRANCE HALL understairs cupboard, tiled floor, radiator and doors to:

KITCHEN 12' 2" x 8' 2" (3.71m x 2.49m) secondary glazed window to courtyard, fitted in matching units comprising single sink and drainer, matching base and wall mounted units, four burner gas hob with cooker hood over, electric oven in separate housing, pantry cupboard, tiled floor, splendid square arch opening to Dining Room. Approached from the entrance hall:

DINING ROOM 17' 4" x 9' 5" (5.28m x 2.87m) max. Secondary glazed side aspect, fireplace with wooden surround, radiator and steps down to:

SITTING ROOM 16' 3" x 13' 5" (4.95m x 4.09m) wide double glazed patio doors opening onto the rear terrace and garden, additional double glazed windows, two radiators and wall mounted gas fire, glazed doors open to:

FAMILY/BILLIARD ROOM 22' 9" x 16' 3" (6.93m x 4.95m) triple aspect, wall mounted convector heater and gas fire, French doors to garden. Approached from the entrance hall:

GROUND FLOOR BEDROOM THREE 11' 11" x 10' 5" (3.63m x 3.17m) secondary glazed window, radiator.

CLOAKROOM/SHOWER ROOM white suite of low level wc, pedestal hand wash basin, tiled shower cubicle with Aqualisa fitment, radiator. From the entrance hall a turning staircase rises to the:

FIRST FLOOR LANDING access to loft (with boiler) picture style front aspect, doors to:

BEDROOM ONE 17' 10" x 17' 2" (5.43m x 5.23m) plus bay, triple aspect with fitted wardrobe cupboards, two radiators, door to:

BALCONY of a good size with ample space for table and chairs or sunloungers.

BEDROOM TWO 12' 10" x 8' 3" (3.91m x 2.51m) enjoying views over neighbouring gardens, radiator.

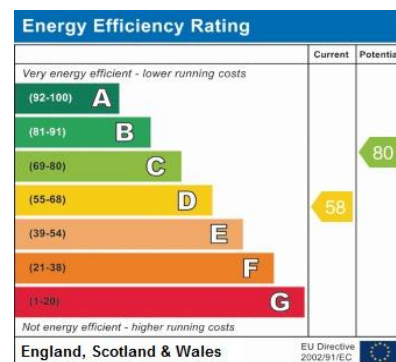
BATHROOM fitted in a coloured suite of panel enclosed bath, pedestal wash hand basin, low level wc, radiator, fitted linen storage.

OUTSIDE

The **REAR** garden has an adjacent terrace with steps down to an area of lawn with flower and shrub borders enclosed by wood panel fencing to one side and brick wall to the other. There is also access to a small side garden with fruit trees and storage shed. To the **FRONT** of the house is a mainly cobbled courtyard which is shared by three properties. The **PARKING** area and **GARAGES** are nearby.

TO LOCATE THE PROPERTY

From Lingfield proceed towards Dormansland via the High Street and having past the racecourse and railway bridge take the next fork on the right hand side into Dormans Road and continue to the crossroads. Turn right passing through Dormansland High Street and about 400 yards after the church the entrance to Beacon Mews will be found on the right hand side.



The full EPC is available on request.

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TOTAL APPROX. FLOOR AREA 1688 SQ.FT. (156.8 SQ.M.)

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