



Charlocks, High Street, Dormansland, Lingfield, Surrey, RH7 6NN

**Howard  
Cundey**



Guide Price £1,250,000

Charlocks

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Fascinating detached country residence combining traditional charm with contemporary style,  
in splendid semi-rural location with distant views to the north west

Living Room • Sitting Room • Study • Dining Room  
Contemporary Vaulted Kitchen/Breakfast Room • 3 First Floor Bedrooms • Bathroom • Shower Room  
Additional First Floor Guest Bedroom  
Studio/Summer House • Outbuildings  
Gardens and Grounds - in all about 1.4 Acres







## DESCRIPTION

THIS ENCHANTING DETACHED PROPERTY offers a rare combination of traditional period charm and striking contemporary styling. Many character features are still in evidence in the older part of the house, with latched doors, broad floorboards and a degree of flexibility to the layout which will appeal to purchasers keen to personalise their new home to individual taste. However, in more recent times a modern kitchen/breakfast room has been established at the rear of the property, offering a fresh focal point for family life, and with bi-fold doors opening directly onto the terrace and gardens beyond. The central heating system features Honeywell control system that can control each room temperature and times from a central control pad, or remotely. There is a summer house/studio towards the northern boundary, and an extensive range of outbuildings incorporating open fronted garage areas, and additional storage facilities. In total the plot extends to approximately 1.4 acres. A solar pv panel mounted on the garage outbuilding is rated at 1.7kw, the vendors advise, and is on the higher feed in tariff and returns approximately £750 per annum, plus sister thermal for heating the hot water. The property is fitted with CCTV that can be operated and viewed remotely as well as locally.

## LOCATION:

SITUATED ON THE SOUTHERN FRINGES OF DORMANSLAND, a small village with local amenities including village stores and sub post office, primary school, Churches, public houses and mainline rail commuting services from Dormans station to London (Victoria and The City). The larger village of Lingfield is about 1.5 miles distant, with a wider range of amenities, and a short drive to the south is East Grinstead, a larger centre for shopping and other activities. Junction 6 to the north of Godstone provides access to the M25/M23 motorway network, and London Gatwick Airport lies to the west.

**GROUND FLOOR** oak timber entrance door to:-

**SITTING ROOM:** 12' 6" x 12' 0" (3.81m x 3.65m) into broad inglenook fireplace with space for woodburning stove and doorway to:-

**INNER HALL:** with traditional brick flooring and stairs rising to first floor level. Doorway to:-

**LIVING ROOM:** 31' 6" x 12' 6" (9.59m x 3.81m) a double aspect room with double glazed casement doors to rear terrace and garden, continuation of wooden floor covering and traditional fireplace surround and space for woodburning stove, doorway to:-

**STUDY:** 12' 5" x 9' 5" (3.78m x 2.87m) a double aspect room with casement door returning to front, fireplace surround.

**CLOAKROOM:** white suite of wc and wash hand basin and storage areas, with painted beams.

**DINING ROOM:** 15' 7" x 12' 7" (4.75m x 3.83m) with continuation of wooden floor covering, exposed beam and fireplace surround, open plan to:-

**KITCHEN/BREAKFAST ROOM:** 22' 2" x 15' 5" (6.75m x 4.70m) maximum dimensions over this irregular shaped room, triple aspect with bi-fold doors opening directly to rear terrace and garden, vaulted ceiling with Velux style windows set into roof pitch and feature spotlighting, range of granite worktop surfaces and ceramic sink unit with mixer taps over. Comprehensive range of pale painted drawer and floor storage units incorporating Miele dishwasher and space and plumbing for further appliances, filter hood over space for built-in double cooking range, broad island with matching granite work surface and breakfast bar to one side, additional matching storage unit and door to side access. Full height door to Boiler Room, incorporating 2 fridge units.







**UTILITY ROOM:** 10' 9" x 6' 3" (3.27m x 1.90m) with quarry tiled flooring, work surface with stainless steel sink unit and mixer taps, space and plumbing for appliances.

From inner hallway, stairs lead to half landing with primary staircase leading to:-

**FIRST FLOOR LANDING:** a spacious sitting area with hatch providing access to loft space.

**BEDROOM 1:** 15' 10" x 15' 0" (4.82m x 4.57m) front aspect, twin wardrobe cupboards.

**BEDROOM 2:** 14' 4" x 13' 7" (4.37m x 4.14m) a double aspect room with wardrobe cupboards.

**SHOWER ROOM:** oversized double shower cubicle with fitted shower, wash hand basin, wc, shaver point and tiled flooring.

A secondary staircase leads to further landing area and:

**BEDROOM 3:** 13' 8" x 8' 5" (4.16m x 2.56m) with deep storage cupboard, a double aspect room.

**BATHROOM:** a split level area with white suite of freestanding claw foot bath with centrally positioned mixer taps and hand shower attachment, wash hand basin, wc.

From the kitchen, a door conceals a further staircase leading to first floor level and:-

**GUEST BEDROOM 4:** 11' 11" x 11' 6" (3.63m x 3.50m) + stair access area with deep storage cupboard and door to:-

**EN-SUITE CLOAKROOM:** with white suite of wc and wash hand basin.



## OUTSIDE

The property is approached via electrically controlled double gates utilising GSM card which can be operated remotely via mobile phone. A gravel driveway leads past a fenced FRUIT AND VEGETABLE area to a broad turning circle with timber **OUTBUILDINGS** incorporating open fronted **GARAGING** workshop and additional storage areas with power and light. Further log store lies to the side of the property, beyond an ornamental Koi pond with terrace areas which adjoin the house on the northern and western sides, giving onto a wide area of lawn which stretches down towards the northern boundary and a:

**TIMBER SUMMER HOUSE/STUDIO:** 19' 0" x 9' 0" (5.79m x 2.74m) with additional storage area, which the vendors advise is insulated with 2" cellotex insulation material. In all, the Gardens and Grounds extend to approximately **1.4 ACRES**.

## TO LOCATE THE PROPERTY

From Lingfield High Street proceed down Town Hill, past the racecourse and beneath the railway bridge, taking the fork right into Dormans Road. At the crossroads turn right into Dormansland High Street, and proceed for about 1 mile where Charlocks will be seen on the right hand side as the road bends to the right.



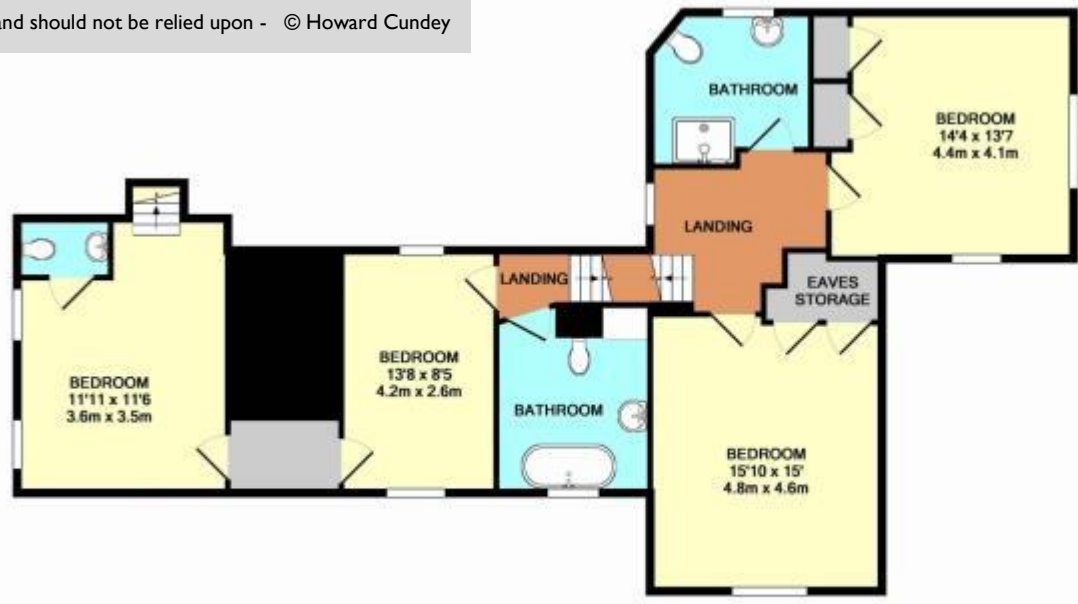




SKETCH ROOM LAYOUTS - FOR IDENTIFICATION ONLY - Measurements and location of rooms, windows, doors etc is approximate and should not be relied upon - © Howard Cundey



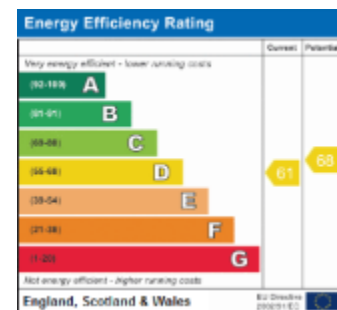
GROUND FLOOR  
APPROX. FLOOR  
AREA 1426 SQ.FT.  
(130.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 989 SQ.FT.  
(91.9 SQ.M.)

DORMANSLAND HIGH STREET  
TOTAL APPROX. FLOOR AREA 2394 SQ.FT. (222.4 SQ.M.)

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The full EPC is available on request.



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