79 High Street,
Dormansland, Surrey, RH7 6PU

Guide Price £400,000

Modern end of terrace home providing generous three bedroom accommodation on three levels with orangery addition and en suite shower to master bedroom.

Entrance Hall ◆ Cloakroom ◆ Sitting Room ◆ Orangery/Dining Room ◆ Fitted Kitchen to include appliances

First Floor

Master Bedroom with en suite shower room ◆ Bedroom Three ◆ Family Bathroom

Second Floor

Large Second Bedroom with potential to divide into two rooms or create an en suite (subject to necessary consents)

Double Glazed Windows ◆ Gas Fired Radiator Heating ◆ Manageable Gardens ◆ 2 allocated spaces in private car park
DESCRIPTION
79 High Street is a versatile modern home with accommodation on three levels. The ground floor provides a splendid sitting room with Minster style fireplace and liveflame effect gas fire which opens onto an orangery/dining room addition, double glazed with skylight window and radiator making it a true year round space. The kitchen is well fitted and includes oven, hob, cooker hood and a built in fridge/freezer. On the first floor the master bedroom features an en suite shower room along with built in wardrobes. Also on the first floor bedroom three is a double room again with built in cupboard.  Garden front aspect, radiator, built in wardrobes front aspect with].

LOCATION
Situated in the heart of the village opposite the parish church and recreational park with tennis courts, beyond which the land slopes away giving splendid views to the west, north and surrounding countryside, with the North Downs just visible in the distance. It is extremely convenient for the local store and other amenities including the primary school, local inns and station which is a short walk via a footpath. Lingfield village with its useful range of shops and stores is just under two miles whilst the town centre of East Grinstead is about four miles with a wider range of amenities and stores including Waitrose, Sainsburys and Aldi supermarkets. Access to the M25 motorway is available at Godstone about nine miles to the north, whilst for the international traveller, Gatwick airport is about ten miles to the west.

GROUND FLOOR front door opening to:

ENTRANCE HALL radiator, built-in storage cupboard
CLOAKROOM white suite of low level wc, pedestal basin, half tiled walls, radiator, frosted double glazed window
KITCHEN 11' 0" x 8' 4" (3.35m x 2.54m) fitted in modern matching units comprising one and a half bowl stainless steel sink and single drainer inset into wood effect work surfaces, range of base and wall mounted cupboards incorporating four burner stainless steel gas hob with integrated cooker hood and electric oven below, integrated fridge freezer with matching fascia panels, integrated microwave, space and plumbing for washing machine and dishwasher, cupboard concealing Potterton wall mounted gas boiler for domestic hot water and central heating supply, ceramic tiled floor, tiled splashbacks, double glazed front aspect with view to church.
SITTING ROOM 15' 6" x 14' 10" max (4.72m x 4.52m) feature Minster style fireplace with flame effect gas fire, wall light points, radiators, glazed double doors and windows leading through to:
ORANGERY 15' 1" x 8' 2" (4.59m x 2.49m) on a brick base with double glazed windows and doors, slate effect flooring, down lighting, double glazed velux window and radiator.

FIRST FLOOR LANDING double glazed window with side aspect, radiator, deep airing cupboard housing pressurised hot water tank providing hot water at mains pressure, fitted shelving.
BEDROOM ONE 15' 6" including wardrobe recess x 8' 4" (4.72m x 2.54m) double glazed rear aspect with garden view, radiator, built-in double wardrobe cupboard and door to:
EN SUITE SHOWER ROOM tiled and enclosed cubicle with Aqualisa thermostatic fitment, pedestal basin, low level wc, part tiled walls, extractor fan and radiator.
BEDROOM THREE 9' 3" x 8' 6" (2.82m x 2.59m) double glazed front aspect, radiator, built-in double wardrobe cupboard
BATHROOM fitted in a white suite of panel bath with mixer tap and shower attachment, pedestal basin, low level wc, part tiled walls, radiator, extractor fan, frosted double glazed window.
SECOND FLOOR LANDING double glazed side aspect, door to:
BEDROOM TWO 18' 8" max into bay, 16'11"excluding (5.69m, 5.15m) x 9' 11" to the majority widening to 15'7" max at far end (3.02m, 5.69m double glazed front aspect with delightful view over the church and local park to the North Downs beyond, radiators, built-in wardrobe cupboards
OUTSIDE
FRONT small garden landscaped for ease of maintenance with shrub planting, finished with slate chippings.
REAR also landscaped for ease of maintenance with patio area opening onto a small area of lawn, separated by sleepers, timber garden shed on paved hard standing, paved path leading to back gate, the whole being enclosed by wood panel fencing with gated rear access.
PARKING 2 allocated spaces in private car park.

ROUTE TO VIEW
From central Lingfield proceed towards Dormansland and having passed the Racecourse and railway bridge take the next fork on the right into Dormans Road. At the crossroads turn right onto the High Street and continue for around 500 yards passing the Post Office stores on your right hand side and the Royal Oak on your left and the property will eventually be found on the left hand side just opposite the parish church.
The full EPC is available on request.

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

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