Intriguing substantial home of local importance with grounds of around 0.5 of an acre being grade II* listed providing generous accommodation on three floors set in the historic part of the old village with parking and outbuildings.

Entrance Hall • Study • Dining/Family Room • Atrium Room • Kitchen/Breakfast Room
Family/Playroom • Sitting Room • Cloakroom/Shower Room • Laundry Room
First Floor • Impressive Master Suite of Bedroom, Dressing Room and Shower Room • Bedroom Two • Cloakroom Two
Second Floor • Bedrooms Three, Four and Five • Contemporary Refitted Bathroom
Gardens of around 0.5 of an acre • Parking and Outbuildings located nearby
DESCRIPTION
With living accommodation extending to some 3,938 square feet this interesting property is far more spacious than a quick glance would reveal. The history of the property is fascinating as originally it was the “Star Inn” eventually passing into the ownership of the ownership of Dioceses in 1947. In 1999 the property first came into private ownership and at that time the accommodation was confined to the first and second floors. In more recent years extensive modernisation and improvements have taken place providing a home of character and charm along with modern amenities. As the property is situated within the historic part of the village, the gardens and parking are situated within a few yards of the property access via private gated entrance.

LOCATION
Prominently situated at the entrance to the picturesque approach road to the fine parish church with its protected conversation area which is steeped in history. Going back in years it was the local shopping centre long before the modern development of the current village. Along with its obvious charm the location is extremely convenient being within easy access of the village centre with its useful range of local shops, stores and other amenities. Similarly commuters can reach Lingfield station by a public footpath with services of trains to Croydon and London. The major town centre of East Grinstead is about 4 miles with a wider range of shops, stores and supermarkets including Waitrose, Sainsburys and Aldi. The area provides sporting facilities, social and recreational amenities along with Lingfield Park Racecourse and its own golf course. Access to the M25 motorway is available at Godstone some 7.5 miles to the north, whilst for the international traveller Gatwick airport is about 8 miles to the west.

Viewing of this intriguing property is highly recommended to appreciate the charm and style of accommodation on offer.
GROUND FLOOR Part glazed front door opening to:
ENTRANCE HALL feature brick flooring and half wood panelling, stairs to first floor, stairs to basement, cloaks cupboard and doors to:
STUDY 12' 5" x 9' 7" (3.78m x 2.92m) front aspect, panelled walls and fitted bookshelves, wide fireplace with wooden surround, oak flooring, exposed feature beam.

Off the entrance hall a door and steps lead down to the:
BASEMENT 18' 3" in length (5.56m) returning to the entrance hall a door gives access to:

DINING/FAMILY ROOM 32' 8" x 18' 8" max (9.95m x 5.69m) dual aspect, exposed floorboards, feature brick fireplace with wood burning stove and bresummer beam over, three radiators, corner crockery/cutlery unit.

ATRIUM ROOM 20' 4" x 8' 0" (6.19m x 2.44m) double glazed atrium roof and twin side aspects, oak flooring, radiator, half painted wood panelled walls, double doors leading to terrace.

KITCHEN/BREAKFAST ROOM 17' 3" x 15' 7" max into bay 12'6" excluding (5.25m x 4.75m, 3.81m) fitted in modern matching units comprising one and a half bowl stainless steel sink under-slung to wooden work surfaces, range of base and wall mounted cupboards with housing for American style fridge freezer to one side, on adjacent wall further run of base and wall mounted units with wooden work surfaces, space for slot in range cooker with cooker hood over, grand peninsular unit with Corian work surfaces and base units below large enough for informal dining if required, wooden flooring and glazed door to pantry.

From the atrium room stairs lead down to:

FAMILY/PLAY ROOM 13' 4" x 10' 11" (4.06m x 3.32m) twin frosted side aspects, painted tongue and grooved panelled walls to half height, radiator and door to:

CLOAKROOM/SHOWER ROOM walk in cubicle with thermostatic fitment with overhead and hand held sprays, pedestal basin set onto vanity unit with cupboards below, low level wc with concealed cistern, extractor fan, towel rail/radiator.

LAUNDRY ROOM 19' 8" x 6' 9" (5.99m x 2.06m) former fireplace recess, stainless steel single sink and drainer inset into wooden work surface, base and wall mounted cupboards, space and plumbing for washing machine and other appliances, radiator, cupboard housing Megaflow pressurised hot water system. Door giving access to right of way. Accessed via a short flight of stairs from the kitchen/breakfast room is:

SITTING ROOM 19' 9" x 15' 10" (6.02m x 4.82m) dual aspect, period style fireplace, radiator, exposed beams.

From the entrance hall a turning staircase with part wooden panel to side leads to:

FIRST FLOOR LANDING led light front aspect, radiator, stairs to second floor and doors to:

SUMPTUOUS MASTER BEDROOM SUITE
BEDROOM 19' 6" x 19' 5" (5.94m x 5.91m) triple aspect, brick fireplace, painted floorboards, exposed beams, radiators and wall light points.

LOBBY with fitted wardrobe cupboard and door opening to:

DRESSING ROOM 13' 3" x 10' 0" (4.04m x 3.05m) radiator, stripes and exposed floorboards, built in wardrobe cupboard and door to:

EN SUITE SHOWER ROOM wide shower cubicle with thermostatic fitment, contemporary wash basin with glass shelf below, electric towel rail/radiator, oak flooring, part tiled walls.

BEDROOM TWO 16' 5" x 13' 4" (5.00m x 4.06m) dual aspect, radiator, stripped and exposed floorboards, feature brick fireplace, wall light points, ceiling beams. A turning staircase gives access to:

SECOND FLOOR

CLOAKROOM with high flush wc, wall mounted basin, opening window.

LANDING exposed boards, eaves storage space, radiator, doors to:

BEDROOM THREE 12' 11" x 11' 3" widening to 14'2" max (3.93m x 3.43m, 4.21m) at purlin height, twin leaded aspects, radiator, stripped and exposed floorboards.

BEDROOM FOUR 16' 10" x 11' 0" (5.13m x 3.35m) at purlin height, dual aspect, radiator, beams and stripped and exposed floorboards

BEDROOM FIVE 11' 3" x 8' 1" (3.43m x 2.46m) led light window, radiator, exposed floorboards and beams, access to loft space.

BATHROOM fitted in a contemporary suite comprising roll top bath on wooden plinth with mixer tap and shower spray over, wide shower cubicle with thermostatic fitment, low level wc with concealed cistern. Hand wash basin set onto vanity unit with cupboards below, radiator, electric towel rail and shaver socket.

OUTSIDE
TERRACE with gated access or via double doors from the Atrium Room, being paved and enclosed by brick wall with railings and iron gate.

GARDENS on the other side of the road approached via electronically operated wrought iron gates to gravelled parking and turning area with CAR PORT.

The gardens are also accessed via a pedestrian gate opening onto a large expanse of lawn with mature trees and shrubs on the boundaries. Two DETACHED BRICK BUILT OUTBUILDINGS both with power, light and water, one currently used as storage and the other cleverly converted to provide an outdoor living experience with patio floor, bar area and raised deck enjoying views over the grounds back towards the house.

ROUTE TO VIEW
From central Lingfield, proceed towards Dormansland and on descending Town Hill, turn left onto Church Road. After 250 yards the property will be seen almost straight ahead.
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