



Blindley Heath, Surrey,

Asking price £925,000

This extremely attractive farmhouse has many original features, and enjoys good sized rooms with views out on to the gardens and the countryside around. There is scope to convert the loft area in to 3 rooms, and an original smokehouse in to further accommodation (under the usual planning consents).

KEY PROPERTY FACTS

- **Four bedrooms, four reception rooms**
- **Detached period family home**
- **Original smokehouse, 2 rooms with fireplace and wc**
- **Garden storage areas**
- **Double garage with parking**
- **Occupies a plot of 0.5 acres**
- **Council tax band H £3,433 pa**
- **3398 sq/ft**
- **EPC rating E**

LOCATION

The property is just 2 and a half miles from picturesque Lingfield, with its pretty village pond, amenities and main line rail service to London. Leisure facilities include the renowned Lingfield Park Racecourse (with 18 hole golf course and health spa). More comprehensive facilities can be found at the old market town of East Grinstead, which is about 6 miles distant. Oxted is also 6 miles away. The national motorway network can be accessed at junction 6 (Godstone) of the M25, which is about 5 miles. For international travel, Gatwick airport is approximately 10 miles.

DESCRIPTION

You enter this delightful character home through a stained-glass panelled door with immediate access into the hallway featuring original flagstones and a door to sitting room. This room enjoys a double aspect with a central fireplace and a door linking you to the kitchen.

The dining room also enjoys a double aspect with an inglenook fireplace and original flagstones. From the dining room you enter the study with a door on to the garden.

There is a cloakroom with a WC and wash hand basin.

The kitchen is well fitted with a comprehensive range of storage units, also incorporating a range oven, stainless steel sink, breakfast bar, work tops and space for a fridge/freezer. The flooring is original red brick with a door out to the garden.

There is a snug area with space for white goods. A utility room provides further kitchen storage and is currently used as a dog/boot room.

From the hallway you have a door down to the basement and a wide staircase leading to the first floor landing.

There are two double bedrooms with a southerly aspect, and both with fitted wardrobes and storage.

There are two further double bedrooms with inbuilt storage and an ensuite comprising bath, WC, wash hand basin and eaves storage. The family bathroom has a shower, WC and wash hand basin.

A latch door takes you up to the attic area with space for a 3 bedroom conversion, currently with power and light.

OUTSIDE

The gardens surround the house with different sections of lawn with the plot approximately 0.5 acres. A long gravelled driveway provides ample parking and access to a double garage. A five bar gate leads you through to the larger section of lawn with excellent covered storage areas. The garden has the use of a brick store with work bench and further storage in an original smokehouse. The smokehouse is detached with two functional rooms and an outside WC. There is a large brick fireplace, and vaulted ceiling. This would offer great potential for a conversion, subject to the usual planning consents.

THE BEST BITS...

- **Convenient location**
- **Countryside views**
- **No onward chain**
- **Character features**
- **Potential to convert the attic & smokehouse**



**LINGFIELD
CENTRE**
2.0
Miles



LINGFIELD
2.5
MILES

REIGATE

1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD

27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED

72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

DORKING

01306 793105

TUNBRIDGE WELLS

01892 280110

LONDON

020 3096 7217



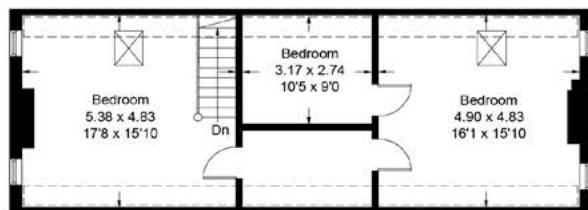
Approximate Gross Internal Area = 315.7 sq m / 3398 sq ft

Basement = 23.6 sq m / 254 sq ft

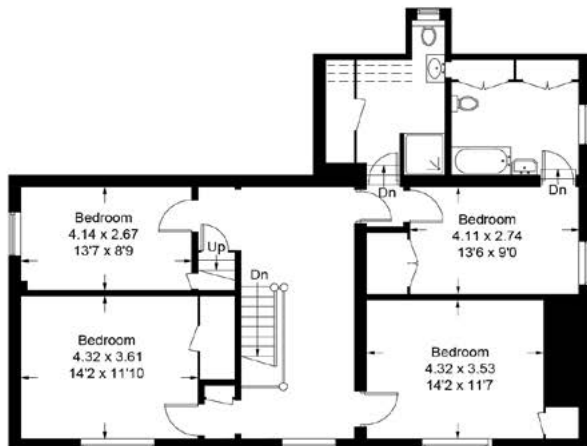
Outbuilding = 53.2 sq m / 573 sq ft

Garage = 26.4 sq m / 284 sq ft

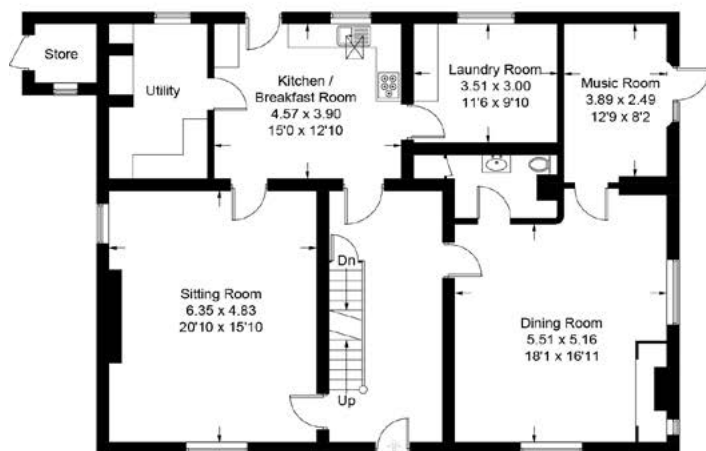
Total = 418.9 sq m / 4509 sq ft



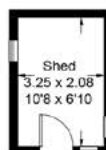
Second Floor



First Floor

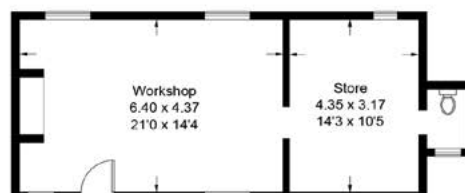


Ground Floor



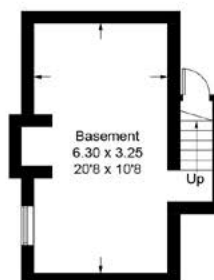
Shed

(Not Shown In Actual Location / Orientation)

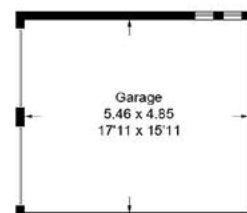


Outbuilding

(Not Shown In Actual Location / Orientation)



Basement



Garage

(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.(ID267354)
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