



Newchapel, Surrey

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An extremely well presented four bedroom family home located in a quiet corner of a small private cul-de-sac. with gated access. The property includes two large reception rooms both with log burning stoves, breakfast room, study and laundry room. There are four bedrooms and two bathrooms.. The gardens are well cared for with a southerly aspect and private field beyond. From the garden you have access to a double garage with a studio/annexe flat above. To the front of the property is an in & out driveway.

## KEY PROPERTY FACTS

- **4 bedroom (detached) house**
- **Located in a private gated cul-de-sac**
- **3 reception rooms, study and laundry room**
- **Large south facing rear garden**
- **Double garage with studio over and off road parking**
- **All necessary consents in place for a single storey kitchen extension**
- **Living Space 2,489 sq.ft**
- **Council tax band F (£2,475.14 p.a)**
- **Maximum broadband speed up to 51Mbps.**

## LOCATION

The property is situated in a private cul-de-sac approx. 2.1 miles to the west of Lingfield. Lingfield is a large historic village centred around its picturesque pond and offers an array of restaurants, pubs, shops and amenities perfect for your everyday requirements, as well as the famous all-weather Lingfield Racecourse. For more comprehensive facilities there is Oxted to the North or the old market town of East Grinstead to the South. For the commuter, there are direct lines into London Victoria and London Bridge from Lingfield and Oxted. The national motorway network can be accessed at Junction 9 of the M23 or Junction 6 of the M25. For international travel Gatwick Airport is approximately 7 miles distant. Within a 10 mile radius there are numerous excellent private and state schools at all levels of education.

## DESCRIPTION

A large hallway gives you access to two of the reception rooms and the kitchen. The double aspect family room which is currently used as a dining room, has a log burner and granite hearth and provides access to the study and a laundry room, also benefiting from a door leading in to the garden.

The breakfast room has an arch through to the kitchen and a door to the sitting room. The sitting room is triple aspect with a wood burning stove and french doors on to a south facing garden patio.

The kitchen which overlooks the garden is fitted with a range of units and includes a 'Rangemaster 110 cooker, dishwasher and fridge/freezer. Two archways lead through to the breakfast room and utility room which has a sink and work surfaces, space for low level fridge, washing machine and tumble dryer, providing access to the downstairs cloakroom and back door.

On the first floor there is a family bathroom equipped with a bath and separate shower cubicle, WC, hand basin and storage cupboard.

The master bedroom sits on its own to the East of the property with views over the rear garden together with an en-suite bathroom, WC and hand basin. There are three further double bedrooms.

Above the garage is a large studio with views over the garden and fields. It is currently used as a bedroom and gym, having an en-suite shower room, WC and hand basin.

## OUTSIDE

The property is approached via an in and out brick paved drive with mature screening and small section of lawn.

To the side of the property there is a double garage with electric up & over doors and space for additional parking on the drive.

The rear garden is surrounded by evergreen hedging and has a large expanse of lawn with rockery, flowers, shrubs, an ornamental pond and a selection of specimen trees. To the side of the property there is a vegetable patch with soft fruit bushes and an orchard area. There is a bricked paved patio area stretching along the rear of the property with a pergola covered in wisteria.

To the side of the garage are 2 further sheds, one of which is currently used as a workshop and a log store.

On the south facing roof there are solar hot water panels which attract an RHI payment of approximately £200 per annum.

## FURTHER INFORMATION

There are architect drawings for further improvements to provide 5 bedrooms and 3 bathrooms within the existing house.



**2.1**  
Miles  
LINGFIELD  
TOWN  
CENTRE



**2.4**  
Miles  
LINGFIELD

## 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

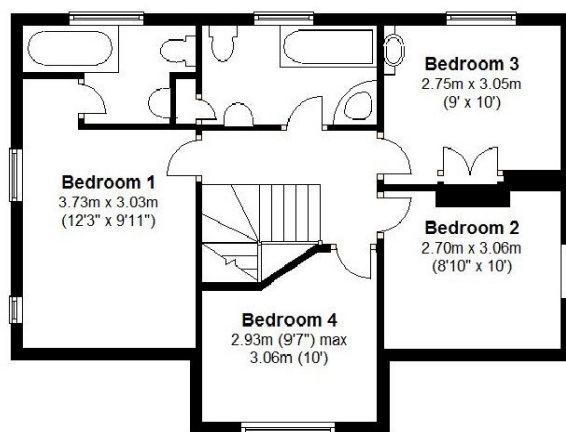
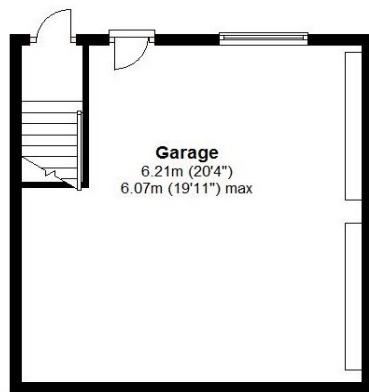
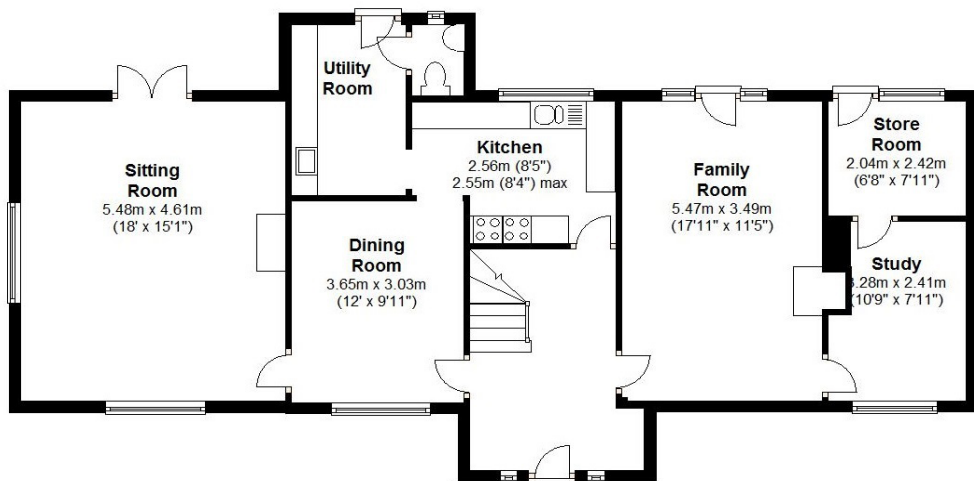
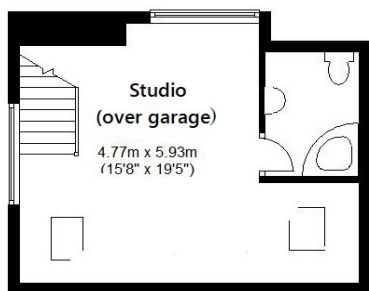
## TUNBRIDGE WELLS

01892 280110

## LONDON

020 3096 7217





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