



Blindley Heath, Lingfield



# Blindley Heath, Surrey (Central London 26 miles)

A distinctive and substantial 6 bedroom detached country residence recently refurbished to a high standard set within gardens and grounds extending to approximately 2.3 acres. Secluded position with views.

- Porticoed Entrance Porch
- Reception Hall, oak flooring
- Elegant Drawing Room, stone fireplace, tall windows and French Doors with Merbau parquet flooring, double doors to:
- Dining Room
- Library/Study, polished cast iron fireplace and surround, carpeted floor
- Kitchen/Breakfast Room, range of hand painted wall and base units with granite work surfaces, a four oven gas Aga with electric Hotpoint oven and ceramic hob. The marble flooring extends through to:
- Magnificent Conservatory/Garden Room, views over the grounds
- Rear Hallway
- Utility Room
- Family Room, doors to:
- Second Conservatory
- Boiler room
- Guest and Family Cloakrooms
- Master Bedroom with En-Suite Bathroom (sanitary ware by Chadder) and Dressing Room
- Four Further First Floor Bedrooms –
- Three with En-Suite Facilities, Two with Juliet Balconies
- Wet Room
- Walk-in Linen Closet
- Second Floor Bedroom with En-Suite Shower Room
- Eaves Storage

## Outside

- Detached Double Garage, remote controlled doors
- Tennis Court
- Swimming Pool
- Pool Chalet
- Greenhouse
- Delightful Landscaped Gardens with various terraces, remote controlled outside lighting
- Kitchen Garden
- Woodland
- Picturesque Pond
- In total approximately 2.3 acres

## DESCRIPTION

Situated amidst the greenbelt countryside of Surrey, Hunters Hill is an individual detached country house, set in established grounds of 2.3 acres. The property was originally constructed in the 1970's by well-known local master builders Durnell & Sons for Lord & Lady

Byers. There are high ceilings and large windows, providing views over the gardens and countryside beyond. More recently, the property has been subject of an extensive programme of restoration by the current owners. The house is tastefully presented throughout, whilst maintaining its integrity. Numerous features include panelled doors, ceiling coving, moulded architraves, ornate cast iron radiators to the ground floor and attractive fireplaces. Comprehensively updated with modern living in mind, there are replacement gas Worcester boilers, updated electrical system and underfloor heating to the Kitchen, utility areas, downstairs WC and first floor wet room. Planned over 3 floors, the house provides ideal family accommodation, now extending to well in excess of 5,000 sq ft.

## OUTSIDE

The gardens and grounds are an outstanding feature of the house. The property is approached over a sweeping driveway, passing the tennis court and on to a parking and turning area in front of the house and detached double Garage. The gardens surround the house with level lawns, terracing, mature trees and shrubs. The swimming pool has separate terracing for outdoor entertaining, a chalet for changing and a second Conservatory suitable for a variety of uses. There is a Kitchen Garden and Greenhouse along with an orchard. The woodland area features a variety of mature trees, bluebells in the spring and forms a wonderful natural haven for children.

## LOCATION

Hunters Hill occupies a convenient yet private position approximately 2.5 miles from Lingfield and with excellent access to the national motorway network via the M25 at Junction 6. Lingfield has a variety of everyday shops, public houses and Church, whilst the larger town of Oxted has more comprehensive shopping and commercial facilities along with a Leisure Centre and cinema. The area is renowned for equestrian facilities with the famous Lingfield racecourse, the Edenbridge and Oxted Showground along with many private liverys. Rail links to London can be accessed via Lingfield with a journey time to Victoria taking about 50 minutes. Alternatively, the rail service from Oxted to London is about 33 minutes. For international travel, Gatwick is about 10 miles distant.

- Council Tax band H
- Freehold
- There is a maintenance contribution towards the upkeep of the private lane. Further information available



**2.5**  
MILES  
Lingfield  
village



**6**  
MILES  
Oxted town  
centre



**3.2**  
MILES  
Lingfield  
station

### 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















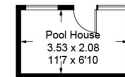
Approximate Gross Internal Area = 505.8 sq m / 5444 sq ft(Including Store)

Garage / Pool House = 48.2 sq m / 519 sq ft

Total = 554.0 sq m / 5963 sq ft



= Reduced headroom below 1.5m / 5'0

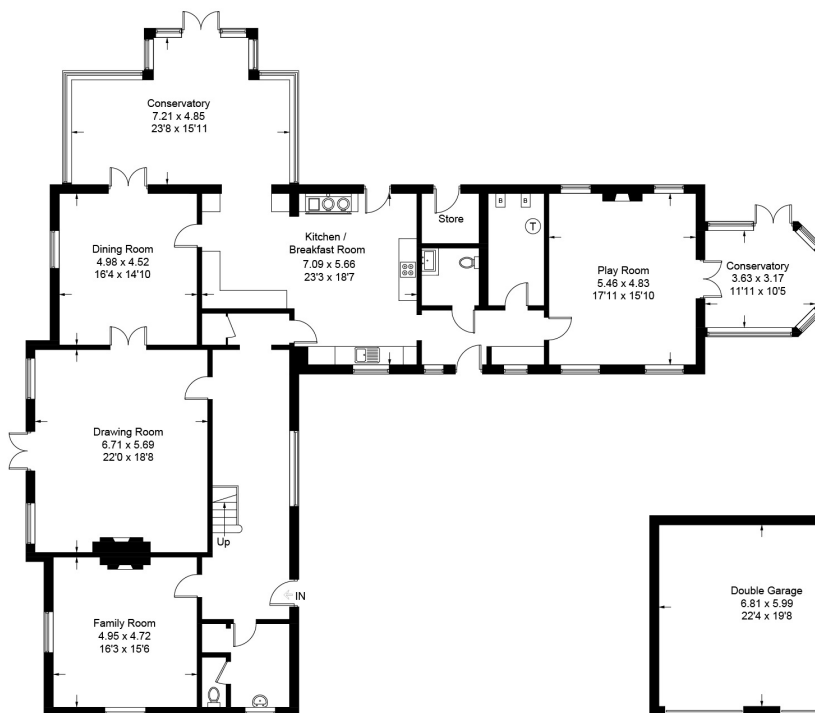


(Not Shown In Actual Location / Orientation)

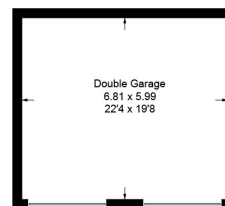
**Pool House**

**First Floor**

**Second Floor**



**Ground Floor**

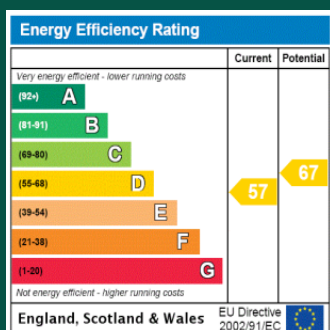


(Not Shown In Actual Location / Orientation)

**Double Garage**

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 decisions reliant upon them. (ID924434)

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R545 Printed by Ravensworth

**Robert Leech**

ESTD 1989