



FELCOURT ROAD
Lingfield, Surrey







FELCOURT ROAD, LINGFIELD, SURREY

PROPERTY DESCRIPTION

A rare opportunity to acquire a substantial detached property in need of modernisation with a wealth of versatile accommodation with many original character features. The property was originally a Montessori pre-school and it's believed that Christopher Robin Milne attended the school. The property also has the potential for redevelopment due to the numerous outbuildings within the grounds.

The ground floor comprises entrance hall, two cloakrooms, dining room, family room, kitchen/breakfast room, drawing room, games room, store and boiler room. The first floor consists of nine bedrooms and three bathrooms.

Outside the property boasts ample parking area and driveway, formal lawns, derelict buildings with potential for re-development, woodland and orchard. In total the plot extends to approximately 2.5 acres and backs onto open farmland and countryside beyond.

Viewings are highly recommended to appreciate the amount and potential of the accommodation on offer.

LOCATION

The property is situated in a semi-rural location on the southern outskirts of Lingfield. Local primary and secondary schools are within easy reach and private and specialist schools can be found in Lingfield, East Grinstead, Forest Row, Ardingly and Worth which are all within 10 miles of the property. The village centre is within 0.8 miles and offers a range of specialist shops, mini supermarkets, restaurants and public houses.

The mainline railway stations of Dormans (1.2 miles) and Lingfield (1.6 miles) are both within easy reach and offer frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. London Gatwick is only 10.4 miles away and the M25 is within 8 miles.

KEY INFORMATION

Internal Area	4,836 sq ft
Max Broadband	76 Mbps
Tenure	Freehold
EPC Rating	F

Local Council	TANDRIDGE
Council Tax Band	H
Amount per annum	£3,772



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Guide Price £1,400,000





ACCOMMODATION

The property is in need of modernisation and currently comprises:

ENTRANCE HALL Entered via solid wooden door to side, stripped wooden flooring, quarry tiled flooring area with window to rear, stairs to first floor, doors to dining room, family room, cloakroom and kitchen.

CLOAKROOM Low level wc, quarry tiled flooring, window to rear.

FAMILY ROOM Dual aspect with sash windows to rear and side, stripped wooden flooring, two radiators, picture rails, fireplace.

DINING ROOM Wooden parquet flooring, dual aspect with sash windows to side and front with original wooden shutters, radiator, open fireplace, picture rail.

KITCHEN/BREAKFAST ROOM Range of wall and base units with contrasting work surfaces incorporating stainless steel 1.5 bowl sink and drainer with mixer tap, Redfyre electric oven, integrated dishwasher, integrated fridge, space for upright fridge/freezer, part tiled walls, dual aspect with double glazed windows to rear and sash windows to side.

DRAWING ROOM Sash windows to front, wood burning stove, radiators, exposed beams, wall lights.

INNER HALL Second staircase to first floor, doors to cloakroom, utility room, games room and rear garden.

UTILITY ROOM In need of refurbishment with double glazed window to front, radiator.

CLOAKROOM Low level wc, pedestal wash hand basin, window to rear, radiator.

GAMES ROOM Triple aspect with windows to three sides and patio doors to front, picture rail, door to:

STORE ROOM Window to front, door to: **BOILER ROOM**

AGENTS NOTE: There is not a working boiler at the property although a radiator system is in place. Quotes are available on request for boiler installation.







LANDING AREA ONE Fitted wardrobes, two windows to rear, doors to four bedrooms, wc and bathroom.

BEDROOM TWO Dual aspect with double glazed windows to front and side, wash hand basin, radiator, fireplace.

BEDROOM EIGHT Double glazed window to side, radiator, decorative fireplace.

BEDROOM THREE Dual aspect with double glazed windows to rear and side, stripped wooden flooring, radiator, picture rail.

BATHROOM Suite comprising panel bath with mixer tap, shower cubicle, vanity wash hand basin, fully tiled walls, double glazed window to rear.

SEPARATE WC Low level wc, tiled flooring.

BEDROOM FIVE Double glazed window to front, picture rail, decorative fireplace with surround, and radiator.

LANDING AREA TWO Doors to five bedrooms and two bathrooms, fitted wardrobes.

BATHROOM Window to rear, in need of modernisation.

BATHROOM Bathroom suite comprising inset bath with tiled surround, bidet, low level wc, double wash hand basins, radiator, double glazed window to rear, airing cupboard.

BEDROOM ONE Double glazed window to front, radiator, storage cupboard.

BEDROOM SIX Double glazed window to front, wash hand basin, radiator.

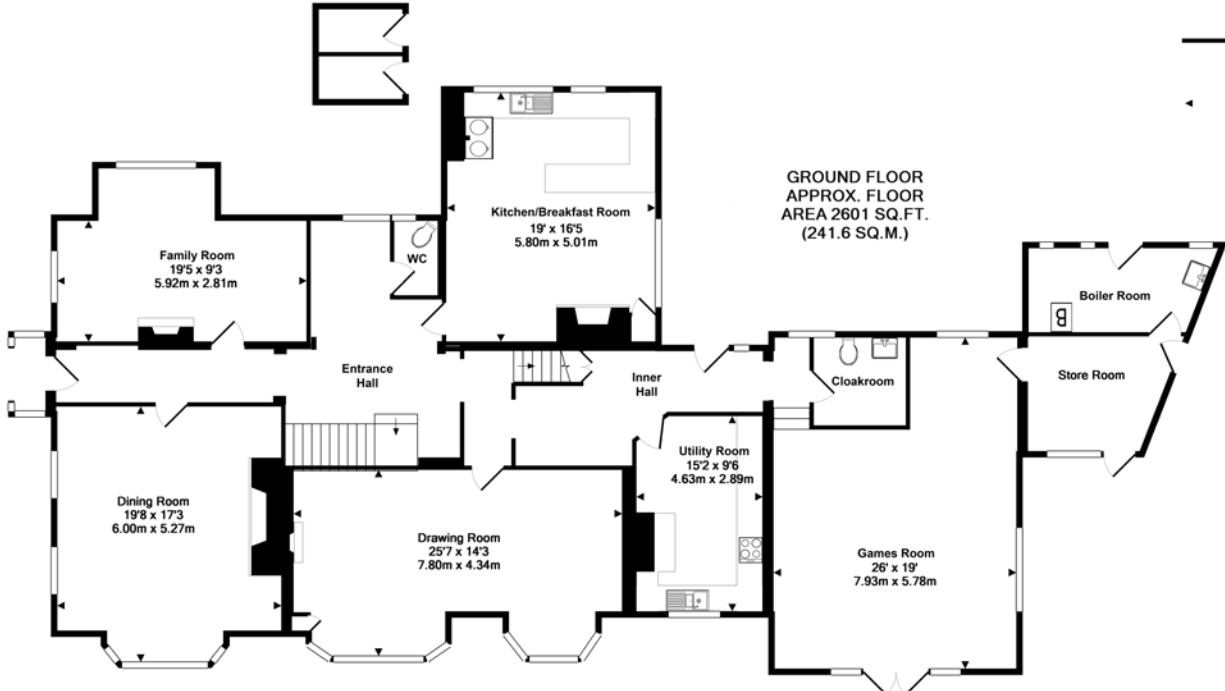
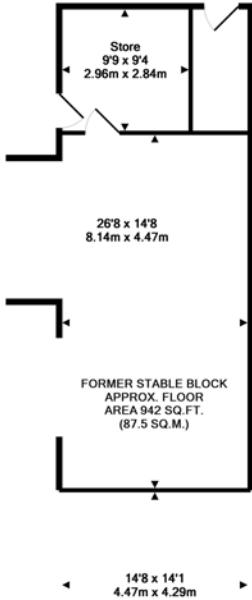
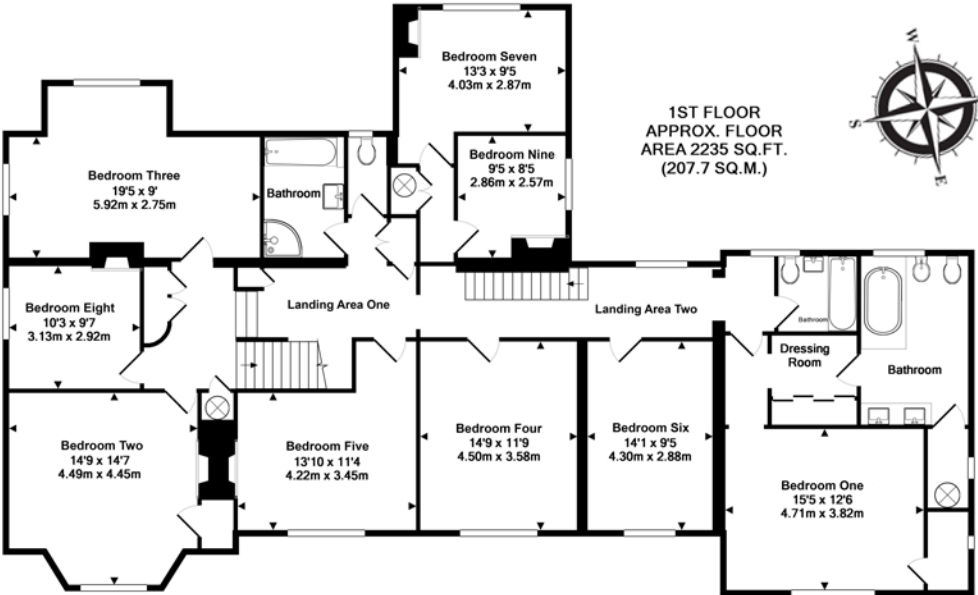
BEDROOM FOUR Double glazed window to front, radiator.

BEDROOM SEVEN Double glazed window to rear, cast iron fireplace, radiator, picture rail.

BEDROOM NINE Double glazed window to side, cast iron fireplace.



FLOORPLANS & SITE PLAN









OUTSIDE

The grounds extend to approximately 2.5 acres and comprise:

FRONT GARDEN

Sweeping driveway leading to rear of property, large lawn area to front enclosed by mature hedging and trees.

REAR GARDEN

The rear garden has several areas including patio area, lawn areas, woodland area, second driveway and adding orchard.

OUTBUILDINGS

There are several dilapidated buildings to the rear of the property that have the potential for re-development including garage and former stable block.

ADDITIONAL LAND

There is the possibility of acquiring an additional 2.66 acres of land under separate negotiation. Please ask the agent for further details.





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