

Payne & Co.



Lingworth Scotts Hill

Outwood RH1 5PR

Freehold

£775,000



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Situation

On the fringe of attractive Outwood Common (National Trust) with its many walks and historic windmill, this community-minded village also benefits from a popular cricket club, village hall (hosting many events throughout the year), several public houses and a butchers shop.

Nearest railway stations are :

Salfords (2.5miles) with fastest train to London Bridge around 48 minutes

Horley (3 miles) with fastest train to London Bridge around 39 minutes

Nearest motorway is:

M25 (Junction 6 Godstone) 4.75 miles

Location/Directions

For SatNav use postcode RH1 5PR

To Be Sold

NO CHAIN. An exceptionally well presented and thoughtfully extended family home offering well planned accommodation located in the pretty village of Outwood, close to National Trust woodland and Outwood's famous windmill. The property enjoys a wealth of desirable features including a sunny westerly facing rear garden with seating terrace, log burning stove, solar panels, downstairs WC, garage and off road parking for two cars.

Front Door

Leading to;

Hallway

Stairs to first floor, built-in cloaks cupboard, door to;

Sitting Room

Front aspect bay window, oak laminate wood flooring, log burning stove with Oak mantel and slate hearth, sliding door to;

Kitchen/Sitting Room

Rear aspect picture window and bi-fold doors, extensive range of built-in floor to ceiling cupboards, with matching base and eye level cupboards with granite work surfaces with upstands, matching island with seating and storage, built-in American style fridge/freezer, range twin oven with extractor over, one and a half bowl stainless steel sink with mixer tap, tiled flooring, ceiling spotlights and hanging oak lighting over island/breakfast bar, Miele dishwasher underfloor heating, two roof lights, tiled flooring.

Utility Room

Sink with drainer and mixer tap, washing machine & dishwasher doors to cloakroom and garage.

Shower Room

White suite of close coupled WC, shower

Tel: 01883 712261

enclosure and wash hand basin, tiled flooring, chrome heated towel rail.

First Floor Landing

Trap to loft.

Bedroom one

Front aspect double glazed window, built-in cupboards.

Bedroom

Rear aspect double glazed window, airing cupboard with hot water tank.

Family Bathroom

Rear aspect double glazed frosted window, four piece white bathroom suite comprising close coupled w.c, vanity unit, bath with mixer tap and matching splashback to basin, corner shower unit with integrated shower controls, wall mounted shower and ceiling drencher, wall panels matching splashbacks, chrome heated ladder towel rail, tiled floor, ceiling spotlights.

Bedroom 3

Front aspect window, built in wardrobe cupboard

Bedroom 4

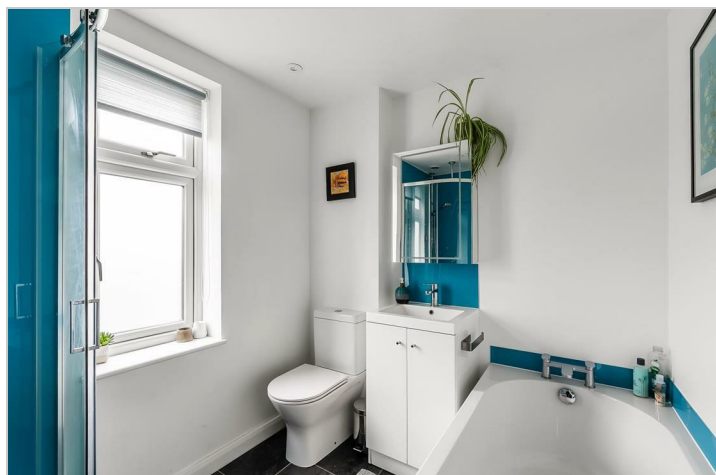
Rear aspect window.

Outside

To the front of the property there is off road parking for two cars (depending on size) leading up to the garage, with the remainder of the space given over to lawn behind a picket fence together with access around the side of the property to the rear garden.

The sunny westerly facing rear garden enjoys a good sized seating terrace served directly from the bi-folding door leading from the sitting room. Several steps lead down from the terrace to the remainder of the lawned garden, which tapers as you progress down the 25m (80ft) garden.

Tandridge District Council Tax Band E



Road Map



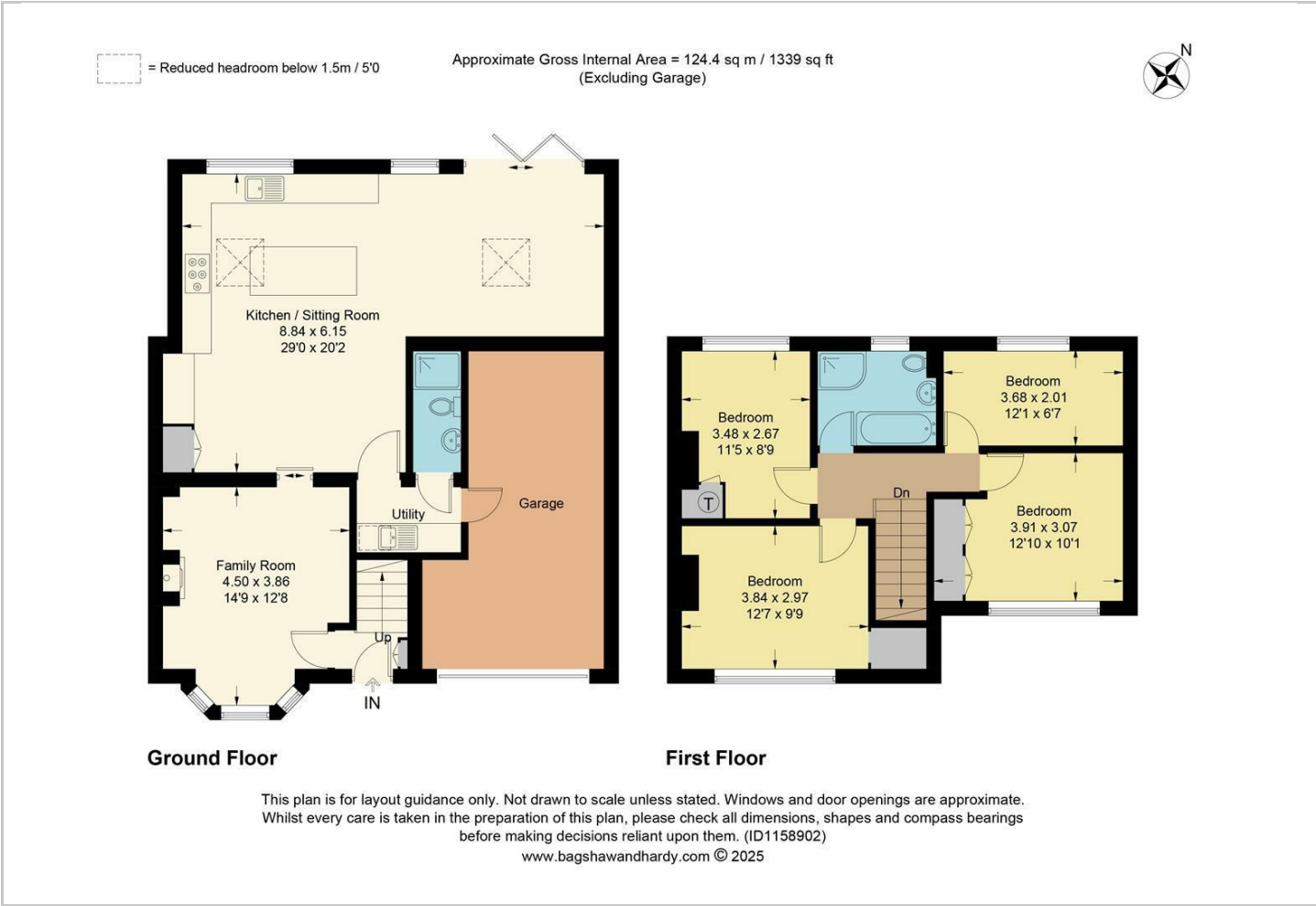
Hybrid Map



Terrain Map



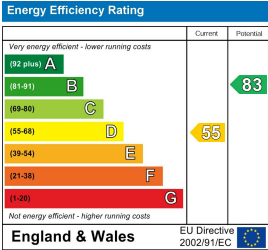
Floor Plan



Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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