



Ibbett Mosely



Jeddere Cottages, Dormansland, RH7 6QN

Offers In The Region Of £365,000 Freehold

**** For sale with no onward chain ****

This spacious four bedroom inner terraced family home is situated in the delightful village of Dormansland which is surrounded by Green Belt countryside

- Four Bedrooms
- Kitchen
- Parking Space
- Bathroom
- Gas Central Heating
- Garden
- Reception Room
- Double Glazing

For sale with no onward chain this spacious inner terraced four bedroom house has brick and rendered elevations under a tiled roof, there is access at the back to a car parking space.

As the property has a flying freehold with less accommodation to the ground floor (see floor plan) it is considered that a new owner may possible use the main bedroom as a first floor living room.

LOCATION

The property is located a short walk of the village where there are some local amenities, the village primary school, the parish church and local pubs. Lingfield is about a mile away with a wider choice of shops and East Grinstead which is the main town serving the village is about a ten minute drive.

There are sporting and recreational facilities nearby including golf at Lingfield and Lingfield Park race course.

There are state and private schools for all ages in the nearby villages and towns. The M25/M23 and Gatwick Airport are all about a twenty minute drive.

GROUND FLOOR

A double glazed door opens to the entrance hall.

ENTRANCE HALL

With radiator, stairs to the first floor and door to the reception room.

RECEPTION ROOM

With radiator, double glazed window, shelves in recess, cupboard under the stairs and door to the kitchen.

KITCHEN

Fitted with a range of base and wall units, fitted appliances including a hob, oven and extractor. Single drainer one and a half bowl stainless steel sink unit, slimline dishwasher, fridge, cupboard with gas boiler for central heating and hot water, plumbing for a washing machine, part tiled walls, tiled flooring, double glazed window and double glazed door to the garden.

FIRST FLOOR

LANDING

BEDROOM ONE

With radiator, double glazed windows and recessed cupboard.

BEDROOM TWO

With radiator, double glazed window and recessed cupboard.

BEDROOM THREE

With radiator and double glazed window.

BEDROOM FOUR

With radiator and double glazed window.

BATHROOM

With modern suite of enclosed bath, w.c. and hand basin. Chrome ladder style towel rail, double glazed window, tiled walls and flooring and extractor fan.

OUTSIDE

PARKING

There is a parking space to the back of the property which is approached off West Street.

THE GARDEN

There are good sized areas of garden to the front and back of the property, these are mainly lawn.

COUNCIL TAX

The property is in the Tandridge District and is registered in Council Tax Band "D"

SERVICES

Mains gas, water, electricity and drainage are connected to the property.

NOTES

1. it is recommended that buyers should speak to their Financial Adviser/Mortgage provider regarding the flying freehold.

2. Buyers should ask their Solicitors to confirm the legal right of access to the parking area.

ROUTE TO VIEW

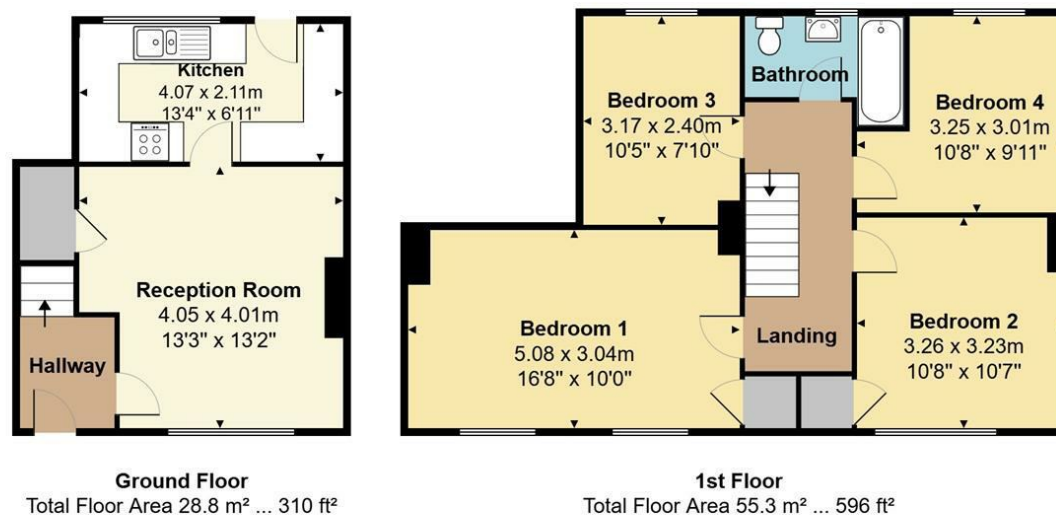
From Lingfield take the B2028 Racecourse Road out of the village, pass Lingfield Park Race Course and go under the railway bridge, take the first right into Dormans Road and the house will then be found on the right with pedestrian access off Dormans Road (Parking in West Street).



EPC Rating- C

Jeddere Cottages, Dormansland, Lingfield, RH7

Total Floor Area: 84.1 m² ... 905 ft²



Measurements are approximate, not to scale and for illustrative purposes only.
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Ibbett Mosely

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