



Crowhurst, Surrey





Beautiful 17th Century cottage in a semi-rural location, offering the perfect combination of traditional charm and character with a modern twist. Sitting on a plot of circa a third of an acre with beautiful gardens which back on to open fields at the rear, there is a separate garage with office, plenty of parking for multiple vehicles, all within moments of Lingfield Village.





Internally, the current owners have transformed the property! From the extensive open lobby area leading into the property, there are no less than 3 separate reception areas downstairs. The main formal lounge has double doors leading in to the dual aspect room with a lovely wood burning stove as the focal point. The other two rooms would be perfect for a TV room and home office, with the latter also having space for a utility set up! The open plan kitchen/diner at the rear is the centre piece and where the family spend a lot of there time, with stunning views across the westerly facing garden and bi-fold doors leading out on to the sun drenched patio! Upstairs provides 3 good size bedrooms, all with built in storage, and the modern re-fitted bathroom. Good views across the front and rear of the property are seen from all rooms upstairs!

Outside to the front, there is ample parking for numerous vehicles with the added benefit of a detached garage. The rear of the garage has been converted to provide a separate home office/study area with its own access from the back. The rear garden is just delightful, very private and mainly laid to lawn with a separate patio area out from the kitchen. Further beyond the garden is a small wooded area which leads on further to open fields at the back. There are some stunning views in all directions from this property, a real gem and one we would be delighted to show you.

Call Robert Leech on 01342 837783 to arrange your private viewing.





## At a glance

- 17th Century Cottage
- Semi-Rural Location
- Backing Onto Open Fields
- Garage
- Three Reception Areas
- Open Plan Kitchen/Diner
- Bi-Fold Doors To Patio
- Three Bedrooms
- Private Rear Garden

## Location

The property is in the quiet hamlet of Crowhurst on the outskirts of the historic village of Lingfield, centred around its picturesque pond. There are shops for every day requirements and a selection of village pubs.

There are two local primary schools that at present are rated good by Ofsted. Lingfield primary school is 1.3 miles away whilst Dormansland Primary school is 2.8 miles distant. There are multiple secondary schools within 7 miles of the property.

For the commuter Lingfield mainline rail station, which is just 1.3 miles away travels to both London Victoria, London Bridge and London King's Cross.

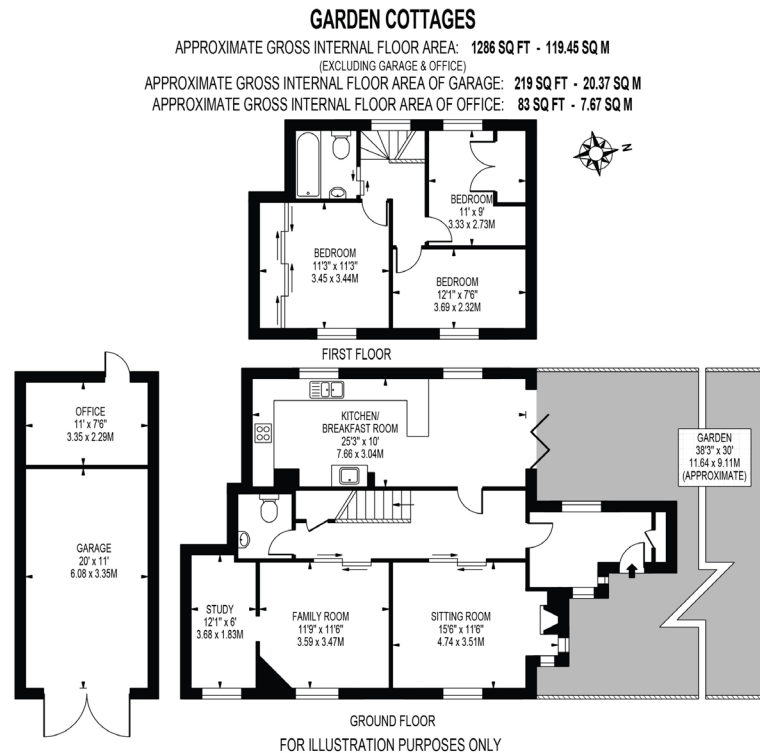
## Intrigued?

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**Robert Leech.** 

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