



Dormansland, Surrey

Robert  
Leech . 





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Real thought and attention has gone in to creating the space on offer here, and designing with a busy family in mind! The side and rear extension provides a wonderful glass room at the back of the property with an additional and separate study area and downstairs shower room, allowing the rear extension to act as a fourth bedroom. The main space has been opened up to create a wonderful open plan kitchen, lounge, diner with lots of light coming in from all angles and perfect to enjoy together. Upstairs the space continues, with 3 very good size bedrooms and a family bathroom.



There is a lovely front garden overlooking a green, highlighting the nice and quiet spot this property holds. To the rear, the garden is mainly laid to lawn with a beautiful patio directly from the rear extension, perfect for alfresco entertaining! It's private too, and not overlooked from the rear.





## At a glance

- Semi-Detached
- 3 - 4 Bedrooms
- Open Plan Kitchen/Lounge/Diner
- Village Location
- Tastefully Updated
- Tucked Away Location
- Overlooking Green
- Extended Ground Floor
- Downstairs Shower Room
- Upstairs Bathroom

## Location

Situated in the popular village of Dormansland close to the local primary school and amenities. There is a local Post Office, shop, park, tennis courts and several good local public houses within walking distance. Lingfield Village two miles away offers a range of every day shop and amenities. For a larger range of shops, restaurants and leisure facilities. East Grinstead can be found 3 miles away.

## Intrigued?

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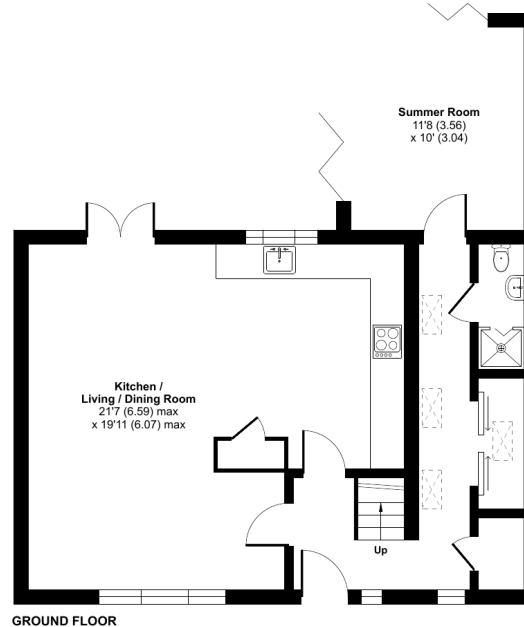
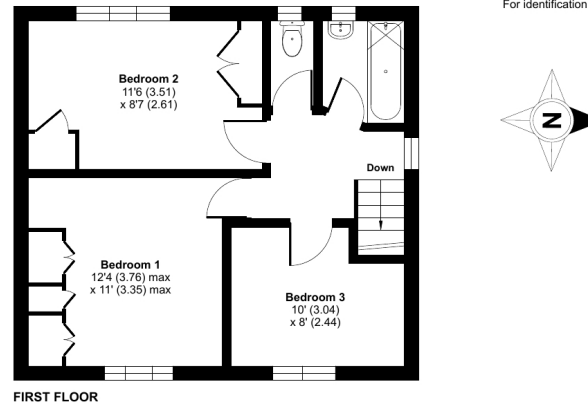
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## New Farthingdale, Dormansland, Lingfield, RH7

Approximate Area = 1124 sq ft / 104.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Robert Leech Estate Agents Ltd. REF: 1198137



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