



Dormansland, Surrey

Robert
Leech . 



**** No Onward Chain ****
WELL PRESENTED 4 BEDROOM DETACHED CHALET STYLE RESIDENCE with bright and comfortable accommodation throughout. The layout makes maximum use of the available space and is much larger than would be imagined from a cursory external glance, therefore an inspection of the interior is essential.



From the front, with private entrance and driveway for ample vehicles, you step inside and are immediately greeted with an open hallway with feature staircase leading to the first floor. The main reception room is lovely and bright, and leads through to an open plan kitchen/diner with views and access across the rear garden. There is a lovely sun room here too, and perfect for another reception room enjoying the outlook to the rear. The downstairs is completed nicely with a separate utility area and downstairs cloakroom and has the benefit of access to the integral garage.

There are bedrooms 4 upstairs. The master is extremely generous in size, with built in wardrobes and an en-suite bathroom.

A prime objective was to achieve high energy efficiency, thus creating low running costs and this has been accomplished by the use of copious amount of good quality insulation along with an air recycling system which used the warm air from the bathrooms, utility and sun room to heat other areas of the property. The main heating is underfloor, with individual room thermostats.

Call Robert Leech on 01342 837783 to arrange a viewing.



At a glance

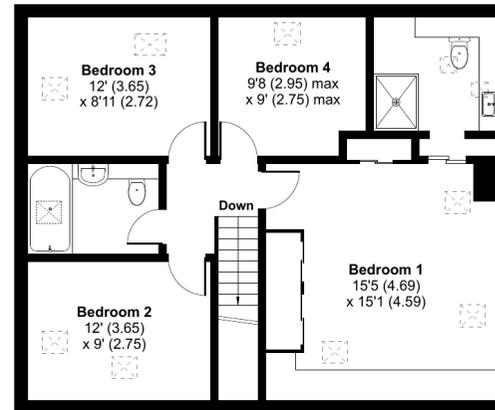
- NO ONWARD CHAIN
- Walking Distance to School and Local Amenities
- Seperate Utility
- Downstairs Cloakroom
- 4 Double Bedrooms,
- 2 Bathrooms
- Kitchen/Diner
- Large Garage and Ample Parking
- Sun Room looking over the Rear Garden
- Walking Distance to Dormans Station



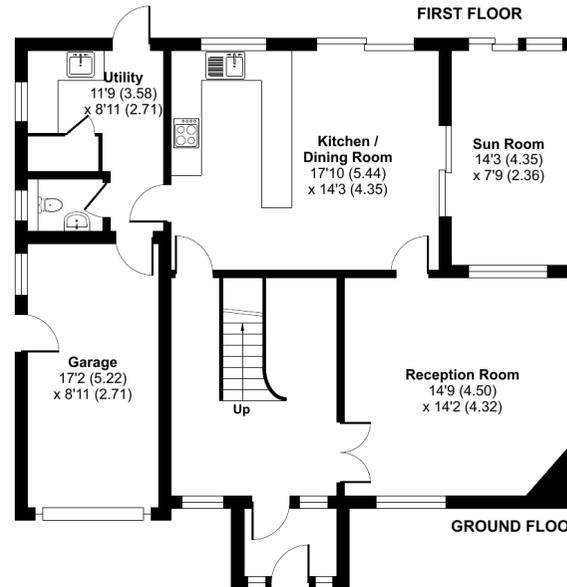
Plough Road, Lingfield, RH7

Approximate Area = 1666 sq ft / 154.8 sq m
 Garage = 147 sq ft / 13.6 sq m
 Total = 1813 sq ft / 168.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlschecom 2025. Produced for Robert Leech Estate Agents Ltd. REF: 1244253

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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Robert Leech 

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