



The Bothy, Ardenrun, Tandridge Lane

Lingfield, RH7 6LN

Guide Price £585,000



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Robert
Leech.



The Bothy, Ardenrun, Tandridge Lane

The property is set within the desirable private estate of Ardenrun, set on the edge of Lingfield village off Tandridge Lane. Approached via a pebble driveway giving access to small handful of properties.

A small entrance hall giving access kitchen, lounge/diner and W/C. the kitchen is off to your right-hand side and offer plenty of storage through both eye and base level units with granite worktops, there is still space for freestanding appliances as well Rangemaster oven with exposed brick chimney breast feature above.

The lounge diner is located to the rear of the property, the dining area also has door out onto a small area of lawn. The lounge is off to the other side of the room and sits in front of a large triple sash window allowing plenty of natural light, as well a fantastic character features with open fireplace with tiled finish, exposed wooden beams and open tread staircase.

On the first floor there are two double bedrooms as well a large landing area that could be utilised as an office. There is a jack and jill bathroom accessed from both bedrooms and is comprised of a white suite with shower over bath and tiled finish.

The property boasts a double garage with power and adjoining utility room. The garden is located just in front and is very generous size with a very secluded feel given from a range of mature hedging, trees and shrubbery. There is also a rondavel which is ideal for entertaining and making the most of the southerly aspect.

- Private secluded road
- Generous sitting/dining room
- Character features
- Two large double bedrooms
- Fibre broadband installed
- Oil central heating
- Large private garden
- Ample off street parking
- Good access to M25 & Gatwick airport
- Double garage with power



2.5 miles
Lingfield



11 miles
Gatwick



3.0 miles
Lingfield



LINGFIELD
29 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



LOCATION

Situated within the historic Lingfield Village, the property is just a short drive from the train station, a range of every day shops, village pub and amenities. For a larger range of shops, restaurants and leisure facilities East Grinstead can be found five miles distant

SCHOOLS

There are two local primary schools that at present are rated good by Ofsted. Lingfield primary school is less than two miles away whilst Dormansland Primary school is 2.8 miles distant. There are several secondary schools within 5 miles of the property, all of which are rated either good or outstanding by Ofsted. Imberhorne Secondary school is the closest state school and is rated outstanding.

TRAVEL

For the commuter Lingfield mainline rail station is just 3 miles away and travels to both London Victoria and London Bridge. The national motorway network can be accessed at J6 of the M25 motorway which is approximately 7 miles away and for international travel Gatwick airport is just over 10 miles distant.



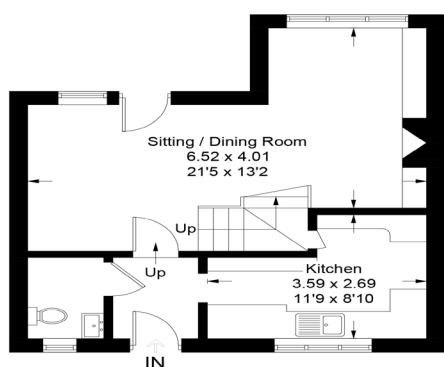
FAQ'S

- Council Tax - Band E
- Tandridge District Council
- Maintenance charge - £300-£400
- Property age - dates back to 1905
- EPC rating - E
- Double garage
- Mains drainage
- Oil central heating

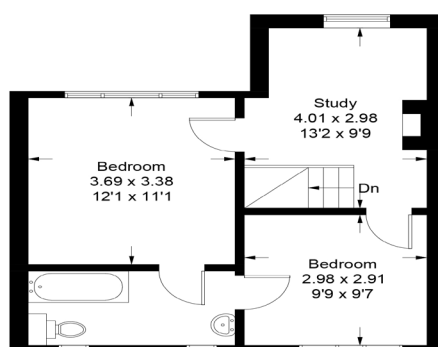




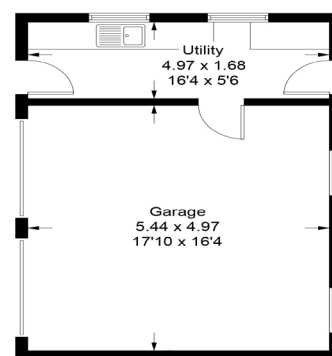
Approximate Gross Internal Area = 78.8 sq m / 848 sq ft
 Garage / Utility = 36.1 sq m / 388 sq ft
 Total = 114.9 sq m / 1236 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID875878)
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