



## Shawlands Cottages Newchapel Road, Lingfield

Guide Price £600,000 – £650,000

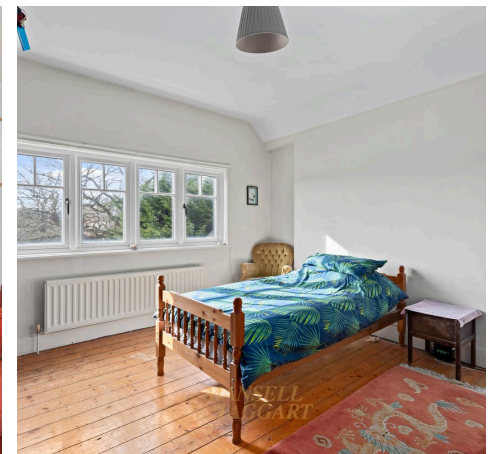
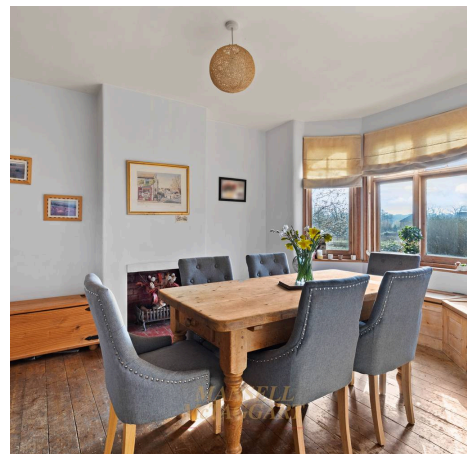
**MANSELL  
McTAGGART**  
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An attractive and quaint early 19th century, three bedroom semi detached family home which is well positioned, only 1.5 miles from Lingfield and several mainline train stations which offer easy access to London. The property could be improved and extended subject to planning permission and further benefits from driveway parking and a large private rear garden.

The living accommodation briefly comprises: entrance hall; dual aspect living room with a log burner, Oak flooring and French doors to the rear garden; kitchen/dining room which has a fitted kitchen with a range of wall and base level units, electric Aga, Belfast sink, space for other appliances, bay window to the front, and an open fireplace; downstairs cloakroom with a WC and wash hand basin. A utility room with a range of wall and base level units and back door access to the garden concludes the ground floor.

The first floor consists of a landing with an airing cupboard and loft hatch access to the partially boarded loft; master bedroom with a feature fireplace and front aspect views; double guest bedroom with views over the rear garden; family bathroom with a WC, wash hand basin and bath with an overhead shower. A further generous bedroom with a feature fireplace completes the living accommodation.







Externally, the property benefits from a driveway for two cars. Gated side access leads to the mainly laid to lawn rear garden with a patio seating area abutting the rear of the property. There is also a timber shed, brick shed and a range of mature trees and hedges, which provide a high level of seclusion and privacy. A new oil boiler was installed in 2023

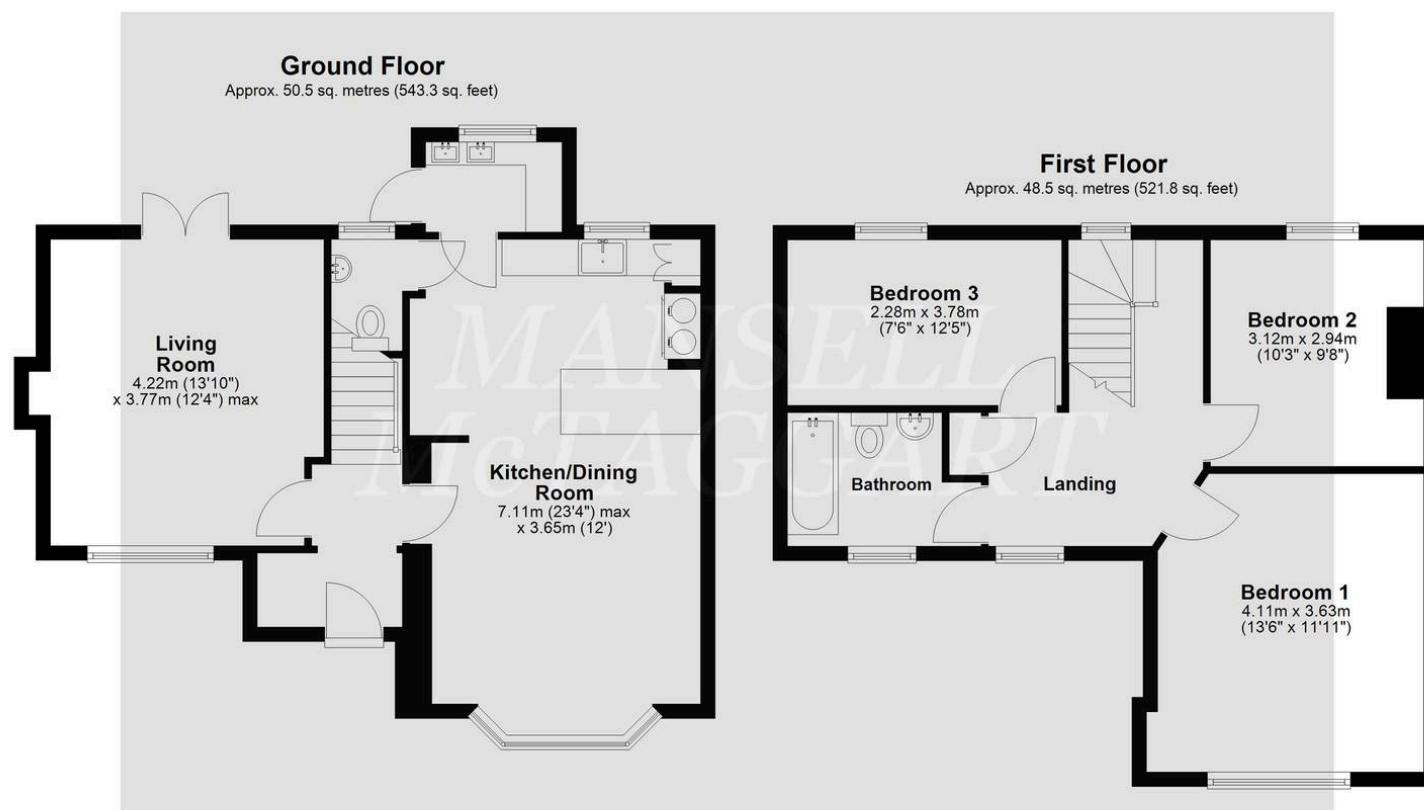
Council Tax band: E

Tenure: Freehold

- Semi detached family home
- Three bedrooms
- Early 19th Century build
- Original character features
- Downstairs cloakroom
- Large private rear garden
- Driveway parking
- Semi-rural setting
- Scope to extend STPP
- Easy access to Gatwick, M23 & M25







Total area: approx. 99.0 sq. metres (1065.1 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.  
Plan produced using PlanUp.

## Mansell McTaggart East Grinstead

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