



Dormansland, Surrey

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This well presented four bedroom detached family home is located within a small popular development of similar houses. The property features a large kitchen with an additional dining area. There are two further reception rooms, utility room, cloakroom, one en-suite bathroom, a family bathroom. There is also a single garage with off road parking for two cars.



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Step inside to a bright and inviting entrance hall, featuring wooden flooring and built-in cupboard beneath the stairs. Just off the hallway is a stylish cloakroom with a low-level W.C., wash hand basin, and a frosted double-glazed window to the front.

The bright and airy sitting room features an ornate fireplace with plenty of space for relaxing, there is a further reception/snug room which is currently being used as a study/ entertainment room- this room offers great flexibility to be used for different families needs.

The spacious kitchen/dining area with Antico flooring, is perfect for cooking and gathering, offering a modern matching range of wall and base units, generous work surfaces, modern metro tiles, a one-and-a-half bowl sink with mixer tap. Built in appliances include fridge, dishwasher, eye level double Neff electric double oven and induction hob. Flowing from the kitchen the dining area continues and enjoys plenty of natural light with a double-glazed door and window to the garden. The utility room provides practical workspace with base units, a single drainer sink with mixer tap, space for a washing machine and tumble dryer, and doors leading to both the garage and to the side of the property.

Upstairs, the landing leads to four well-proportioned bedrooms and the family bathroom. The master bedroom features, fitted wardrobes, its own en-suite complete with a low-level W.C., bath, separate shower, and wash hand basin. Bedrooms two and three enjoy views over the rear garden, while bedroom four looks out to the front. The family bathroom offers a relaxing space with a low-level W.C., bath, separate shower unit, and wash hand basin.

Outside- The property has a low maintenance front garden with gravelled shrubbery and driveway. The rear garden is private and level, it has a patio seating area and is surrounded by fencing to maximise privacy.



## At a glance

- Detached Family House
- Four Bedrooms
- Kitchen/Dining area
- Lounge
- Playroom/Study
- Ensuite and Family Bathroom
- Garage
- Driveway
- Small Development
- 1.3 Mile radius to Edenbridge town centre

## 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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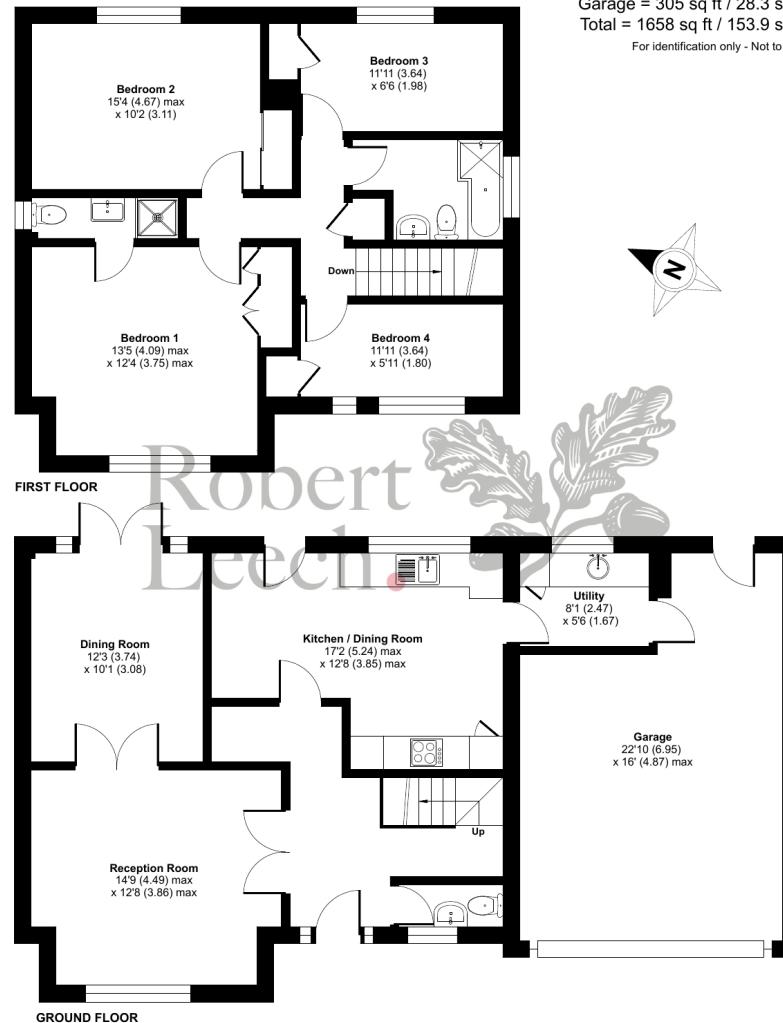
## Kinnibrugh Drive, Dormansland, Lingfield, RH7

Approximate Area = 1353 sq ft / 125.6 sq m

Garage = 305 sq ft / 28.3 sq m

Total = 1658 sq ft / 153.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robert Leech Estate Agents Ltd. REF: 1382508



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