

Guide Price

£775,000

£750,000

Garnham
H Bewley

37 Beacon Hill, Dormansland, Lingfield



- Fabulous Four Bedroom Home
- Spacious Living Room
- Kitchen / Breakfast Area
- Downstairs Cloakroom
- En-suite To Master Bedroom
- Family Bathroom
- Stunning Gardens
- Driveway and Garage

For further information contact Garnham H Bewley:

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37 Beacon Hill, Dormansland, Lingfield, Surrey RH7 6RQ

Guide Price £750,000 - £775,000.

Nestled along one of the village's most sought-after residential roads, this beautifully presented four-bedroom detached home offers generous, versatile accommodation, outstanding gardens, and excellent connectivity to the M25 and Gatwick Airport. The property is offered to the market with no onward chain.

The Property Set within a peaceful and highly desirable village setting, this charming detached residence combines character, space and flexibility, making it an ideal family home for modern living. A welcoming entrance hall leads into a superb, light-filled sitting room, where a feature wood-burning stove creates a warm and inviting focal point. Beyond, the beautifully kitchen/breakfast room enjoys delightful views across the gardens, with direct access to the sun terrace—perfect for entertaining or relaxed family dining. The ground floor also offers two exceptionally spacious bedrooms, one of which is currently arranged as an additional reception room overlooking the gardens, creating excellent flexibility for multi-generational living, guest accommodation or a home office. Both ground floor bedrooms benefit from fitted wardrobes. A cloakroom completes the ground floor.

Upstairs are two further generous double bedrooms, both with useful eaves storage. The principal bedroom enjoys the added luxury of an en-suite shower room, complemented by a well-appointed family bathroom.

Outside, the gardens are undoubtedly one of the home's most captivating features. Beautifully established and lovingly maintained, the expansive rear garden offers an idyllic private retreat, with sweeping lawns framed by colourful mature borders, flowering shrubs and established hedging that provides exceptional privacy. A generous sun terrace creates the perfect setting for outdoor entertaining, while an excellent greenhouse and an insulated summerhouse—with power and lighting—offer superb versatility as a hobby room, studio or home office. A charming side garden, complete with ornamental steps and a tranquil pond, further enhances the wonderful outdoor space. To the front, a substantial private driveway provides ample parking for several vehicles and leads to a garage.

Location: Situated within a highly regarded village, the property enjoys the perfect balance of peaceful country living and excellent convenience, with easy access to the M25, Gatwick Airport, nearby mainline stations and an excellent selection of local amenities, schools and countryside walks.

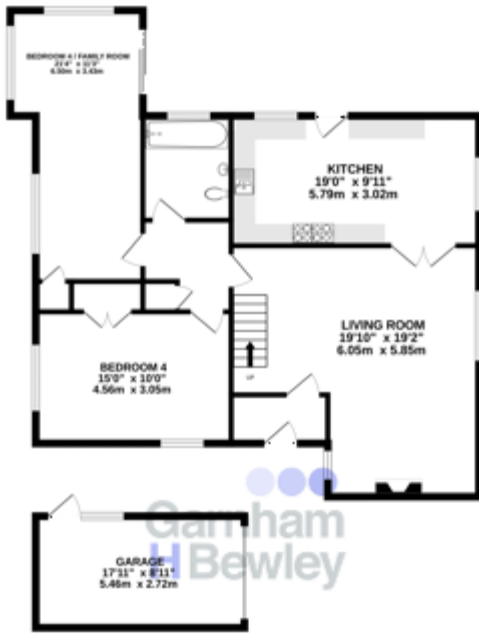


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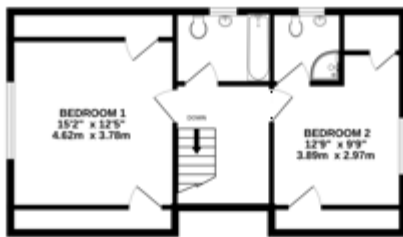
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Accommodation

GROUND FLOOR
1111 sq ft. (103.2 sq m.) approx.



1ST FLOOR
494 sq ft. (45.9 sq m.) approx.



TOTAL FLOOR AREA: 1605 sq ft. (149.1 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix (2020)

Entrance Porch

Living Room

19' 10" x 19' 2" (6.05m x 5.84m)

Kitchen / Breakfast Room

19' 0" x 9' 11" (5.79m x 3.02m)

Reception Room / Bedroom 4

21' 4" x 11' 3" (6.50m x 3.43m)

Bedroom 3

15' 0" x 10' 0" (4.57m x 3.05m)

Downstairs Cloakroom

First Floor

Master Bedroom

15' 2" x 12' 5" (4.62m x 3.78m)

Bedroom 2

12' 9" x 9' 9" (3.89m x 2.97m)

En-suite

Family Bathroom

Garage

17' 11" x 8' 11" (5.46m x 2.72m)



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NEAREST RAILWAY STATIONS

Dormans Station

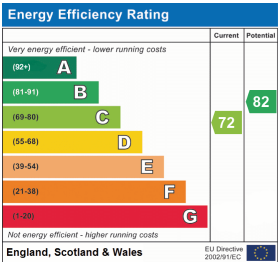
0.6 miles

Lingfield Station

1.5 miles

East Grinstead Station

2.5 miles



All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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