



Connells

Sampford Cottage Eastbourne Road
Blindley Heath Lingfield

Sampford Cottage Eastbourne Road Blindley Heath Lingfield RH7 6JJ

for sale guide price
£450,000



Property Description

Set within a sought-after semi-rural location, Sampford Cottage is a stunning and spacious five-bedroom home that perfectly blends character charm with high-spec contemporary living. Immaculately presented throughout, the property has been thoughtfully extended to the rear to create an impressive open-plan kitchen/dining/family space - ideal for modern family life and entertaining alike.

Internally, the home boasts five generous bedrooms, three of which benefit from luxurious en-suite bathrooms. The ground floor accommodation flows beautifully, featuring multiple reception areas, stylish finishes, and a light-filled layout. At the heart of the home is the bespoke kitchen-diner, complete with sleek cabinetry, integrated appliances, and bi-fold doors opening out to the rear garden - bringing the outside in.

Externally, the property enjoys a good-sized private garden, ideal for children, entertaining, or simply unwinding after a long day.

Viewing highly recommended to fully appreciate the quality, scale, and lifestyle this beautiful home offers.

Entrance Hall

With doors leading to all rooms and stairs to the first floor.

Cloakroom

Suite comprising low level WC and wash hand basin.

Lounge

14' 9" x 14' 6" (4.50m x 4.42m)

Cozy period lounge with new flooring.

Kitchen/Diner

27' 2" x 14' 4" (8.28m x 4.37m)

Modern kitchen/diner which has been recently extended and completed to a high standard.

Landing

With doors to all rooms and stairs leading to second floor.

Bedroom 1

9' 4" x 14' 9" (2.84m x 4.50m)

A spacious double bedroom offering a bright and comfortable retreat with ample room for furnishings.

Bedroom 2

11' 7" x 10' 4" (3.53m x 3.15m)

A well-proportioned double bedroom finished to a high standard and providing a private and comfortable space to unwind.

Bedroom 3

14' 6" x 8' 9" (4.42m x 2.67m)

Views overlooking the rear garden with several power points and en suite.

En Suite

Modern 3 piece suite.

Bathroom

Modern bathroom completed to a high specification with marble floor and heated towel rail

Bedroom 4

7' 9" x 11' 5" (2.36m x 3.48m)

Beautiful views of woodlands and en suite.

En Suite

Modern 3-piece suite.

Bedroom 5

9' 9" x 14' 2" (2.97m x 4.32m)

Generous bedroom with several power points and en suite.

En Suite

Modern 3-piece suite.

Rear Garden

Paved rear garden perfect for entertaining.

Parking









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01342 325 911
E eastgrinstead@connells.co.uk

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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