



Dormansland, Surrey

Robert
Leech . 



Being sold with no onward chain, an elegant semi-detached Victorian home of considerable presence, this attractive property is characterised by its striking brick façade and pitched tiled roof. Arranged over three expansive levels, it offers substantial and adaptable accommodation, presenting an outstanding opportunity for a buyer to modernise and shape the space into a truly remarkable long-term family home.



The interior begins with a spacious reception hall that immediately conveys a sense of scale and traditional character. To the front, a refined sitting room creates an inviting space for everyday relaxation, while a further reception room of impressive proportions provides a superb environment for hosting and entertaining. With high ceilings and generous natural light, these rooms retain a timeless charm. The kitchen/breakfast room is well-sized and practical, offering plentiful storage and room for dining, yet equally holds exciting potential to be transformed into a contemporary open-plan kitchen designed for modern family living.

A notable feature of the ground floor is the inclusion of a self-contained-style bedroom and large adjoining bathroom. This arrangement offers excellent flexibility, whether utilised for dependent relatives, guests, independent teenagers or as a dedicated workspace away from the main living areas.



The upper floors continue to impress with their versatility. The layout allows for a variety of configurations, including the creation of an indulgent principal suite occupying one level, complete with dressing area and private bathroom facilities. Alternatively, the top floors could be arranged to provide semi-independent accommodation, ideal for extended family or even supplementary income, subject to any necessary consents. Two additional bedrooms are positioned on the first floor, one of which benefits from an en-suite bathroom, enhancing comfort and privacy.

The house is double glazed and served by gas central heating. While certain elements would benefit from updating, this simply enhances the opportunity to sympathetically combine period architecture with modern specification, resulting in a home that reflects both heritage and contemporary style.



At a glance

- Spacious Accommodation
- Flexible Living
- Three Bedrooms
- Desirable Location
- In Need of Modernisation

Location

The property is located within the desirable Surrey village of Dormansland, a setting favoured for its welcoming community and semi-rural charm. Surrounded by open countryside yet highly convenient for daily life, the village offers a well-regarded primary school, local amenities, traditional inns and a railway station with services to London. The nearby village of Lingfield provides additional shops and facilities, ensuring practical needs are easily met.

The property reflects a location that successfully combines village character, accessibility and an appealing sense of space, making it particularly attractive to families and those seeking a quieter pace of life without sacrificing connectivity.

Intrigued?

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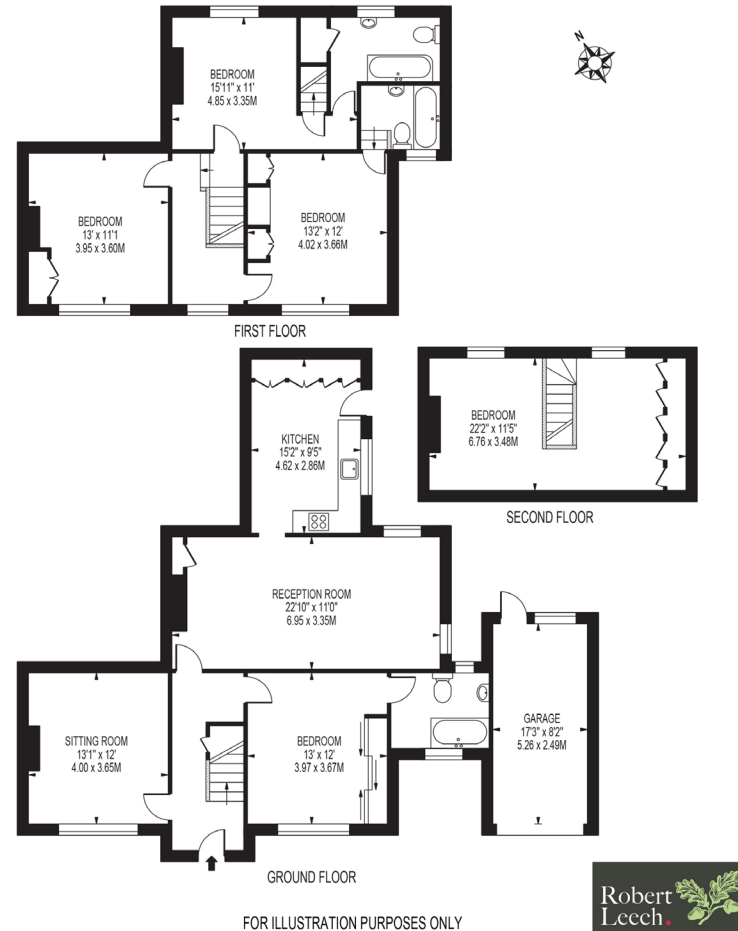
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BEDFORD LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1839 SQ FT - 170.86 SQ M
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 141 SQ FT - 13.10 SQ M



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