



Dormansland, Surrey

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A charming and spacious three-bedroom home in the heart of Dormansland, combining period character with modern comfort, beautifully landscaped gardens, and a detached double garage. Set in a peaceful village location with excellent local schools and rail links to London, this unique property offers versatile living in a picturesque countryside setting.





Tucked away along a peaceful country lane in the desirable village of Dormansland, this enchanting three-bedroom home offers a rare combination of period character, modern touches, and superb outdoor space. Surrounded by mature gardens and benefiting from a generous double garage, this is a home that balances rural charm with everyday convenience.

Behind its pretty façade lies a deceptively spacious interior that unfolds over two floors. On the ground level, a welcoming entrance leads into a bright and generous dining area with a bay window overlooking the garden, the perfect space to host family meals or entertain friends. The adjacent sitting room is equally inviting, featuring a wood-burning stove and elegant styling that makes it ideal for relaxing all year round. A stylish, well-appointed kitchen sits to the rear, offering ample worktop space and modern appliances while maintaining the home's classic feel.



Elsewhere on the ground floor is a flexible double bedroom with its own en-suite shower room, ideal for guests or those looking for single-level living. A separate reading room and a second entrance lobby, currently used as a utility and study area, enhance the home's versatility.

Upstairs, two staircases lead to two distinct bedroom areas. One provides access to a large principal bedroom with built-in storage and a luxurious four-piece bathroom featuring a freestanding bath and walk-in shower. The second leads to a private third bedroom, which enjoys delightful views and would suit guests, teenagers or those working from home.

The grounds are a particular highlight, private, mature, and well maintained. A large patio wraps around the rear of the house, providing plenty of space for outdoor dining and relaxation. The detached double garage is equipped with power and lighting, with additional WC facilities, offering scope for a workshop or home gym if desired.





## At a glance

- Stunning Private Garden
- Beautifully Presented Throughout
- All Windows Less Than a Year Old
- Modern Kitchen and Bathrooms
- Large Double Garage
- Downstairs Double Bedroom and Ensuite
- Dormans Station Less Than a Mile Away

## Location

This home enjoys an enviable location in Dormansland, a friendly village with a strong sense of community and excellent local amenities. Families will appreciate the proximity to well-regarded schools including Dormansland Primary and Lingfield College, while commuters benefit from fast rail links to London via nearby Dormans (less than 1 Mile) or Lingfield stations. Surrounded by open countryside and close to the historic village of Lingfield, with its independent shops, racecourse and dining options, this is a property that truly offers the best of both worlds, peaceful country living with everything you need close at hand.

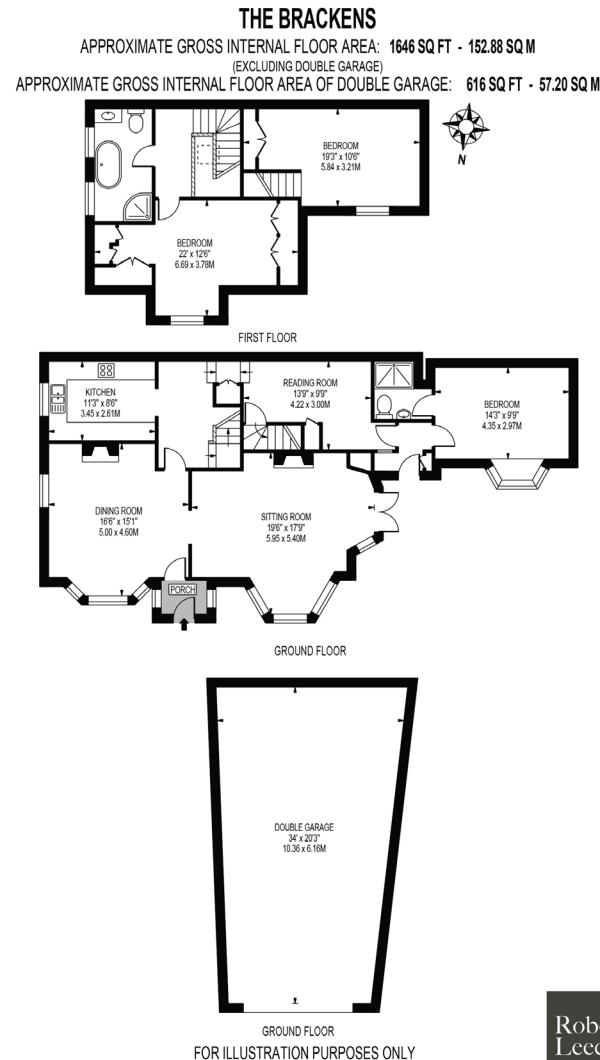
## Intrigued?

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