

Price:

£725,000

Garnham
H Bewley

46 West Street, Dormansland, Lingfield



- Detached & Extended Bungalow
- Very Large Plot (Approx. 1 Acre)
- Four Bedrooms, Three Bathrooms
- Tastefully Fitted Kitchen & Utility Room
- Three Reception Rooms
- Huge Potential for Remodelling & Modernisation
- Outbuildings including Studio and Stables
- Popular Village Location

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



46 West Street, Dormansland, Lingfield, Surrey RH7 6QS

Extended Four-Bedroom Detached Bungalow with Approximately One Acre of Grounds.

Occupying a generous plot of approximately just under one acre, this extended four-bedroom detached bungalow offers a rare opportunity to acquire a home with versatile accommodation, extensive outbuildings and outstanding potential, all within the heart of the sought-after village of Dormansland.

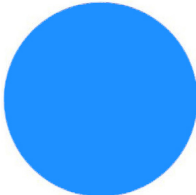
Conveniently positioned within easy walking distance of Dormansland railway station, local amenities, popular village pubs and beautiful countryside walks, the property combines the charm of village living with excellent transport links and a wonderful semi-rural setting.

The accommodation has been thoughtfully extended to create a superb family home, with a modern kitchen opening into a spacious family room overlooking the rear garden, providing an ideal space for both everyday living and entertaining. There is also a separate living room, drawing room, utility room, four well-proportioned bedrooms and two en-suite shower rooms. Whilst the rear extension has been tastefully modernised, the original front section of the bungalow would now benefit from updating and offers excellent scope for reconfiguration, allowing a purchaser to create a home tailored to their own tastes and requirements.

The extensive grounds are predominantly wooded, creating a high degree of privacy and a peaceful setting, whilst also offering excellent potential to clear areas for paddocks, formal gardens or other lifestyle uses, subject to any necessary consents.

A particular feature of the property is the substantial detached studio, complete with power and lighting, making it ideal as a home office, workshop, gym or hobby space. This is complemented by a range of adjoining former stable buildings, currently used for storage, together providing a wealth of practical and flexible outbuilding space. The grounds also benefit from a working well, adding further character to this unique home.

Offering enormous scope to modernise, extend the existing lifestyle opportunities and make the most of its exceptional plot, this is a rare chance to purchase a distinctive village property in one of the area's most desirable locations.



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Accommodation

Ground Floor:

Living Room:

14' 5" x 10' 11" (4.39m x 3.33m)

Drawing Room:

11' 0" x 10' 0" (3.35m x 3.05m)

Utility Room:

14' 7" x 8' 0" (4.45m x 2.44m)

Kitchen:

11' 6" x 9' 0" (3.51m x 2.74m)

Family Room:

15' 9" x 11' 9" (4.80m x 3.58m)

Master Bedroom:

13' 0" x 12' 2" (3.96m x 3.71m)

Ensuite:

5' 10" x 5' 8" (1.78m x 1.73m)

Bedroom Two:

13' 1" x 8' 7" (3.99m x 2.62m)

Ensuite:

5' 8" x 5' 3" (1.73m x 1.60m)

Bedroom Three:

11' 8" x 7' 9" (3.56m x 2.36m)

Bedroom Four:

8' 7" x 6' 11" (2.62m x 2.11m)

Shower Room:

5' 10" x 4' 10" (1.78m x 1.47m)

Outside:

Studio:

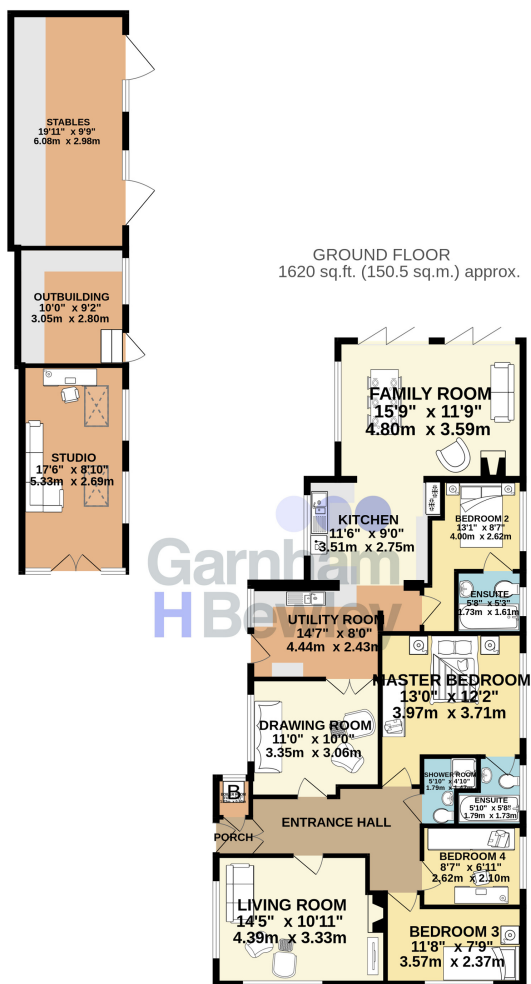
8' 10" x 17' 6" (2.69m x 5.33m)

Outbuilding:

10' 0" x 9' 2" (3.05m x 2.79m)

Stables:

9' 9" x 19' 11" (2.97m x 6.07m)



46 WEST STREET - FLOORPLAN

TOTAL FLOOR AREA : 1620 sq.ft. (150.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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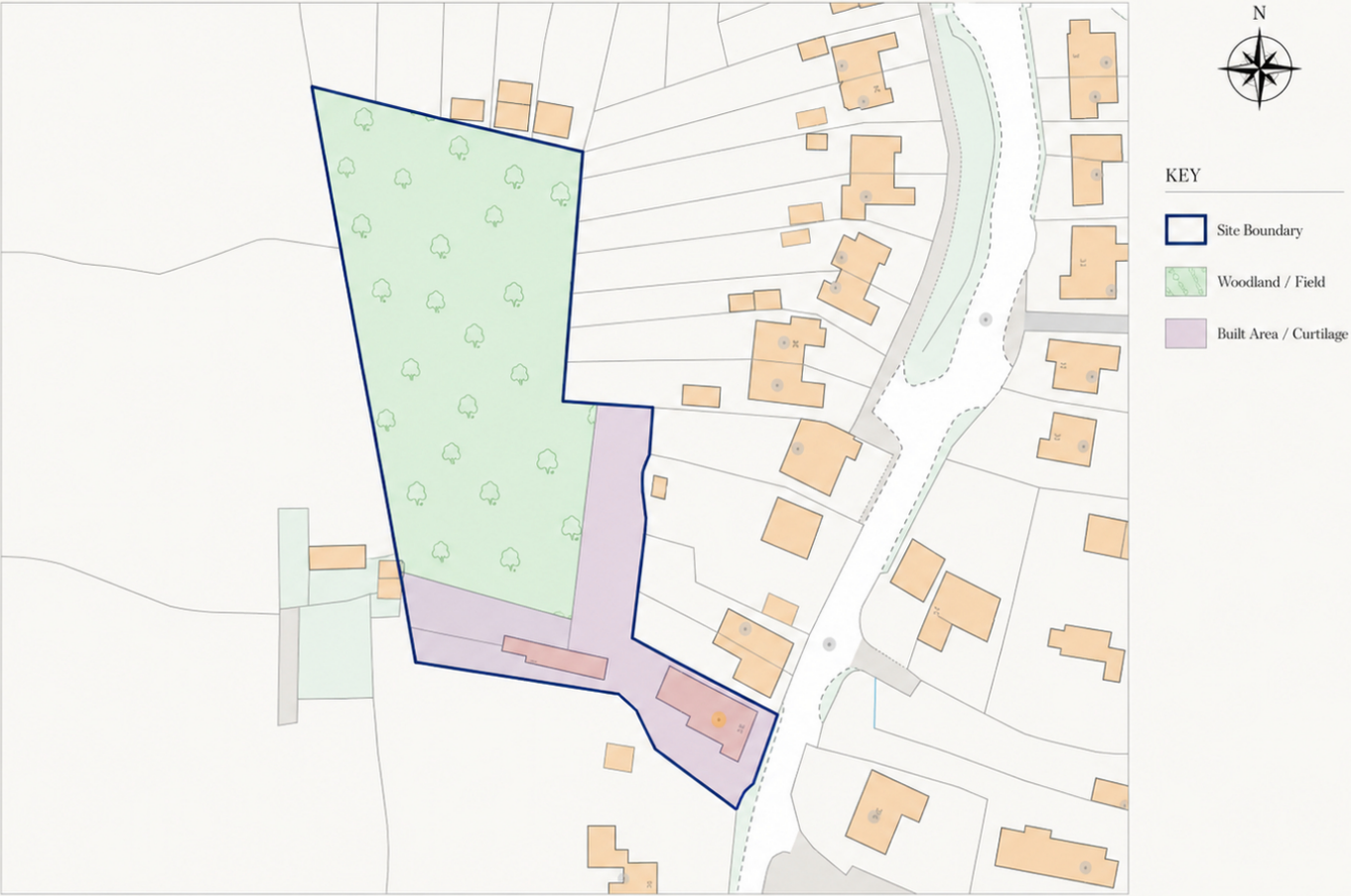


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Nearest Stations:

Dormans Station (0.6 miles)

Lingfield Station (1.0 miles)

East Grinstead Station (2.8 miles)

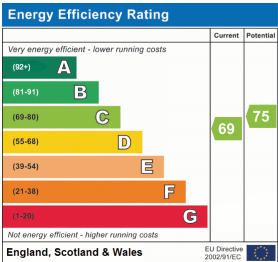
Nearest Schools:

Dormansland Primary School (0.3 miles)

Lingfield College (0.6 miles)

St Piers School (0.8 miles)

Lingfield Primary School (1.3 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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