



£900,000 to £950,000 Guide Price

Mutton Hill, Dormansland, RH7

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mayhews



Fabulous, refurbished character home set in stunning mature gardens in a semi rural yet convenient location.

Property description

Offered to the market with a guide price of £900,000 to £950,000. A well presented and recently improved, four bedroom detached family home tucked away in a private position within the desirable location of Mutton Hill, near the village of Dormansland and Dormans mainline railway station. Local shops nearby in Lingfield and close to East Grinstead town centre. This attractive, tranquil property was built in the early 20th century and benefits from stylish, modern fittings yet retains original features and is set in attractive mature garden. The property could be extended further subject to planning permission.

The living accommodation comprises entrance hall with stairs rising to the first floor with cupboard beneath, cloakroom with WC and wash hand basin. The lounge is a bright and airy room with a bay window overlooking the gardens and has an open fireplace and French doors to the conservatory which leads to the garden. The dining room features rear aspect views. The fabulous kitchen/breakfast room has a heart of the home feel and is fitted with a range of wall and base level units, microwave, double oven, pantry and space for appliances. There is a ample room for a table and chairs and side and rear aspect windows allows plenty of natural light.

The first floor consists of a landing with loft access hatch to the partially boarded loft, doors to bedrooms. The master bedroom has a bay window to the front and fitted wardrobes the double guest bedroom has a bay window and feature fireplace. There are 2 further bedrooms and a well appointed family bathroom with a WC, wash hand basin, heated towel rail and shower cubicle; separate WC.

Outside

Outside the property benefits from driveway parking for 3-4 cars leading to a garage with up and over door. The property is ideally situated within an approximately 1/3 acre plot and boasts a stunning landscaped front, side and rear garden, which is mainly laid to lawn with seating areas and mature shrub and flower beds. A variety of mature trees, hedges, shrubs and plants provide a high level of seclusion and privacy. There is also a greenhouse, shed, pond and a summerhouse with power and lighting.

EPC = E

Key features

- Detached Character Home
- Excellent Condition
- 4 Bedrooms
- 2 reception Rooms
- Fabulous Kitchen/Diner
- Lovely Conservatory
- Mature Gardens
- Driveway & Garage
- Close to Dormans Station



ORCHARD COTTAGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1526 SQ FT - 141.77 SQ M
(EXCLUDING SUMMER HOUSE)

APPROXIMATE GROSS INTERNAL AREA OF SUMMER HOUSE: 88 SQ FT - 8.15 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, RESEARCH, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DIMENSIONS QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



IMPORTANT:

Mayhew Estates give notice that: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.

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