



£800,000 to £850,000 Guide Price

Kinnibrugh Drive, Dormansland, RH7

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mayhews



A substantial detached family home tucked away in a quiet cul-de-sac within the popular village of Dormansland! No chain!

Property description

Offered to the market with a price guide of £800,000 to £850,000. Mayhew Estates are delighted to offer for sale this substantial, five bedroom detached family home situated within a quiet cul-de-sac in the popular village of Dormansland. In our opinion, this property could appeal to a variety of buyers and an early viewing is highly recommended in order to appreciate the private and secluded location as well as the property being offered to the market with no ongoing chain.

Entering the property, you are immediately met by a spacious entrance hallway that provides access to the downstairs accommodation and stairs rising to the first floor. A real highlight to this property is the recently fitted and very tasteful kitchen/breakfast room that benefits from a range of eye and base level units, worksurface space, integrated double electric oven, five ring electric hob, and there are areas for further kitchen appliances. Located off the kitchen there is a useful utility room that allows immediate access to the integral double garage, benefitting from an electric up and over door. Located at the front of the property is the spacious lounge with bay window to the front aspect providing plenty of natural light creating an extremely bright room. There are double doors through to the dining room which enjoys patio sliding doors out to the rear garden. Completing the downstairs accommodation there is a further reception room currently used as a study, perfect for the remote and hybrid worker and there is also a downstairs WC.

Rising to the first floor, you are met by the impressive master bedroom which is the most generous of doubles with built-in wardrobes and its own ensuite shower facility. There are four further bedrooms all benefitting from built-in wardrobes/storage that are complemented by a modern family bathroom.

This property is offered to the market with no ongoing chain.

Outside

Parking is provided to the front of the property via driveway for multiple vehicles leading to a double garage. To the front of the property there is a large expanse of lawn and there is side access to the rear garden. The rear garden is predominantly laid to lawn with a variety of mature hedging which borders the property and there is a large patio area. The property has further scope to extend into the loft space and above the garage subject to planning permission. The village primary school is a stone's throw away and Dormansland mainline railway station is within close proximity.

Key features

- Five bedroom detached family home
- Three reception rooms
- Well-appointed kitchen with adjoining utility room
- Family bathroom, ensuite shower room and downstairs WC
- Double garage with driveway parking for multiple vehicles
- Large corner plot garden
- No chain!
- EPC = E



Approx. 102.6 sq. metres (1104.7 sq. feet)



Appendix 77 7 sq. metres (836 5 sq. feet)



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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