

£750,000 Offers in the region of

Blackberry Lane, Lingfield, RH7

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mayhews





A superb, refurbished and improved detached bungalow with views over Lingfield racecourse!

Property description

Mayhew Estates are delighted to offer for sale this improved, modernised and reconfigured detached bungalow in a tucked away position on a plot of approximately 1/4 acre. Enjoying unrivalled views across Lingfield racecourse the property has been the subject of impressive changes by the current vendors including new electric boiler & heating, full rewire and an independent wastewater treatment system. Located in a semi rural yet convenient position this property benefits from planning permissions for further improvements and is for sale with no chain.

Accommodation comprises an entrance hall with doors to rooms. The open plan kitchen/living room is a real feature of the property and offers a spacious, light and airy heart of the home space. The kitchen has an impressive range of units with sleek worktops and built in appliances. The view across the racecourse toward the grandstand makes spending time in this kitchen a pleasure. From the kitchen, steps lead down to the adjoining lounge/diner. This triple aspect functional room has a door leading to the side paved terrace.

The master bedroom has double doors leading to a rear decked breakfast seating area and a door to an adjoining storage room. There are 2 further bedrooms complemented by a refitted bathroom.

Outside

The Bungalow enjoys an overall plot of approximately 1/4 acre and its side boundary abuts Lingfield racecourse allowing fabulous views across the gallops.

The gardens are to the front and side of the property and are mainly laid to lawn. There are many seating areas to enjoy the best of the weather. A real feature of the outside space is the paved terrace to the side. This excellent entertaining space features a paved terrace and outside kitchen leading to an outside bar. There is driveway parking for several cars.

EPC = D

Key features

- Refurbished Detached bungalow
- Kitchen with built in appliances
- Spacious lounge/diner
- refitted Bathroom
- ¼ acre plot
- Views over the racecourse
- Plenty of parking
- Terrace with outside kitchen & bar
- Further planning permissions granted
- Rewired, new boiler and heating system
- No chain

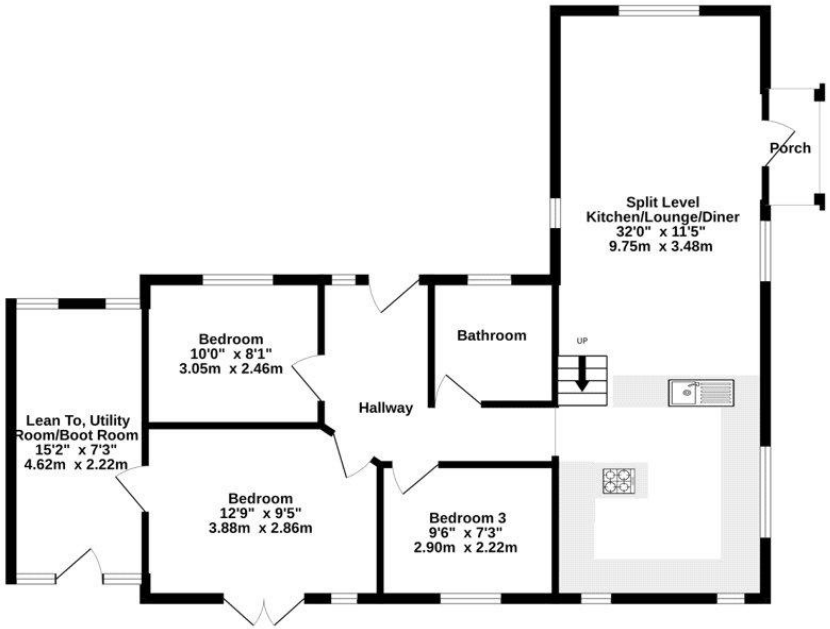


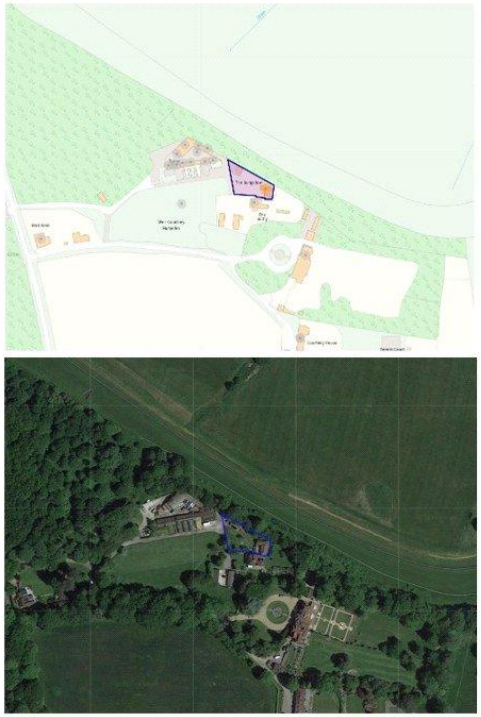






Ground floor
877 sq.ft. (81.5 sq.m.) approx.





TOTAL FLOOR AREA : 877 sq.ft. (81.5 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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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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