



Mutton Hill, Dormansland, Surrey, RH7 6NP

Offers in Excess of £1,000,000 Freehold

**MANSELL
McTAGGART**
Trusted since 1947

in brief...

- Detached Victorian family home
 - Self contained two bedroom annex
 - 4017sq ft of accommodation (inc annex)
 - Six bedrooms in total
 - Six bathrooms in total
- Four reception rooms
 - Double garage
 - Approximately ½ acre plot
 - Sought after location
 - Walking distance to Dormans train station



in more detail...

A substantial and well presented Victorian property which is ideally situated in a sought after location, within easy walking distance of Dormans train station and Dormansland Village.

Positioned overlooking open countryside, this wonderful family home offers 4017sq ft (including annex) of versatile and spacious living space with the rare benefit of a separate, self contained annex.

The accommodation briefly comprises: entrance porch; large reception hall; double aspect sitting room with wood burning stove; dining room; conservatory with French doors to the garden; fitted kitchen/breakfast room also with a door to the garden, downstairs cloakroom and a dual aspect family room with bay window overlooking the garden, completes the ground floor.

On the first floor there is a dual aspect master bedroom with dressing area, built in wardrobes and an ensuite bathroom, double guest bedroom with Juliet balcony looking over the garden and ensuite shower room, third double bedroom with French doors opening to a balcony also overlooking the garden and a family bathroom concludes the living space. The first annex comprises of a kitchen area; sitting room, entrance lobby with door to the garden, double bedroom and shower room. Then a further separate annexe with front door and two double bedrooms both with ensuite bathrooms.

Timber gates open to the gravelled driveway with parking for multiple vehicles, double garage with timber doors, log store and a well tended front garden. All with seclusion provided by hedge and shrub screening. The rear garden is a real feature of the property and extends to approximately half an acre and incorporates an expanse of lawn, decorative beds, borders and planting plus and patio area abutting the rear of the property.



outside and the location...

The property is located in the sought after village of Dormansland which has a railway station servicing London, a selection of public houses, two churches and a local shop. Nearby Lingfield provides local shopping facilities, village pubs, church, railway station servicing London and the famous Lingfield Park racecourse. More comprehensive shopping facilities can be found in Oxted to the North and the market town of East Grinstead to the south. Access to the motorway network can be easily reached by Junction 9 (Gatwick) of the M23 and Junction 6 (Godstone) of the M25. Gatwick airport is approx 7 miles distant.

DIRECTIONS

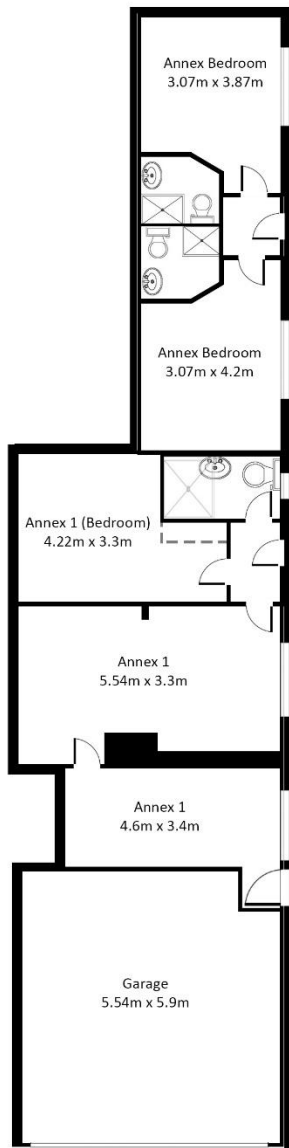
From our office on London Road head South and take the first exit at the mini roundabout onto the High Street. Continue on the High Street and turn left at the roundabout onto College Lane. Proceed into Blackwell Hollow and down until next roundabout, take the 3rd exit onto Holtze Road and continue past the hospital, branch left onto Sandhaves Hill, proceed onto Wilderwick Road and continue for approximately 1.5 miles before turning right onto Mutton Hill. Proceed along Mutton Hill and the property can be found on right hand side.

Please check google maps for exact distances and travel times (property postcode: RH7 6NP)

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	57	74		55	73
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

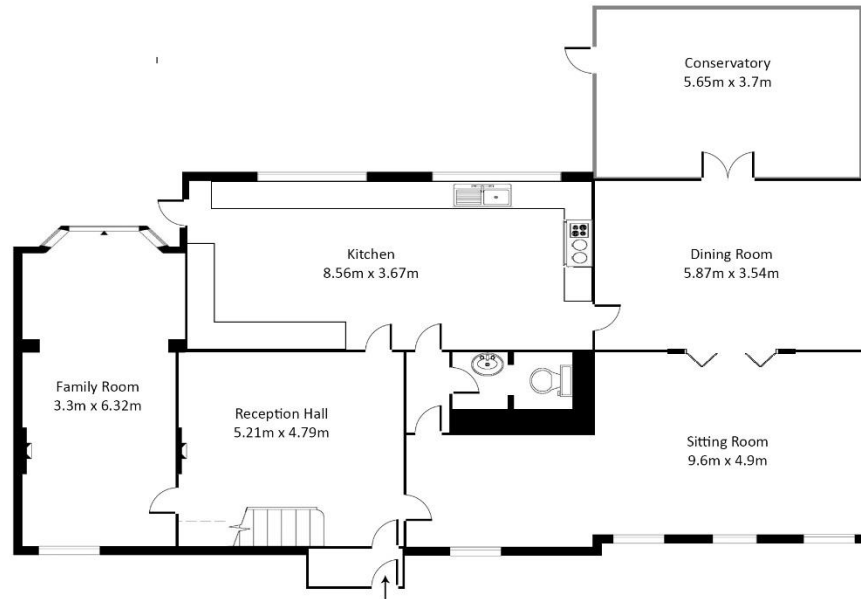
ANNEX (Excluding garage)

Approximate internal area : 104.36 sq.m (1123 sq.ft)



GROUND FLOOR

Approximate internal area : 181.63 Sq.m (1955 sq.ft)



FIRST FLOOR

Approximate internal area : 87.26 Sq.m (939 sq.ft)



**MANSELL
McTAGGART**

**MANSELL
McTAGGART**
Trusted since 1947

call: East Grinstead: 01342 311711
email: eastgrinstead@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.