



Ladycross House

MUTTON HILL | DORMANSLAND | LINGFIELD | SURREY | RH7 6NP

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Situation

A substantial country residence centrally positioned within its beautifully landscaped gardens and grounds of approximately 4.8 acres with a detached cottage, triple garage and being just over half a mile from the mainline train station

Dormansland is a quaint village including a church, a general store and a post office. 'Ladycross' is perfectly situated approximately half a mile from Dormans mainline train station which provides regular rail services to London. The larger villages and towns of Lingfield and East Grinstead provide a more comprehensive array of shopping and recreation facilities. There are also a range of revered state and private schools locally.

Centrally positioned and surrounded by glorious gardens and grounds, 'Ladycross House' is a substantial country house accompanied by a detached cottage and a detached triple garage. The main house comprises 4,342 sq ft of accommodation, with the ground floor benefitting from 4 sizable and well-appointed reception rooms with large floor to ceiling sash windows looking out over the beautiful landscaped gardens. Character features are in abundance throughout with high ceilings, ceiling coving and ornate open fireplaces. The first floor provides 6 bedrooms with the addition of a family bathroom and shower room. The master suite benefits from an en-suite bathroom and the second and third bedrooms are serviced by a 'Jack and Jill' bathroom. A versatile 3 bedroom detached cottage sits within the grounds along with a detached triple garage with games room above. Beautiful gardens and grounds with manicured lawns of approximately 4.8 acres surround the property on all sides and incorporate paved terraced areas, a heated covered swimming pool, walled flower gardens, mature trees and established shrub and plant beds. There is also the benefit of 2 paddocks on the fringes of the grounds.



Kitchen

- » Wall and base units including glass front display cabinets
- » Granite worksurfaces
- » Oil fired 2 oven 'Aga'
- » Inset twin ceramic sink with sink and drainer
- » Space for 'Miele' dishwasher
- » Fitted fridge freezer
- » Centre island unit with a granite worksurfaces and a selection of cupboards and drawers under
- » Inset twin gas hob
- » Fitted electric over



Bathrooms

Family Bathroom

- » Panelled bath with hand shower attachment
- » Low level w.c. suite
- » Wash hand basin with cupboard under
- » Tiled floor

Family Shower Room

- » Fully tiled shower cubicle, wall mounted shower and glazed door
- » Low level w.c. suite
- » Wash hand basin
- » Heated towel radiator
- » Half tiled walls

Master Bedroom En-Suite Bathroom

- » Panelled bath with traditional style centre mounted taps and hand shower attachments
- » Low level w.c. suite
- » Bidet
- » Wash hand basin with cupboards under
- » Tiled splash backs

Bedroom 2 En-Suite Bathroom

- » Panelled bath with traditional style taps and hand shower attachment
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Tiled splash backs



Specification

- » Sizable utility room
- » Ornate fireplaces throughout the principle reception rooms
- » Floor mounted oil fired boiler located in the utility room
- » Detached 3 bedroom cottage
- » Triple garage with games room above
- » Cover heated swimming pool
- » Gardens and grounds of approximately 4.8 acres
- » 2 Paddocks

Detached Cottage

A versatile 3 bedrooms outbuilding of approximately 1,500 sq ft with a multitude of different uses

Kitchen

- » Wall and base units
- » Inset 'Candy' electric hob
- » Space for fridge
- » Space for gas cooker

Bathroom

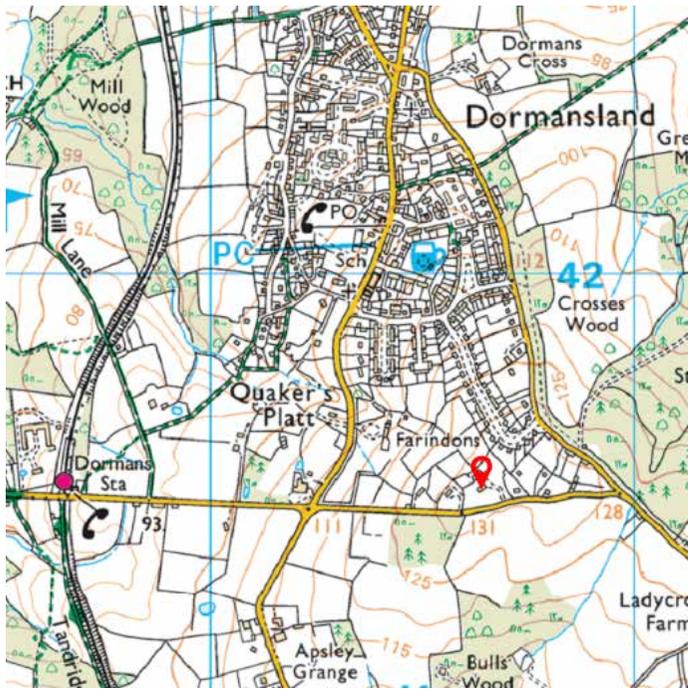
- » Panelled bath
- » Low level w.c. suite
- » Pedestal wash hand basin



External

The property is approached via a part tree lined shingle driveway with an abundance of parking, access to the detached cottage and detached triple garage with games rooms above. Paved terrace and beautiful manicured lawns surround this glorious country house on all sides. Large beautifully tended and well stocked shrub and plant beds are scattered throughout the grounds along with mature trees and established hedgerow borders. There is a walled garden incorporating a covered swimming pool and pavilion at the rear of the property along with further areas of paved terrace with outdoor electrical points and 2 further paddocks on the fringes of the grounds.





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Transport Links from Ladycross House

London Victoria Train Station	approx. 52 miles
Lond Bridge Train Station	approx. 48 miles
M25 (J6) Slip Road	approx. 10 miles
East Grinstead	approx. 4 miles
Gatwick Airport	approx. 12 miles

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

A buyer is advised to obtain verification from the solicitor.

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