



Brickhouse Lane, Newchapel

Offers In Excess of **£1,000,000**

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Brickhouse Lane

Newchapel, Lingfield

A stunning and individual, four double bedroom detached family home, which is set within a rural position and boasts views across the surrounding farmland. The property has been much improved by the current owners, and offers substantial and versatile accommodation throughout, totalling approximately 2670sq ft. Ideally situated for easy access to the M23/M25 and Lingfield Train Station, this attractive property would suit a wide range of purchasers.

The accommodation briefly comprises: spacious entrance hall with understairs cupboard storage; downstairs cloakroom; double aspect living room with a wood burning stove (dual fuel) and double doors opening to the conservatory with French doors to the garden; study/home/office; refitted kitchen/dining with a range of wall and base units; central island, integrated fridge/freezer, oven, microwave and dishwasher, ceramic tiled flooring plus bi-fold doors to the garden. A well proportioned utility room with personal door to the garage and a boot room with a door to the garden completes the ground floor. On the first floor, there is a spacious master bedroom with fitted wardrobes and a refitted bathroom with shower and a freestanding bath, underfloor heating and additional access from the landing; double guest bedroom with fitted wardrobes. Two further double bedrooms and an upgraded family shower room conclude the living space.





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Externally, the property is approached via an electronically operated, sliding gate which leads to driveway parking for multiple cars and the integral double garage. The rear garden has been much improved and offers a patio area abutting the rear of the property, a decked seated area and a further feature patio. The garden further benefits from an expanse of lawn, flower beds, borders and attractive planting, pond feature and seclusion provided by hedge screening.

Tenure: Freehold

- Detached family home
- Four double bedrooms
- Modern kitchen/dining room
- Refitted shower room & ensuite
- Excellent condition throughout
- 2670sq ft of living space
- Rural location
- Stunning gardens
- Views over surrounding farmland





Total area: approx. 248.1 sq. metres (2670.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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