



Leywood, Effingham Road, Burstow, RH6 9RP
Asking Price £700,000



JAMES DEANE

E S T A T E A G E N T S

This attractive detached cottage was built in 1947 and offers a delightful blend of character and modern living. The property sits between the villages of Smallfield and Copthorne on the Surrey/Sussex borders and occupies a semi-rural location. It is walking distance to two acclaimed public houses The Old House Inn and The Curious Pig in The Parlour, whilst offering easy access to open countryside, ideal for dog walking or outdoor enthusiasts. There are several areas of Outstanding Natural Beauty nearby including the North Downs, Surrey Hills and Ashdown Forest providing an opportunity to live in a peaceful environment yet enjoy the benefit of easy access to local facilities, the motorway network, Gatwick airport, London and the south coast.





This delightful cottage combines the charm of its era with modern conveniences, making it an ideal choice for those looking to settle in a serene environment while still being close to local amenities. The property has been extended and now boasts a spacious layout whilst offering further scope under either permitted development rights or by way of a loft conversion, subject to obtaining the usual planning consents. The property is CHAIN FREE.

The accommodation consists of an entrance porch leading through to a hallway and an inviting living room, which seamlessly connects to a beautiful orangery. The living room features an open fireplace, creating a warm and cosy atmosphere during the cooler months, whilst the triple aspect orangery includes a sky lantern, underfloor heating and offers direct access outside. This bright and airy space offers a wonderful vista of the garden and is perfect for enjoying meals with family or hosting gatherings with friends.

The heart of the home is the enlarged kitchen, a result of a thoughtful extension, which includes integrated appliances, a self-cleaning range cooker, utility cupboard and external access. Downstairs is completed by a guest cloakroom and a dual aspect study that could equally be used as a snug or additional bedroom.

Upstairs comprises three bedrooms, family bathroom and loft storage. The master bedroom includes dual integrated storage, and the family bathroom benefits from a corner bath and separate shower cubicle.

One of the standout features of this home is the secluded and expansive south facing garden, a true haven for outdoor enthusiasts. The garden features natural boundary treatment, a generous lawn, block paved patio, external boot room and summer house with power and lighting that could equally be used as a studio, gym, workshop or annex. To the front of the property is a gated driveway with parking for multiple vehicles and gated side access wide enough to accommodate additional parking.









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ESTATE AGENTS

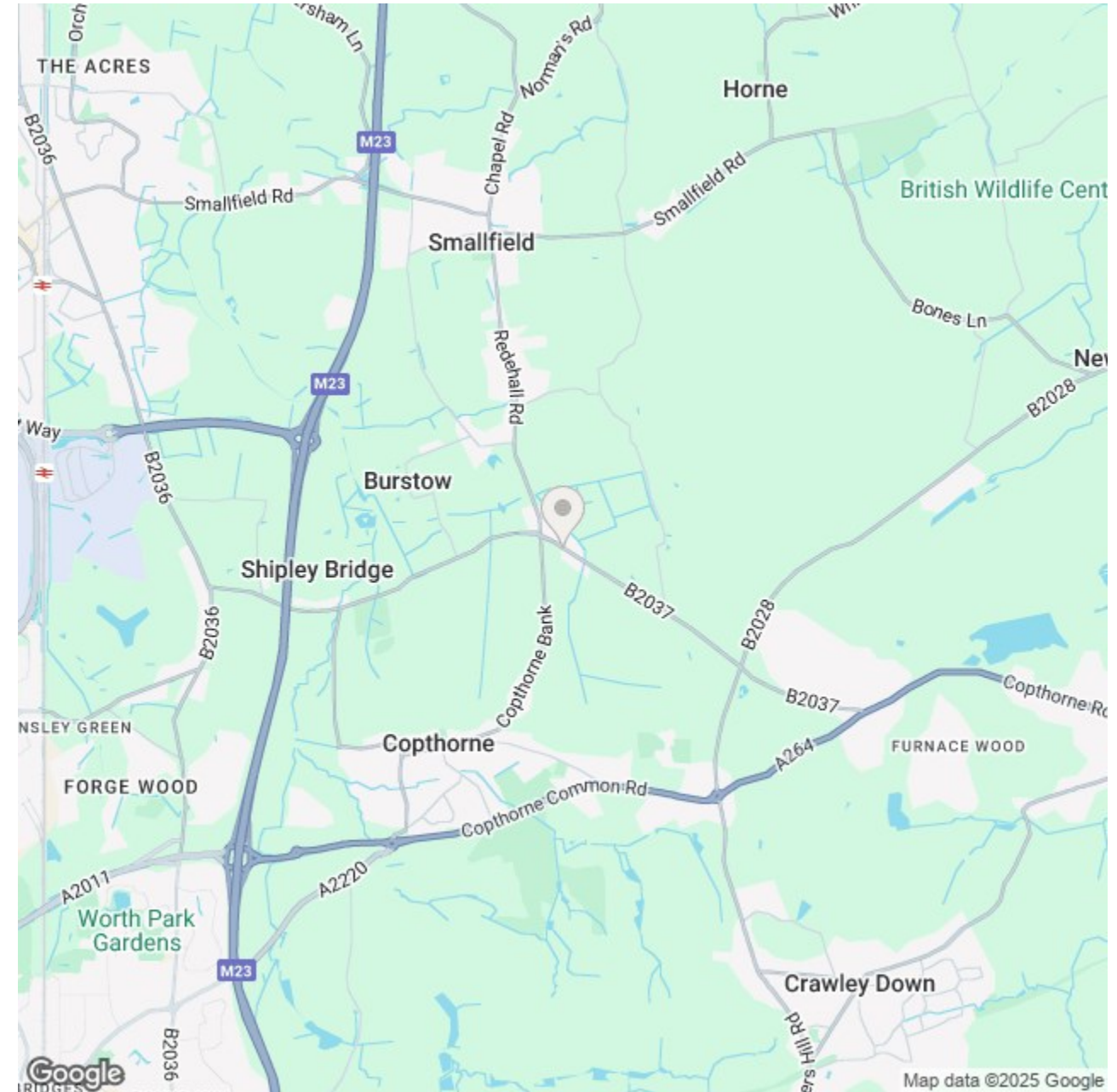


- Charming Detached Cottage Occupying a Generous Plot and offered CHAIN FREE
- Previously Extended Delivering an Orangery and enlarged Kitchen
- Three Bedrooms
- Inviting Living Room with Open Fireplace
- Triple Aspect Orangery with Sky Lantern & Underfloor Heating
- Additional Downstairs Reception
- Kitchen/Breakfast Room with Integrated Appliances
- Gated Driveway with Parking For Multiple Vehicles
- Expansive and Secluded Garden featuring a Summer House with Power & Lighting
- Close to Local Amenities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
	68	
England & Wales	EU Directive 2002/91/EC	

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



Internal Area: 1334.74 sq ft

Tenure: Freehold

Local Authority: Tandridge DC

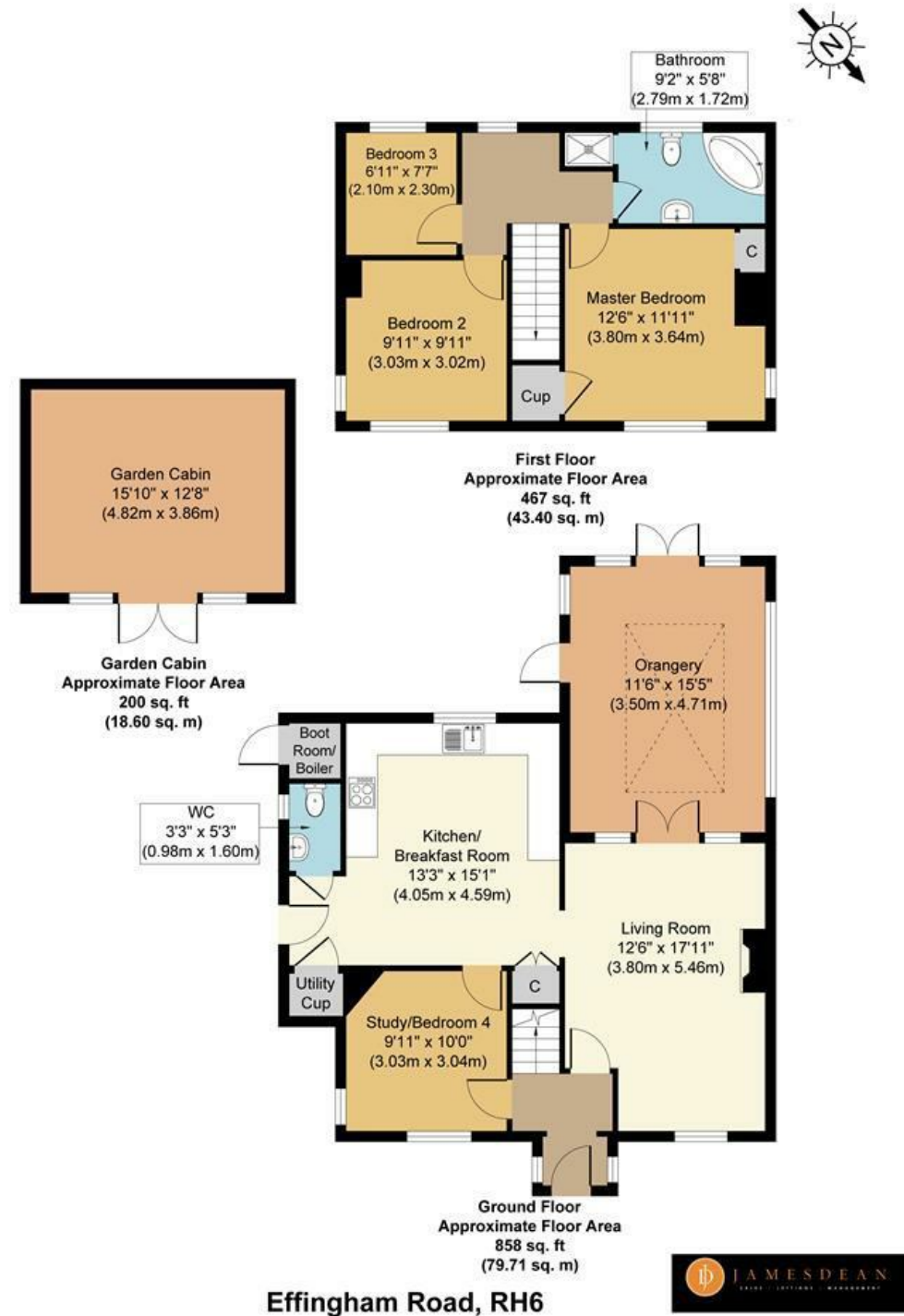
Council Tax Band: E

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FLOOR PLAN



Approx. Gross Internal Floor Area 1525 sq. ft / 141.71 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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