



Leywood, Effingham Road, Burstow, RH6 9RP
Asking Price £675,000



JAMES DEANE

ESTATE AGENTS

This attractive detached cottage, originally built in 1947 as the former village police station, occupies a delightful semi-rural position between the villages of Smallfield and Copthorne on the Surrey/Sussex borders. Combining character and charm with modern living, the property enjoys a peaceful setting whilst remaining exceptionally well connected.

The cottage is within walking distance of the highly regarded The Old House Inn and The Curious Pig in the Parlour, as well as open countryside ideal for walking, cycling, and outdoor pursuits.





This delightful cottage beautifully combines period charm with modern convenience, making it an ideal choice for buyers seeking a peaceful setting whilst remaining within easy reach of local amenities. Thoughtfully extended over the years, the property now offers spacious and versatile accommodation, with further potential for enlargement under permitted development rights or by way of a loft conversion, subject to the necessary consents. The property is also offered to the market CHAIN FREE.

The accommodation begins with an entrance porch leading into an inviting living room, which flows seamlessly into a stunning orangery. The living room centres around an attractive open fireplace, creating a warm and cosy atmosphere, whilst the triple-aspect orangery enjoys underfloor heating, a striking sky lantern, and direct access to the garden. Flooded with natural light, this superb space provides an ideal setting for both entertaining and everyday family living while enjoying delightful views across the garden.

At the heart of the home is the enlarged kitchen, thoughtfully designed as part of the extension and fitted with integrated appliances, a self-cleaning range cooker, utility cupboard, and external access. The ground floor accommodation is completed by a guest cloakroom and a versatile dual-aspect fourth bedroom, which could equally serve as a snug or home office.

To the first floor are three bedrooms, a family bathroom, and additional loft storage. The principal bedroom benefits from dual fitted storage, while the bathroom is fitted with both a corner bath and separate shower cubicle.

A particular feature of the property is the beautifully secluded south-facing rear garden, offering an exceptional degree of privacy and space. The garden includes natural screening, a generous lawn, and a block-paved patio ideal for entertaining. In addition, there is an external boot room and a substantial summer house with power and lighting offering excellent versatility.









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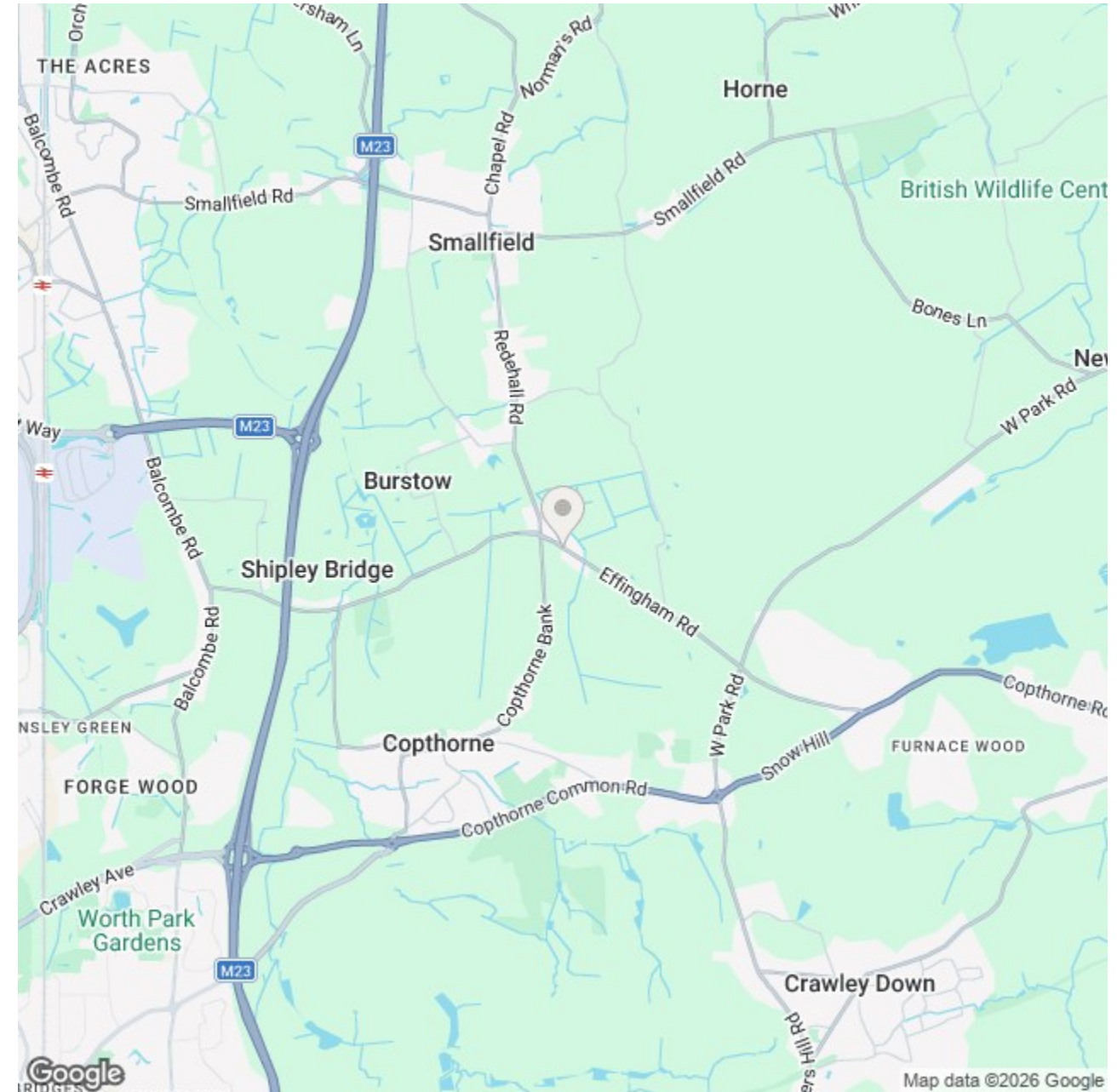


- Charming Detached Cottage Occupying a Generous Plot and offered CHAIN FREE
- Previously Extended Delivering an Orangery and enlarged Kitchen
- Three Bedrooms
- Inviting Living Room with Open Fireplace
- Triple Aspect Orangery with Sky Lantern & Underfloor Heating
- Additional Downstairs Reception
- 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		
	68	81
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: 1525.00 sq ft

Tenure: Freehold

Local Authority: Tandridge DC

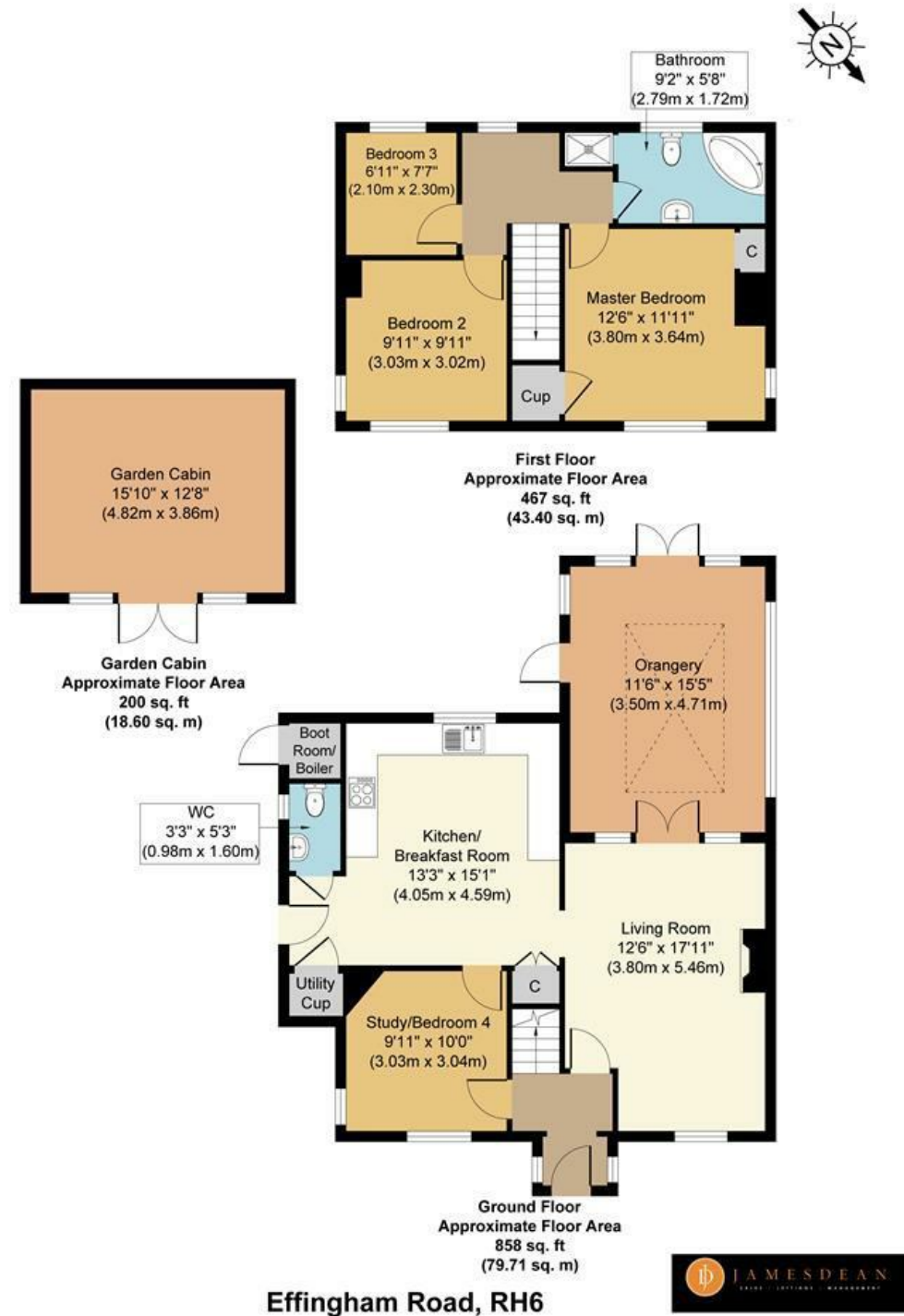
Council Tax Band: E

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**Do you need a solicitor?
We can provide you with no obligation quotes from our panel of preferred solicitors.**

**Do you need a mortgage?
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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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