

INIGO



Ralph Cottage

LINGFIELD, SURREY

SOLD

Set in a row of worker's cottages dressed with terracotta hung tiles, this two-bedroom cottage in Dormansland, Surrey was subject to an inspired interior renovation in recent years. A warm, earthy palette was added to complement the tactile textures provided by the house's original exposed beams and brickwork. At the rear, the house opens onto an extended garden framed by greenery and equipped with an outhouse, currently used as a workshop, an adaptable studio space, and off-road parking. Despite its pastoral location deep in the Surrey countryside, the house is within easy reach of Lingfield station, which runs services to London Victoria in under an hour.

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Setting the Scene

Though in Surrey, Dormansland sits close to the border with Kent in the east and West Sussex to the south. All three counties have a complicated geology and consequently the building types vary considerably. In spite of this, the region as a whole has a distinctive architectural character quite different from that of its neighbours where brown, red and brilliant orange tiles, white-painted weatherboarding and red bricks combine to make a picture of comely village life.

The tiles hung across the front façade of this cottage and its neighbours are of an older, rugged style. Each is beautifully irregular, a result of the firing process. Interwoven into the rows is a series of 'fish-scale' tiles that add a sweet, even playful flourish.

The row of cottages run alongside a quiet, no-through road and are set in open countryside where walking routes abound.

The Grand Tour

The house has been renovated with a clean, warm finish that gives centre stage to its period features. Exposed beams run overhead in the reception room, demarcating the tripartite space into sitting room, dining area and lounge. The original pine floorboards have been carefully restored throughout. An exposed brick chimney breast stands centrally, housing a double-fronted wood-burner that stands as a focal point for both spaces. The softly undulating walls are finished in the earthen tones of 'Tea and Toast' by Atelier Ellis.

A convivial island partitions the shaker-style kitchen that wraps around the rear wall of the house. There is direct access to the garden and a sheltered courtyard space through a stable door. Tiled splash backs are configured around the range cooker and sink.

Painted in 'Tuscan Red' by Little Greene, a winder staircase makes its way to the upper floor. Exposed floorboards continue the house's tactile feel, whilst the house's exposed timber framework becomes decoration for the walls in the primary bedroom. At the rear of the plan, the south-facing second bedroom has views out over the garden and rhythmic exposed joists.

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A skylight draws daylight deep into the richly decorated bathroom. The evergreen tones of 'Dark Brunswick Green', also by Little Greene, coat the walls and bath, combining with chequerboard flooring and traditional-style chrome fittings.

The Great Outdoors

A sun trap terrace opens out from the kitchen, where a table and chair can be arranged to sip a morning coffee. To one side, an outhouse is home to a utility space, workshop, and WC.

Past the outhouse, the south-facing garden extends into a green stretch of lawn that reaches towards a converted garage. Roses, raspberries and heather grow in beds on either side. Stepping stone paving makes its way towards the rear, now-insulated, studio space, which would make a wonderful study, or gym, and has an area for tool storage to the rear. The charming garden gate is finished in the bold tones of Little Greene's 'Atomic Red'.

Out and About

Dormansland is located on the edge of the High Weald Area of Outstanding Natural Beauty, a landscape characterised by its rolling hills, ancient woodland, and open farmland. Plenty of walking routes surround the village, including paths that meander through the nearby Ashdown Forest, offering spectacular views across the Weald and out towards the South Downs.

The local dining scene features several noteworthy spots. The Plough, under a minute's walk away, is a typical countryside pub serving traditional meals alongside a popular Thai night, while nearby The Wiremill overlooks a serene lake. The Bengal Village in Lingfield, just a short drive away, is another local favourite, known for its classic curries. The Missing Link Brewery, a 23-minute drive, serves a range of craft beer and hosts a variety of food trucks.

For a day immersed in history, Hever Castle (once home to Anne Boleyn) is a short drive away, as are Penshurst Place and the National Trust-managed Ightham Mote. If nature is more appealing, Wakehurst Palace has over 500 acres of botanical gardens, and fantastic wild swimming can be found at Diver's Cove in Godstone.

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There are state-run primary schools in both Lingfield and Dormansland (the latter a 22-minute walk from the house), with the private Lingfield College, which provides prep, junior and senior education, a three-minute drive away.

Transport links from Lingfield are excellent. The village has its own station, providing regular services to London Victoria in just under an hour. During peak hours direct Thameslink services also run into London Bridge, Blackfriars, City Thameslink, and Kings Cross. The M25 is also within easy reach.

Council Tax Band: D

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About

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