



Lingfield

Guide Price £795,000



3/4



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Robert
Leech.



Lingfield

The property is approached from a private driveway off Crowhurst Road with ample parking.

Entering the property through a spacious entrance hall gives access directly to a generous kitchen/dining room in front of you. To the left-hand side of the property there is a separate study/fourth bedroom and spacious sitting room with log burner, the room benefits from being dual aspect and has French doors leading directly to a sun terrace overlooking the rear garden. The airy dining room is next to the sitting room and has a skylight and French doors leading to the sun terrace giving plenty of natural light, the kitchen is adjacent and has plenty of storage with eye and base level units, leaving space for a range master cooker. To the right-hand side of the property there are three generous double bedrooms, the master has an en suite and overlooks the rear garden. The family bathroom is located close to bedrooms and consists of a white suite with a walk in shower cubicle.

The property sits on a plot of approximately 0.5 acres and has a stunning private rear garden. There is a large sun terrace which can be accessed directly from the lounge and dining room. The rest of the garden is mainly laid to lawn with mature hedging borders, fruit trees and fenced boundaries, to the left-hand side there is an outbuilding used for general storage and a summer house. There is further decking at the midpoint of the garden. To the rear of the garden there is a large cabin which has electricity and is currently utilized as a home gym.

- Chain Free
- Detached residence
- Four bedrooms
- Spacious sitting room with burner
- Generous kitchen/dining room
- Master bedroom with en suite
- Stunning mature private rear garden on 0.5 acre plot
- Ample parking
- Village location



2.0 miles
Lingfield



11 miles
Gatwick



1.3 miles
Lingfield



LINGFIELD
29 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



LOCATION

The property is in the quiet hamlet of Crowhurst on the outskirts of the historic village of Lingfield, centred around its picturesque pond. There are shops for every day requirements and a selection of village pubs. for the commuter, there is a rail service from Lingfield to Victoria and London Bridge. The national motorway network can be accessed at J9 of the M23 motorway. or international travel Gatwick Airport is approximately 13 miles distant. Lingfield is famous for its all weather racecourse and there is excellent walking in the locality.

SCHOOLS

There are two local primary schools that at present are rated good by Ofsted. Lingfield primary school is 1.3 miles away whilst Dormansland Primary school is 2.8 miles distant. There are multiple secondary schools within 7 miles of the property, all bar one of which are rated either good or outstanding by Ofsted.

TRAVEL

For the commuter Lingfield mainline rail station, which is just 1.3 miles away travels to both London Victoria, London Bridge and London King's Cross. The national motorway network can be accessed at J6 of the M25 motorway which is approximately 9 miles away and for international travel Gatwick Airport is just under 11 miles distant.



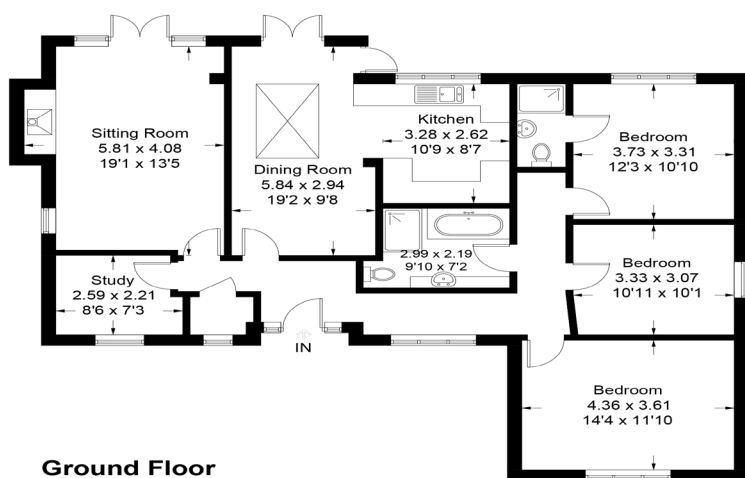
FAQ'S

- Council Tax - Band F
- Tandridge district council
- Main drainage
- EPC rating - D
- driveway parking
- Gas central heating

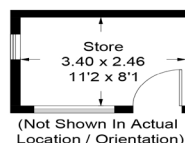




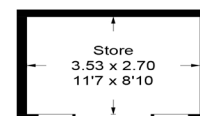
Approximate Gross Internal Area = 120.3 sq m / 1295 sq ft
 Outbuildings = 55.5 sq m / 597 sq ft
 Total = 175.8 sq m / 1892 sq ft



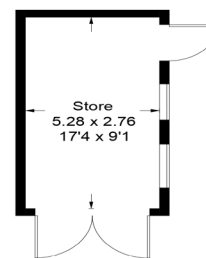
Ground Floor



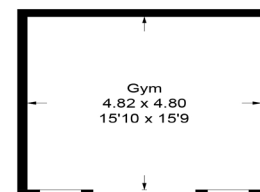
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID851071)
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**Robert
Leech.**

