



Lingfield, Surrey

Robert
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A stunning Grade II listed wing offering traditional charm with modern living.
Spacious accommodation with three double bedrooms and
fabulous, secluded gardens.
Viewings are highly recommended.



Dating back to the 16th century, this beautiful Grade II listed wing has been thoughtfully refurbished creating a blend of traditional charm with modern living in mind.

The double aspect Reception/Dining Room with exposed beams, wooden floorboards and stunning inglenook fireplace with wood burner. An attractive Shaker-style kitchen incorporates a butler sink, integrated dishwasher, range cooker, stone tiled floor and pantry. The adjoining utility room has space for a washing machine and fridge/freezer. The extended downstairs bedroom is bright and airy with light coloured beams, wooden floor, vaulted ceiling, bespoke oak bookcase and triple aspect double doors to the garden. The ensuite wet room features underfloor heating, shower, wash basin and w.c. For additional flexibility, the study could also be used as an extra bedroom. A recently refitted family bathroom with freestanding Victorian style bath and underfloor heating completes the downstairs accommodation.

Upstairs there are two spacious double bedrooms, one featuring an original Priest hole. There is also a good sized storage cupboard.

Outside, the stunning gardens are a particular feature, offering large lawned areas to the front and rear, secluded patio area, mature trees and shrubs and a beautiful pond. With off street parking for numerous vehicles a shed/workshop and triple garage with ramps able to house five cars.



At a glance

- Three Double Bedrooms
- Triple Garage With Ramping for Five Cars
- Spacious Sitting/Dining Room
- Secluded Garden
- Shed/Workshop
- Many Original Features
- Stunning Inglenook Fireplace
- Two Bath/Shower Rooms
- Utility Room
- Study

Location

Situated within half a mile of the historic Lingfield Village with a range of everyday shops, village pub and amenities sitting right on your doorstep and just a short walk from the train station. For a larger range of shops, restaurants and leisure facilities East Grinstead can be found five miles distant.

For the commuter Lingfield mainline rail station, which is approximately a mile away and travels to both London Victoria and London Bridge. The national motorway network can be accessed at J6 of the M25 motorway which is approximately 7.5 miles away.

Intrigued?

01342 837783

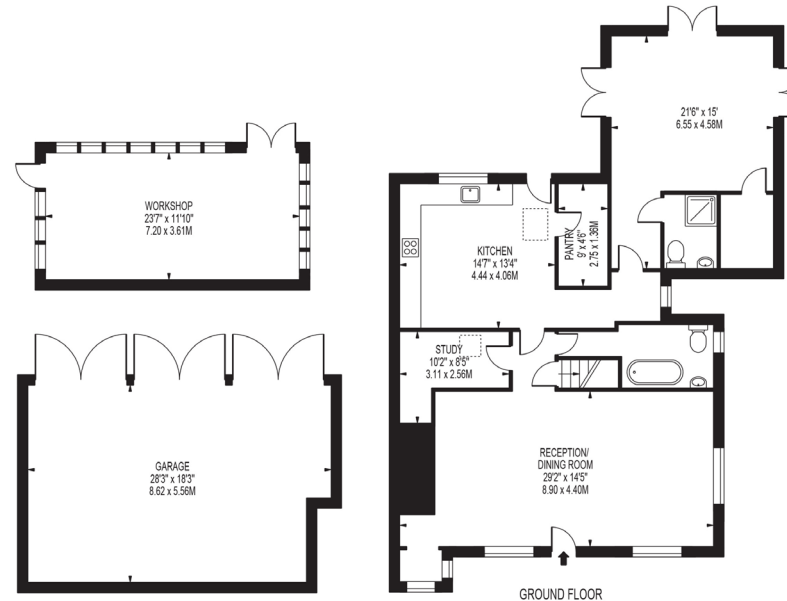
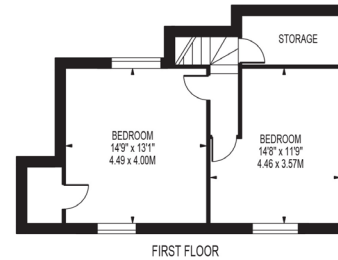
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THE MANOR HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1650 SQ FT - 153.26 SQ M
(EXCLUDING GARAGE & WORKSHOP)
APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 498 SQ FT - 46.25 SQ M
APPROXIMATE GROSS INTERNAL AREA OF WORKSHOP: 280 SQ FT - 25.99 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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Robert Leech 

REIGATE OXTED LINGFIELD