



Lingfield, Surrey

Robert  
Leech . 



An extended, detached, three reception room, three double bedroom family home with a south facing garden backing onto fields. Offering flexible accommodation, viewings are highly recommended.



Electric gates open to the driveway with off road parking for several cars. The entrance hall has beautiful tiled flooring and access to the recently fitted shower room. The dining room features stripped wooden floorboards and feature fireplace. The extended living room has a further feature fireplace, French leaded light doors opening to the secluded south facing garden and a door to the recently reroofed, large conservatory with further access to the garden. This in turn flows into the kitchen, also accessed from the hall. With space for a dining table, the spacious kitchen has a range of fitted wall and base units and space for a cooker and fridge/freezer. There is a door from the kitchen to the double garage with a utility area with a sink and plumbing for a washing machine, tumble dryer etc.



Upstairs the spacious landing provides access to the three double bedrooms, two of which have fabulous views to open countryside and farmland to the rear of the property. There is also a family bathroom with bath with shower over, w.c. and wash basin.

Outside to the front are electric gates and parking for several cars. To the rear is the secluded south facing garden with AstroTurf, large patio area, covered area to one side for storage, flower borders and summer house with fields and open countryside beyond.



## At a glance

- Extended Detached Family Home
- Double Garage
- Three Double Bedrooms
- Downstairs Shower Room
- Electric Gates
- Flexible Accommodation
- South Facing Garden
- Fabulous Countryside Views
- Large Conservatory
- Family Bathroom

## Location

Situated within a mile and a half of the historic Lingfield Village with a range of everyday shops, village pub and amenities stinging right on your doorstep. For a larger range of shops, restaurants and leisure facilities East Grinstead can be found around 4.5 miles distant.

For the commuter Lingfield mainline station is 2 miles away with trains to both London Victoria and London Bridge. Junction 6 of the M25 is approximately 7.5 miles away.

## Intrigued?

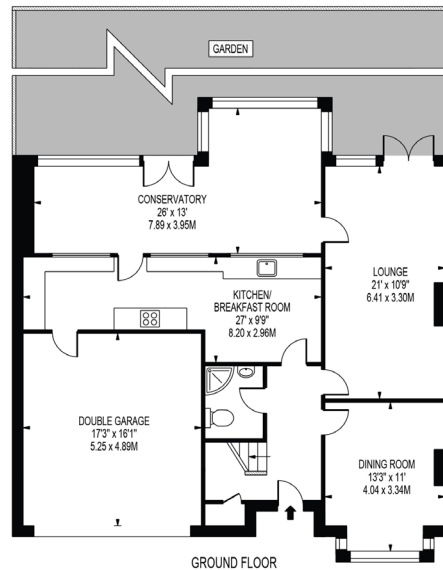
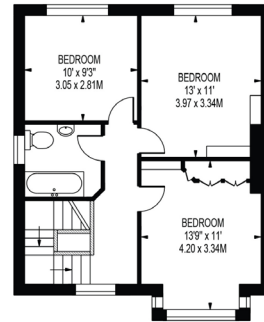
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**THE MEADOWS**  
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1814 SQ FT - 168.55 SQ M  
(INCLUDING GARAGE)  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 276 SQ FT - 25.67 SQ M



FOR ILLUSTRATION PURPOSES ONLY



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REIGATE OXTED LINGFIELD