



Blindley Heath, Surrey



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We were so surprised with the amount of space inside, which totals over 900sqft. Through the porch you are greeted with a substantial main living area, with space for 2 3 seater sofas, armchairs and storage. this leads through to the kitchen which originally was designed as a kitchen/diner. This has been opened up at the back and the property has been extended to the rear to create another main reception room, big enough for dining table/chairs and additional seating too. With bi-fold doors across the entire back of the house, and a huge skylight in the extension, light comes flooding through and you can see wonderful viewings across the garden in to the open fields at the rear.

Upstairs, the master bedroom is larger than most you will see with ample built in storage. The second is a great sized double room and has a walk in wardrobe area. The family bathroom is clean and modern with shower over the bath.

Heading outside, there are gardens to the front and rear, with the views across the fields at the back, a real feature of this home. There is ample residents parking too.



At a glance

- Stunning Countryside Views
- Quiet Cul-De-Sac Location
- Huge Master Bedroom with Storage
- Generous 2nd Bedroom with Walk In Wardrobe
- Extended to the Rear With Bi-Fold Doors
- Two Reception Rooms
- Front Garden
- Residents Parking

Location

This property is situated in a quiet cul-de-sac within Blindley Heath village. The village of Lingfield is approximately three miles distant, centered around its picturesque pond, with shops for everyday requirements and mainline station. Lingfield is famous for its all weather racecourse and there is excellent walking and riding in the locality.

Intrigued?

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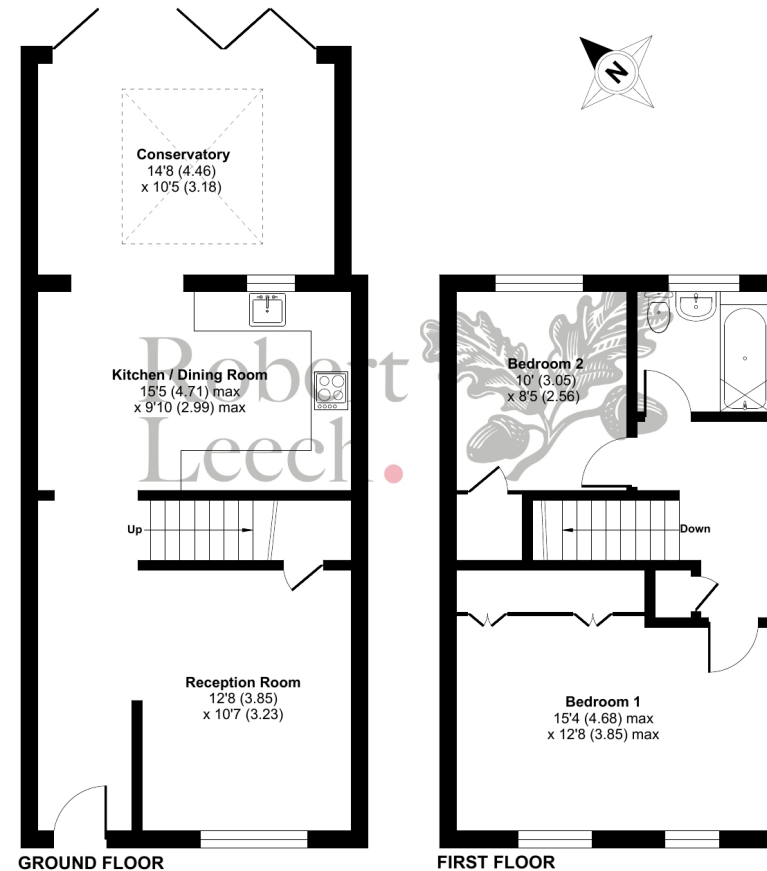
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Cottenhams, Blindley Heath, Lingfield, RH7

Approximate Area = 986 sq ft / 91.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2025. Produced for Robert Leech Estate Agents Ltd. REF: 1268119

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Robert Leech.

REIGATE OXTED LINGFIELD