



Lingfield, Surrey

Robert
Leech . 



Offered with no onward chain, this beautifully extended 4-bedroom detached family home in Lingfield offers nearly 2,000 sq. ft. of versatile living space, including a vaulted-ceiling family room, study, modern kitchen, and ensuite master bedroom. Positioned in a private cul-de-sac with a double garage, driveway, and landscaped garden, it combines village charm, excellent schools, and direct London rail links with eco-friendly features such as solar panels and a ground source heat pump.



Offered with no onward chain and with almost 2000sqft internal space, this spacious and well-proportioned detached family home offers exceptional living space, having been thoughtfully extended to create a versatile and inviting layout. Originally constructed by the highly regarded Rydon Homes, it has been enhanced to provide far more accommodation than first meets the eye.

The ground floor comprises a welcoming entrance hall with cloakroom leading to a bright and airy dining area. There is a dedicated study and a stylish kitchen/ breakfast room that flows seamlessly into a superb family room featuring a striking vaulted ceiling, perfect for modern family living and entertaining. A practical utility room completes the downstairs accommodation. Upstairs, the generous master bedroom benefits from an ensuite shower room, while three additional well-sized bedrooms, all with built in storage, are served by a contemporary family bathroom.

The home itself is positioned in a mini cul-de-sac, adding a sense of privacy. There is a large drive way for multiple vehicles along with an integrated double garage. There is access on both sides to a superb private rear garden, perfect for enjoying with the family of alfresco entertaining. There is also the benefit of solar panels on the roof providing electricity supply and also a ground source heat pump, helping to minimise monthly energy costs.



At a glance

- No Onward Chain
- Detached
- 3 Reception Rooms
- Double Garage
- Walking Distance to Village Centre
- Train Station Nearby
- Stunning Vaulted Sitting Room
- Solar Panels

Location

The property enjoys a desirable position in a sought-after residential area of Lingfield, renowned for its friendly village atmosphere and excellent amenities. Lingfield's charming High Street offers a range of independent shops, cafés, and restaurants, while the mainline railway station provides direct services to London, making it ideal for commuters. The area is also home to highly regarded schools, including Lingfield Primary School and the prestigious Lingfield College, both within easy reach. Beautiful countryside, nearby parks, and Lingfield Racecourse add to the appeal, offering a superb balance of rural and convenient living.

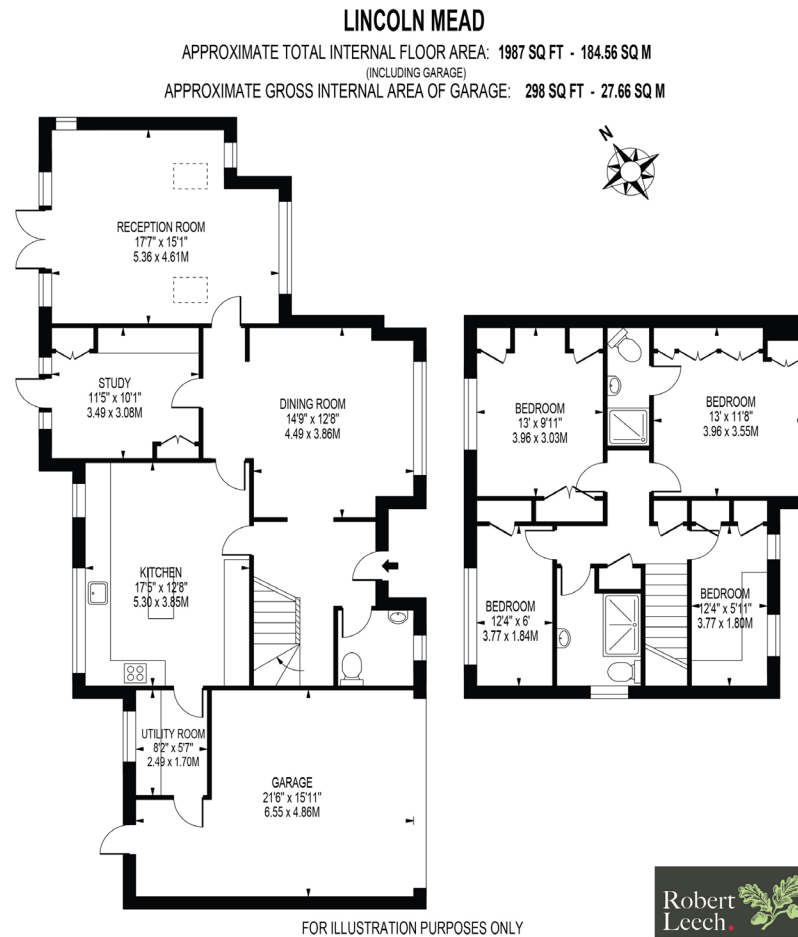
Intrigued?

01342 837783

lingfield@robertleech.com

29 High Street Lingfield
Surrey RH7 6AA

robertleech.com



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.



DISCLAIMER. PROPERTY MISDESCRIPTONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents

Robert Leech.

REIGATE OXTED LINGFIELD