



Lingfield, Surrey

Robert
Leech . 



This beautifully presented 4-bedroom detached home in the heart of Lingfield offers over 1,500 sq ft of light-filled, flexible living space, including a contemporary kitchen, generous reception room, and private roof terrace, all with no onward chain. Set in a charming village with excellent schools, direct rail links to London, and easy access to the M25 and Gatwick, it perfectly balances countryside living with everyday convenience.



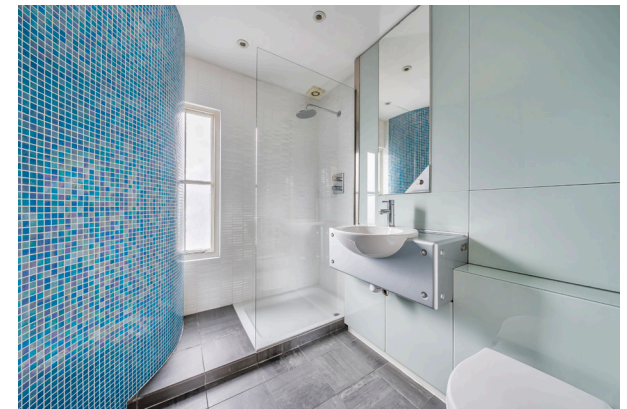
This impressive 4 bedroom detached home, dating back to 1897 and originally built as the village fire station, offers a rare opportunity to own a beautifully presented and thoughtfully laid-out property in the heart of Lingfield, available with no onward chain. With over 1,500 sqft of internal space, the house combines spacious modern living with character features and flexible accommodation across two floors.

The ground floor features a generous reception room which used to be the garage for the fire engine, is ideal for both relaxing and entertaining, with huge windows at the front of the property which are the original Fire Station doors, and allows light to flood in. The contemporary kitchen is a standout space, complete with an island breakfast bar, integrated appliances, granite worktops, ample cabinetry and garden access, creating the perfect hub for family life. A utility room, cloakroom and internal access to a large garage further enhance the practicality of the layout.



Upstairs, the property boasts 4 bedrooms well-proportioned bedrooms, including a large principal suite with dual-aspect windows and plenty of storage, along with a stylish en-suite shower room. It also enjoys access to the private roof terrace. Bedroom two has two large east facing windows, ideal for enjoying the morning sun while a third bedroom and a further bedroom/office, which could also be used as a nursery or guest space, offer versatile living options. A further stylish bathroom services the other 3 bedrooms.

Externally and to the front, there is off-street parking along with the integrated double garage, which could be converted, subject to normal consents. The private garden to the rear offers privacy and seclusion and mainly laid to lawn with mature borders and patio areas, perfect for alfresco entertaining.



At a glance

- No Onward Chain
- Detached 4 Bedroom Home
- Integrated Double Garage
- Roof Terrace
- Walking Distance to Train Station
- Walking Distance to Local Amenities
- En-Suite to Master
- Off Road Parking

Location

Located in the picturesque village of Lingfield, this home benefits from a peaceful yet convenient setting. Lingfield boasts a charming high street with a selection of shops, cafes and traditional pubs, and is home to the renowned Lingfield Park Racecourse. Families will appreciate the excellent local schooling options including Lingfield College and St Piers School, while commuters benefit from nearby Lingfield Station with direct services to London. Surrounded by beautiful countryside and with easy access to the M25 and Gatwick Airport, this is an ideal location for both convenience and quality of life.

Intrigued?

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Approximate Area = 1260 sq ft / 117 sq m

Limited Use Area(s) = 14 sq ft / 1.3 sq m

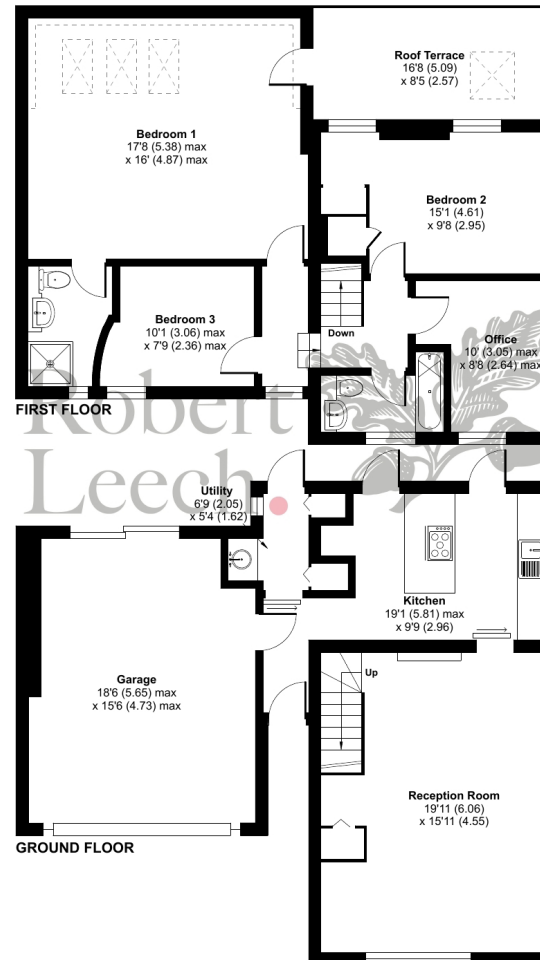
Garage = 276 sq ft / 25.6 sq m

Total = 1550 sq ft / 143.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Robert Leech Estate Agents Ltd. REF: 1329238

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