



Lingfield, Surrey



This beautifully presented three-storey home offers spacious and versatile living, with a bright open-plan reception space, four bedrooms including a stunning top-floor master suite, and a low-maintenance garden with direct garage access. Perfectly positioned in the heart of the village, it's within easy reach of the mainline station, shops, schools, and excellent local amenities.



Situated in a sought-after spot within the village, this spacious family home offers well-balanced accommodation across three floors, with garage and garden, and is ideally placed for the mainline station and local shops.

The ground floor has been designed with modern living in mind. The hallway leads into a bright and welcoming sitting/dining room where French doors open directly onto the garden, creating a lovely flow for everyday life and entertaining. There's ample room for both sofas and a dining table, and useful storage is cleverly tucked beneath the stairs. To the front, the kitchen is fitted with a range of cupboards and appliances, with space for a fridge freezer, dishwasher and washing machine, and the benefit of underfloor heating. A cloakroom completes the ground floor.

Upstairs, the first floor hosts three bedrooms. The second bedroom enjoys fitted wardrobes and its own en-suite shower room, while the third is a generous double at the front of the house. The fourth bedroom is ideal as a nursery, study or guest room. A family bathroom serves this floor.

The top floor is dedicated to a wonderful principal suite measuring over 7 metres in length, with its own sitting area, perfect for the parents, or for a more independent space for a growing member of the family. Bathed in natural light from its dual aspect, it features built in storage, with the ability to add an ensuite on this level too.

Outside, the front garden is lawned with a pathway leading to the front door. The rear garden is low maintenance, laid mainly to lawn with a patio seating area—perfect for summer dining. A particular advantage is the direct access to the garage and shared parking area.



At a glance

- Spacious Accommodation Throughout
- Direct Access to Garage
- Private Garden
- Short Walk To Train Station
- 4 Bedrooms
- 2 Bathrooms
- Near to Village Centre with Local Amenities

Location

Situated in the centre 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 within half a mile 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?

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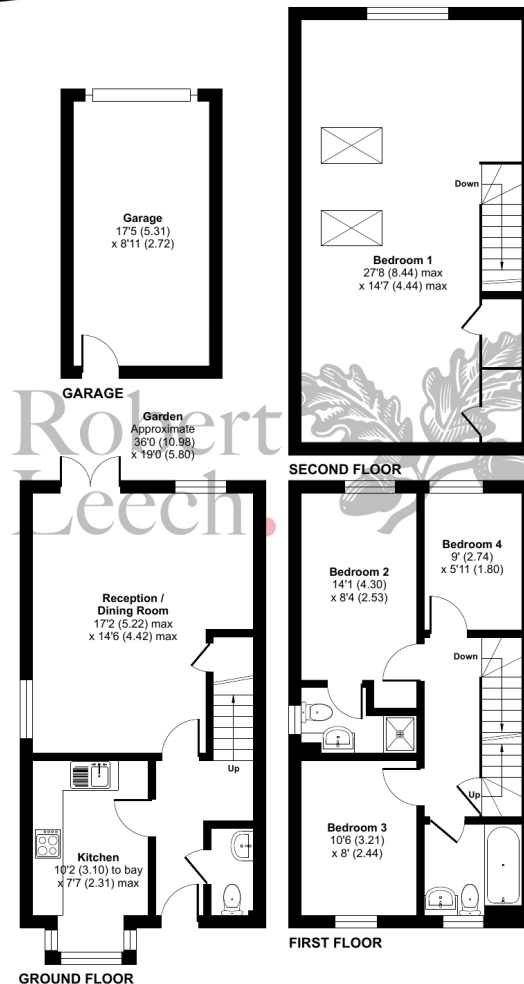
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Approximate Area = 1220 sq ft / 113.3 sq m
Garage = 155 sq ft / 14.3 sq m
Total = 1375 sq ft / 127.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Robert Leech Estate Agents Ltd. REF: 1344548 © nrichcom 2025.



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