



Lingfield, Surrey

Robert
Leech . 



A charming detached home with no onward chain, offering spacious living, three bedrooms, and stunning countryside views in a peaceful semi-rural setting. Located near the heart of Lingfield with excellent transport links and schools, this unique property presents an exciting opportunity to create your ideal family home.



A rare opportunity to acquire a charming and characterful detached home with no onward chain, set in a tranquil semi-rural position enjoying beautiful countryside views. This attractive double-fronted house offers well-proportioned accommodation across two floors, with plenty of natural light and scope to personalise.

On the ground floor, the property boasts two spacious and equally sized reception rooms with a central hallway, perfect for family living or entertaining. The modern, well-equipped kitchen sits to the rear with views over the garden and provides direct access to the outside, making it a great space for day-to-day living and hosting. A downstairs WC, along with a shower adds to the practicality.

Upstairs, you'll find three generous bedrooms. The layout offers flexibility for growing families or those working from home, with the main bedrooms enjoying open outlooks across the surrounding greenery.

Outside, a detached outbuilding currently used as a shed offers further storage or potential for conversion, subject to the necessary consents. The mature hedging and established garden setting provide privacy and a peaceful ambiance, perfectly complementing the rural setting.

The home is located on the outskirts of the picturesque village of Lingfield, well known for its charming High Street, historic church, and renowned racecourse. Lingfield Station provides direct rail links to London, making it ideal for commuters. There are several highly regarded schools in the area including Lingfield College, a popular independent school, as well as well-rated local primary and secondary options. The surrounding countryside offers extensive walking, cycling and riding routes, while nearby East Grinstead offers further shopping, leisure and dining amenities.

This is a unique chance to secure a home in a highly sought-after location with breath-taking views, no onward chain, and endless potential to create your dream lifestyle in the countryside.



At a glance

- No Onward Chain
- Detached House
- Ample Parking
- Stunning Countryside views
- 3 Double Bedrooms
- Lovely wrap around gardens
- Quiet Location
- Moments Away from Lingfield Village Centre
- Train Station Nearby
- Country Walks on Your Doorstep

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?

01342 837783

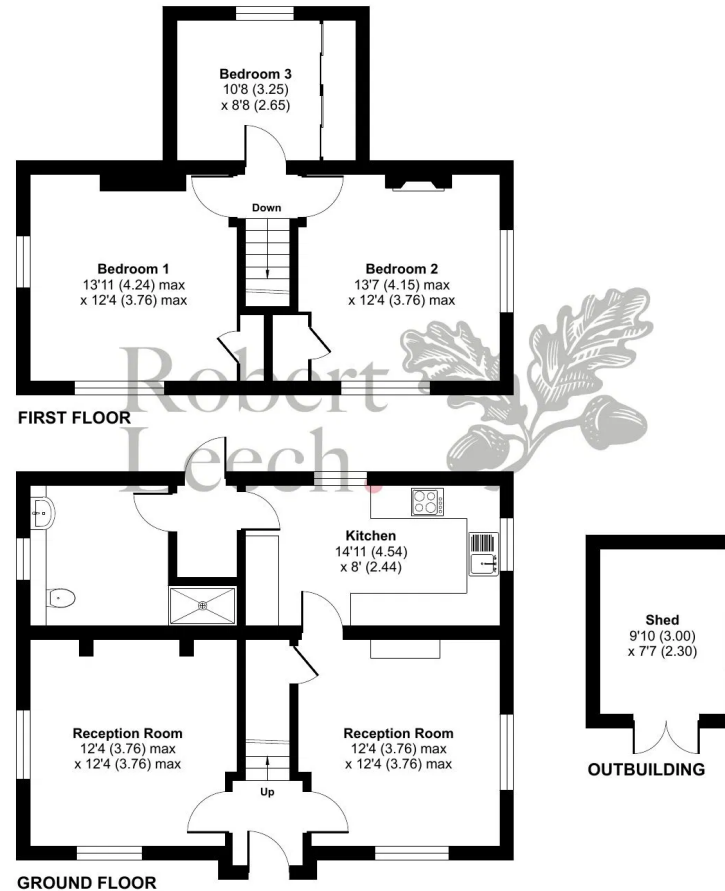
lingfield@robertleech.com

29 High Street Lingfield
Surrey RH7 6AA

robertleech.com

East Grinstead Road, Lingfield, RH7

Approximate Area = 1046 sq ft / 97.1 sq m
Outbuilding = 74 sq ft / 6.8 sq m
Total = 1120 sq ft / 104 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: 1363976

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Robert Leech. 
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