



High Street, Lingfield, RH7

Guide Price £800,000

TA
UK®



Exceptional 4-bedroom semi-detached mews home set in the heart of Dormansland, offering approx. 2,753 sq ft including a double garage, expansive gardens with a private natural pond and direct rail links to London.



Key Features

- Four double bedrooms
- Three bathrooms plus Downstairs WC
- Approx. 2,753 sq ft total
- Expansive garden & Natural pond
- Freehold Semi-detached mews house
- EPC Rating: D
- Completed onward chain
- Excellent London links within 55 Minutes
- Double garage
- Multiple Reception Rooms









•Guide Price £800,000 - £900,000•

Set within the heart of a quintessential Surrey village, Little Beacon is a beautifully proportioned four-bedroom, three-bathroom semi-detached mews house offering approximately 2,753 sq ft of internal accommodation including the double garage, perfectly balancing period charm with generous, practical living. Tucked away just off the High Street in Dormansland, the house enjoys a wonderfully private feel while remaining deeply connected to village life and excellent commuter links into London.

From the moment you arrive, the mews setting creates a sense of calm and exclusivity. The layout has been thoughtfully arranged to suit modern family life and entertaining, with a welcoming central hallway flowing naturally into a series of interconnected living spaces. The ground floor offers a balance of openness and separation, ideal for both everyday living and hosting, with a distinct lounge and dining area complemented by a well-proportioned kitchen that works equally well for busy mornings or relaxed evenings. A separate downstairs WC adds everyday convenience, while ample storage throughout ensures the house feels uncluttered and easy to live in.

Upstairs, the accommodation unfolds over two further floors, providing excellent flexibility for families, guests or those working from home. The bedroom arrangement allows for genuine privacy between floors, with multiple bathrooms and shower rooms







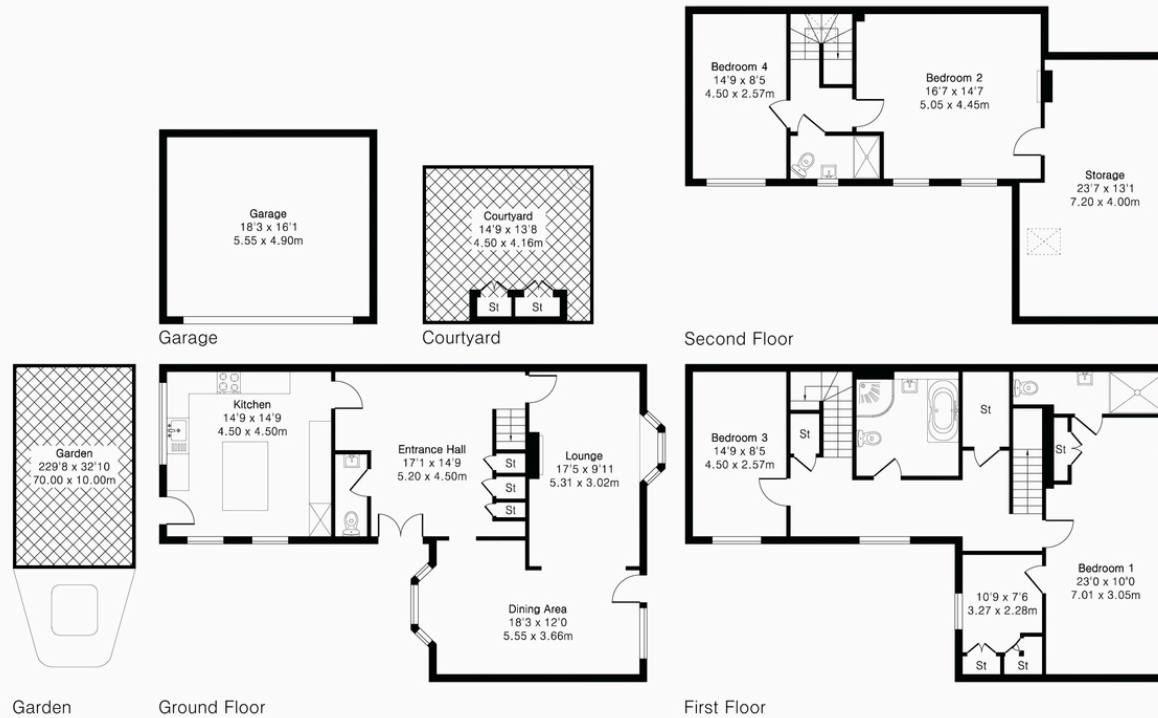
**Approximate Gross Internal Area 2460 sq ft - 229 sq m
(Excluding Garage)**

Ground Floor Area 867 sq ft – 81 sq m

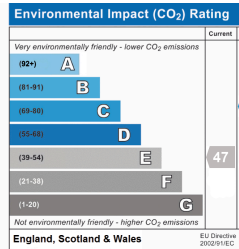
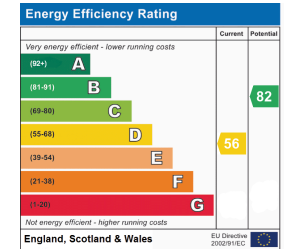
First Floor Area 851 sq ft – 79 sq m

Second Floor Area 742 sq ft – 69 sq m

Garage Area 293 sq ft – 27 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Tenure Type: Freehold
Council Tax Band: G
Council Authority: Tandridge