



Marsh Green, Kent
Central London just 29 miles

Private
Estates. 

PRIME PROPERTY FROM ROBERT LEECH
LONDON & GLOBAL MARKETING



A unique, compact country estate including a detached 3 bedroom farmhouse, lake, farm buildings and grounds of just under 3 acres

Constructed circa 2006, the farmhouse has distinctive elevations of part brickwork and part colour washed rendering. There are 3 bedrooms and 2 bathrooms to the first floor, whilst on the ground floor there is a hall/cloakroom, sitting room with wood burner and a generous kitchen dining room. There is the benefit of oil fired central heating from radiators. There is ample space around the house to extend the property, subject to the local authority consents being obtained. To the west of the house, there is an extensive range of outbuildings. Planning consent was granted in November 2022 by Tandridge District Council under reference 2022/1000 for demolition of the buildings and erection of two detached houses. The consent expires in October 2025. Purchasers are advised, therefore, to discuss their specific requirements for these buildings with the planning department at Tandridge. There is a LAKE situated towards the southern boundary. In the past, the property was a thriving fish farm, although the business closed some years ago. The holding would be ideally suited to a family seeking a rural environment and lifestyle. In all, the grounds extend to about 2.9 acres.



Farmhouse

- Entrance Hall
- Cloakroom
- Double Aspect Sitting Room, inglenook style fireplace with woodburning stove.
- Triple Aspect Kitchen/Dining Room, L shaped, with classic style base cupboards and matching wall cupboards, deep Butler's sink, equipment space, ceramic tiled floor, double doors to garden

First Floor

- Master Bedroom, a triple aspect room, inbuilt cupboards, en-suite bathroom/shower room with white suite including roll top bath
- 2 Further Double Aspect Bedrooms
- Family Bathroom, white suite, including shaped panel bath

Grounds & Outbuildings

- Long driveway providing ample parking space for vehicles
- Formal area of lawned garden predominantly to the front of the house
- The gardens lead directly to the picturesque lake on the south side of the house
- Extensive range of farm buildings, adjoining one another and comprising:
 - 7 Bay steel framed barn with large double entrance doors
 - Adjacent barn with double doors
 - 2 small store rooms
 - 2 workshops
 - Further storage area
- In all, the grounds extend to approx 2.9 acres**



Location

The property is located in a rural location, immediately adjacent to greenbelt open countryside. The picturesque village of Lingfield is about 3 miles away, with local shopping facilities, the highly regarded Lingfield College, the renowned Racecourse, and mainline station. The town of Edenbridge, also 3 miles away, offers a leisure centre, mainline station, and a good selection of shops including Waitrose. Gatwick airport is approximately 12 miles distant. Central London is just 29 miles.

Freehold

Council Tax Band F

Mains Electricity & Water

Private Drainage System

Oil Fired Central Heating





APPROXIMATE GROSS INTERNAL FLOOR AREA: 1288 SQ FT - 119.62 SQ M
(EXCLUDING OUTBUILDING & STORE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 3585 SQ FT - 333.06 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.



LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457

01342 837783

pauldixon@robertleech.com

29 High Street Lingfield
Surrey RH7 6AA

robertleech.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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