



Ashcroft, Station Road
Lingfield, RH7 6EF
£1,225,000 Freehold EPC: C

 **Maguire Baylis**



Indulge in luxury living with this detached single-storey residence in the heart of historic Lingfield. Impeccably designed with a high-end finish, offering a lifestyle of sophistication and comfort.

A welcoming front entrance porch leads to the vast, open-plan reception/kitchen/dining area which is adorned with feature vaulted ceiling and mood lighting. The kitchen itself boasts white gloss units, a full range of integrated appliances and a bespoke central island. Additional functional spaces include a utility room, WC, and a versatile gym/home office.

There are 4/5 bedrooms, one of which has been used as a playroom in the past, including a master bedroom which is a sanctuary of comfort – featuring an extensive range of built-in wardrobes, plus a stunning en-suite with a large oval stone bath, walk-in shower, and switchable glass wall for privacy control. Three bathrooms in total, with two en suites plus a 'Jack & Jill' en-suite, catering for the whole family.

Outside, the beautiful grounds are a particular feature – an expansive three-quarters of an acre plot is surrounded by mature trees providing year-round seclusion. The outdoor space has been designed with entertainment in mind, featuring a main lawn, children's play area with custom tree house, outside bar, and a hot tub for 10-12 people. A separate courtyard area to the side adds a touch of tranquillity with a central water fountain.

Approached via electric gates, the front provides parking for 4-5 cars and a detached garage. The location offers a high degree of convenience, being adjacent to Lingfield station with direct trains to London, and just a short walk to a great range of local shops & amenities including two local pubs. There are excellent nearby schools, both private and state, including Lingfield College. Lingfield's all-weather racecourse is also just a furlong or two away!

This stunning home is offered for sale with no onward chain.

- STUNNING DETACHED RESIDENCE
- FANTASTIC FIVE BEDROOM SINGLE STOREY ACCOMMODATION
- IMPRESSIVE OPEN PLAN LIVING/FAMILY SPACE
- SUPERB FULLY FITTED BESPOKE KITCHEN
- SOUND PROOFED CINEMA/LOUNGE ROOM
- AIR CONDITIONED GYM/HOME OFFICE ** HOT TUB & OUTDOOR BAR
- DELIGHTFUL FULLY SECLUDED GARDENS OF THREE QUARTERS OF AN ACRE
- JUST YARDS FROM LINGFIELD STATION – DIRECT TRAINS TO LONDON
- SECURE GATED PARKING PLUS DETACHED GARAGE
- CHAIN FREE SALE – EPC BAND C





ENTRANCE PORCH

Pillared front entrance porch.

RECEPTION HALLWAY

The impressive hallway is open plan to the principal living space and kitchen. Providing a useful range of built-in storage units, plus one wall with fitted display/book shelving. Double glazed windows to front plus part glazed front door. Feature vaulted ceiling with concealed lighting extending the full width of the property. Tiled flooring throughout with underfloor heating. Bi-folding doors leading to the cinema/lounge room.

OPEN PLAN KITCHEN/LIVING/FAMILY SPACE

33' x 29' overall (10.06m x 8.84m overall)

KITCHEN AREA: Featuring a comprehensive range of stylishly appointed white gloss units. Large bespoke island unit with inset sink with additional filtered water tap and Qooker tap. Range of integrated appliances comprising range cooker, microwave, coffee machine, plate warmer, dishwasher, US style Fridge/Freezer.

DINING/FAMILY AREA: An impressive through room with bi-folding doors to both sides; feature lantern rooflight; built-in bench seating with storage.

CINEMA/LOUNGE ROOM

16'5 x 13'2 (5.00m x 4.01m)

With full width bi-folding doors to garden and double glazed windows to front. This room is fully equipped with sound-proofed walls and curtains, air-conditioning, feature starlight ceiling and concealed LED ceiling lighting. Recessed TV plus retractable concealed projector screen.

LOBBY

With a useful range of built-in storage to one wall.

CLOAKROOM

Double glazed window to side; modern suite with concealed cistern WC, inset wash basin, built-in storage, sensor lighting.

GYM/OFFICE

14' x 11' (4.27m x 3.35m)

Double glazed French doors to front; wood effect flooring; air conditioning. Door to:

UTILITY ROOM

8' x 4'8 (2.44m x 1.42m)

Fitted worktop with butler sink unit; washing machine and tumble dryer. Hot water cylinder. Door to comms cupboard.

PLAYROOM/BEDROOM 5

12'5 x 12'4 (3.78m x 3.76m)

Bi-fold doors to garden; feature lantern rooflight; switchable smart-glass internal window.

INTERNAL HALLWAY

Wood flooring; built-in storage cupboard.

BEDROOM 1

16'4 x 13'9 (to wardrobes) (4.98m x 4.19m (to wardrobes))

Full width bi-folding doors to garden; comprehensive range of built-in wardrobes to one wall; wood panelled feature wall; wood flooring; switchable smart-glass internal window to en-suite.

EN SUITE

16' x 9'2 (4.88m x 2.79m)

Double glazed windows to rear and side with integrated shutters; a luxuriously appointed suite comprising feature stone bath; over-sized shower cubicle with built-in seat; WC; two fitted wash basins; two heated towel rails; lantern roof light.

BEDROOM 2

17'5 (max) x 15'10 (5.31m (max) x 4.83m)

Double glazed windows to front; fitted range of wardrobes and dressing table; wood flooring; door to en-suite bathroom.

JACK & JILL EN SUITE BATHROOM

Conveniently accessed from both Bedrooms 2 & 3. Featuring a luxuriously appointed suite comprising jacuzzi bath; fitted shower cubicle; two fitted wash basins; two towel rails; double glazed window to rear with integrated blinds.

BEDROOM 3

12'10 (to wardrobes) x 9'10 (3.91m (to wardrobes) x 3.00m)

Two double glazed windows to rear; wood flooring; range of fitted wardrobes to one wall.

BEDROOM 4

12'3 x 8' (3.73m x 2.44m)

Two double glazed windows to side; door to:

EN SUITE SHOWER

Fitted shower cubicle; WC; fitted wash basin.

GARDENS

The grounds of the property are a particular feature extending to around three-quarters of an acre. Mature trees and shrubs afford complete seclusion and provide a wonderful space to enjoy. A main area of lawn is surrounded by wooded grounds which incorporate a fantastic play area/tree house for the kids. For entertaining, a large patio area is directly at the rear of the property accessed from all the main rooms, plus there is a bespoke outdoor bar.

To the side of a property, a delightful secluded courtyard also provides a further space for outdoor entertaining and features a central water fountain.

PARKING/GARAGE

18'5 x 10' (5.61m x 3.05m)

Detached single garage with light and power. Paved driveway providing space for around 4/5 vehicles. Electric gates to the front provide privacy and security.

COUNCIL TAX

Tandridge District Council - Band G

LOCATION

What3words: ///factor.clouds.power



Maguire Baylis
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com



Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.