



TANDRIDGE LANE

LINGFIELD

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TIPPYWYCHETT

TANDRIDGE LANE, LINGFIELD, SURREY, RH7 6LL



LOUNGE/DINING ROOM



KITCHEN/BREAKFAST ROOM



3 DOUBLE BEDROOMS



TWO SHOWER ROOMS

APPROX 1921 FT² | 178.5 M²

EPC RATING: E

COUNCIL TAX BAND: F

This delightful bungalow is set in a level plot of 0.43 acres with over 140ft of road frontage and is approached via 5 bar electronic gates.

The property includes well planned bright and airy accommodation and backs onto open farmland over which there are fabulous views. The property is entered via an enclosed porch to a welcoming reception hall with cloakroom. The double aspect lounge/dining room features a bay window overlooking the garden and fields beyond and double doors to the patio area. The fully equipped kitchen/breakfast room has a breakfast bar, and the property boasts three double bedrooms and 2 shower rooms, one being large enough to accommodate a bath if preferred.

Outside there is a **detached home office and utility room** formed from the original garage, and which could be converted into an annexe or Airbnb. Beyond the entrance gate is an extensive paved driveway with parking for several cars leading to the large car barn style detached double garage with twin electronic up and over doors and pedestrian door to side. The gardens are level, mainly laid to sweeping lawns with extensive granite effect porcelain tiling and are 'dog proof' and include a kitchen garden area with greenhouse and there is an additional greenhouse and two garden sheds. The property is double glazed and has oil fired central heating.

The property is located within the heart of some of Surrey's finest open countryside on the outskirts of the pretty and historic Lingfield Village which offers various individual shops for everyday needs, and Lingfield Station with services to East Croydon and London Victoria. There are local nursery and primary schools in Lingfield and Dormansland and there are several secondary schools within a five-mile radius. The M25 can be accessed at Junction 6 which is 7 miles away and Gatwick Airport is 10 miles distance. Comprehensive shopping facilities are available at East Grinstead and Lingfield Park Racecourse and adjacent golf course are nearby.

PRICE: **£899,950** FREEHOLD







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IMPORTANT We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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