



**Connells**

Newchapel Road  
LINGFIELD





## Property Description

Connells are pleased to present to the market this charming four bedroom farmhouse, located in the heart of Lingfield Village. This spacious property is presented over three floors offering over 2400 sq ft of accommodation throughout, with many traditional features being showcased, from when the property was built in 1360. Internally, the property benefits from an entrance hall, leading onto a spacious lounge which boasts a beautiful inglenook fireplace, this is open plan onto a dining area. To the rear of the property is a large kitchen/breakfast room, offering a wealth of character and traditional features, with the kitchen offering ample work top and storage space, alongside the utility room to the side. The ground floor also benefits from an office with fitted furniture, a boiler room and convenient WC. On the first floor, the property has a master bedroom to the front, complete with a range of fitted wardrobes and a modern en suite shower room. There is also two further bedrooms, which both also offer fitted wardrobes and units. There is also a family bathroom, offering separate bath and shower facilities. On the top floor, there is a further spacious double bedroom, which has an en suite shower room, alongside ample fitted wardrobe space too. Externally, the property has a beautiful frontage, with a lawn front garden, whilst to the side there is two garages and a driveway for multiple cars. The extensive rear garden is enclosed and laid to lawn with a patio area.

## Front Garden

Drive to the front. Lawn garden to the side and mature bush borders.

## Entrance Hall

With coat hanging space, cupboard and laminate flooring.

## Boiler Room

3' 4" x 8' 7" ( 1.02m x 2.62m )

Worcester Bosch Floor Standing Boiler with Zoned Controls. Fitted carpet.

## Cloakroom

With window to the rear. WC, wash hand basin, radiator and linoleum flooring.

## Study

11' 2" x 8' 9" ( 3.40m x 2.67m )

With window and door to the rear, leading to the conservatory. Fitted unit and desk. Power points, radiator and oak flooring.

## Lounge

15' 2" x 14' 8" ( 4.62m x 4.47m )

With window to the front. Feature Inglenook fire place with stone surround. TV point, power points, radiator and carpet.

## Dining Room

11' 9" x 9' 2" ( 3.58m x 2.79m )

With window to the front. Power points, radiator and carpet.

## Conservatory

11' 1" x 12' 2" ( 3.38m x 3.71m )

With window and double doors to side, leading onto the rear garden. Power points, radiator and laminate flooring.



## Kitchen/breakfast Room

7' 3" x 24' 4" ( 2.21m x 7.42m )

With windows to the rear, and stable door to the rear. Range of wall and base units. Sink with mixer tap and drainer. Electric eye-level double oven and electric hob. Plumbing for dishwasher and washing machine, and integrated tumble dryer. Part-tiled walls, power points and tiled flooring.

## Utility Room

7' 5" x 6' 2" ( 2.26m x 1.88m )

With window to the rear. Range of wall and base units. Space for two fridge freezers. Power points.

## Rear Lobby

7' 9" x 6' 7" ( 2.36m x 2.01m )

With window to the rear. Stairs to first floor. Carpet.

## Landing

With doors to all rooms and stairs to second floor. Window to the rear, built in storage cupboard, power points, radiator and carpet.

## Bedroom 1

13' 6" x 16' 1" ( 4.11m x 4.90m )

With window to the front. Fitted wardrobes. Power points, radiator and carpet.

## En Suite

With window to the front. WC, wash hand basin with vanity unit. Shower unit with shower over. Shaver point, radiator and tiled floor.

## Bedroom 2

12' 5" x 9' 6" ( 3.78m x 2.90m )

With window to the rear. Fitted wardrobe and unit. Power points, radiator and carpet.

## Bedroom 3

10' 6" x 9' 10" ( 3.20m x 3.00m )

With window to the front. Fitted wardrobe and unit. Power points, radiator and carpet.

## Bathroom

With window to the rear. WC, wash hand basin with vanity unit. Bath with mixer tap and shower attachment. Corner shower unit with shower over. Tiled walls.

## 2nd Floor Landing

Cupboards with water tank and additional storage. Power points, radiator and carpet.

## Bedroom 4

13' 6" x 16' 3" ( 4.11m x 4.95m )

With window to the front. Fitted wardrobes and units. Power points, radiator, carpet and galleried raised storage area above.

## En Suite

With window to the front. WC, wash hand basin with vanity unit. Shower unit with shower over. Tiled walls and floor. Heated towel rail. Eaves storage.

## Rear Garden

Laid to lawn with patio area, summer house, play house and two garden sheds. Capped Well.

## Parking

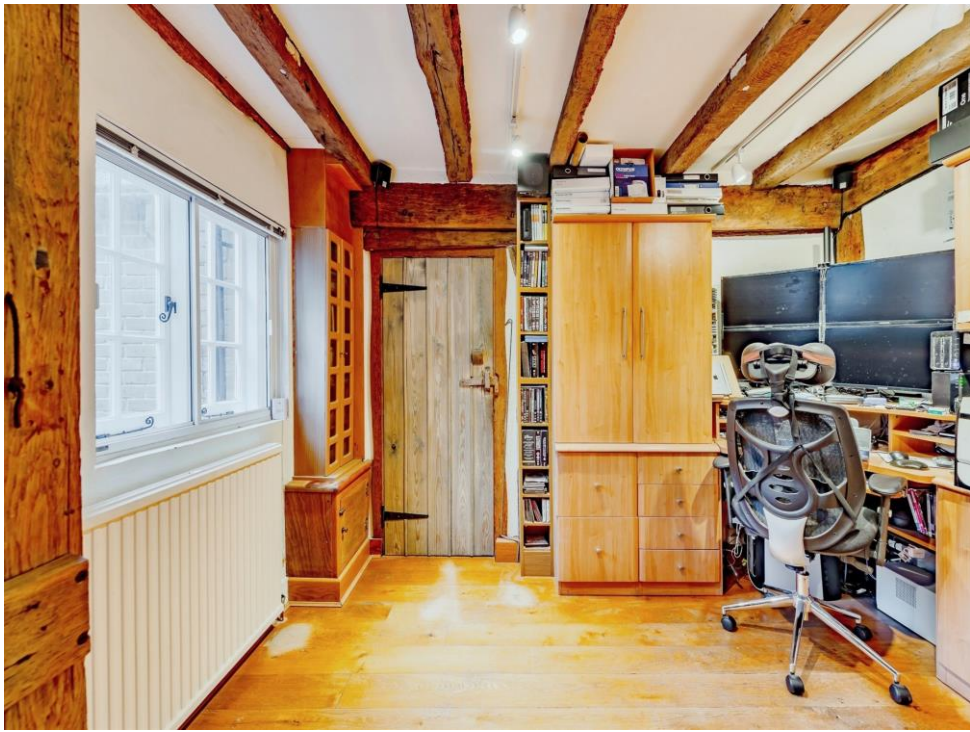
Drive to front with parking for up to 5 cars.

## Garages

Two single garages with up and over doors. One garage leads to the rear garden, and offers space for a workshop.













## Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01342 325 911**  
**E [eastgrinstead@connells.co.uk](mailto:eastgrinstead@connells.co.uk)**

90 London Road  
 EAST GRINSTEAD RH19 1EP

**EPC Rating: E**

**view this property online [connells.co.uk/Property/EGR404578](http://connells.co.uk/Property/EGR404578)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EGR404578 - 0017