



Connells

Church Road  
Lingfield



## Property Description

A TRULY UNIQUE HOME. This is a simply stunning three-bedroom home, dating back to the 15th Century, boasting many traditional and period features is positioned in the heart of Lingfield Village and is not to be missed. The property has been lovingly cared for, with many features highlighted throughout. Internally, the property boasts a spacious formal dining room, and a beautiful double aspect lounge, benefiting from patio doors to the rear and an open fireplace and surround. There is a beautiful kitchen to the rear, which boasts ample work top and storage space, and a range of modern appliances, including a range oven. The kitchen is also serviced by a convenient larder cupboard too. There is an inner hall with further storage space, giving access to a downstairs WC, and a stunning open brick wall leading to the first floor. On the first floor, there is a triple aspect master bedroom to the front, and two further double bedrooms. The internal accommodation is complete with a recently refitted bathroom including a bath and walk in shower. Externally, the property has plenty to offer too. There is a garage to the side, with internal power and rear access to the garden. There is a courtyard garden with a fishpond, a large patio area ideal for hosting and entertaining and a stunning rear garden laid to lawn, with a border of mature bushes. Allocated Parking is also available to the front. CALL NOW TO ARRANGE YOUR VIEWING!

## Front

Path Leading to Front Door

## Lounge

21' 5" x 13' 8" ( 6.53m x 4.17m )

Dual aspect with windows to the front and side and patio doors to the rear. Feature fireplace and surround. TV point, radiator, power points and fitted carpet.

## Dining Room

14' 2" x 15' 3" ( 4.32m x 4.65m )

With door to the side and window to the front. Power points and wood flooring.

## Inner Hall

With door to side and stairs leading to first floor. Power points and fitted carpet.

## WC

Low level WC. and wash hand basin.

## Kitchen

12' 6" x 10' 1" ( 3.81m x 3.07m )

With window to the side. Range of wall and base units with worktops over incorporating sink and mixer taps. Range oven and extractor over. Space for fridge freezer and built-in dishwasher. Larder cupboard, part-tiled walls and power points.

## Landing

With doors to all rooms and window to the front. Cupboard, power points and fitted carpet.

## Bedroom 1

15' 8" x 15' 8" ( 4.78m x 4.78m )

Triple aspect with windows to the front, side and rear. TV point, telephone point, radiator, power points and fitted carpet.

## Bedroom 2

10' 8" x 15' 2" ( 3.25m x 4.62m )

Dual aspect with windows to the side and rear. Range of fitted wardrobes, radiator, power points, telephone point and fitted carpet.

## Bedroom 3

10' 6" x 8' 9" ( 3.20m x 2.67m )

With window to the side. Range of fitted wardrobes. Wash hand basin with unit under. Radiator, power points and fitted carpet.

## Bathroom

With window to the rear. Suite comprising WC, wash hand basin and roll-top bath with mixer taps. Double walk-in shower unit with shower over. Heated towel rail, cupboard and tiled floor.

## Rear Garden

Patio area leading to lawn area with trees and mature bush borders.

## Courtyard Garden

With fishpond.

## Garage

Door to the rear with window to the side and internal power.

## Parking

Parking spaces to front and side.









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: D**

Tenure: Freehold

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Property Ref: EGR404613 - 0003