



Ray Lodge House
Ray Lane | Lingfield | Surrey | RH7 6JH

RAY LODGE HOUSE





KEY FEATURES

- A marvellous country estate residence with stunning grounds to include paddocks
- Exceptionally spacious ground floor living and entertaining accommodation
- Four/five reception rooms and a handbuilt oak fitted kitchen/breakfast room
- Wonderful conservatory with delightful views over formal gardens
- First floor with two separate staircases and seven generous bedrooms and four bathrooms
- Spectacular views from almost every room over beautiful surrounding countryside
- About 5.5 acres of exceptional grounds with formal entertaining areas and a beautiful private pond
- A sweeping driveway leads to an exceptionally large parking area with space for plenty of vehicles
- Excellent road and rail links to central London, major airports and the South Coast
- Lingfield village offers good local amenities and the nearby Red Barn pub is a popular family favourite

Nestled amidst picturesque countryside, this stunning Grade II listed house is approached via a sweeping gated driveway and offers generous accommodation with elegant and spacious proportions and some impressive high ceilings, the property is set within approximately 5.5 acres of exceptional grounds that include paddocks, a beautiful private pond and formal entertaining areas.

The house is largely Georgian with an impressive symmetrical facade and some earlier origins to the rear.

The accommodation is arranged over two floors with two separate staircases and an adaptable layout that is well suited to both formal and casual living.

Rooms throughout the house offer breathtaking vistas of the surrounding countryside, bringing the beauty of nature indoors.

The ground floor is exceptionally spacious, designed for family lifestyle and entertaining. It features four to five reception rooms, perfect for hosting gatherings or enjoying quiet family moments.

The handbuilt oak fitted kitchen/breakfast room is a chef's dream, combining traditional craftsmanship with convenience and practicality.













SELLER INSIGHT

“ We fell in love with the house on first sight. The approach down the tree-lined drive starts with uninterrupted countryside views before curving round the pond to reveal the stunning classical Georgian house – white walls, sash windows, pillared entrance. It still brings a smile to our faces each time we come home.

The house itself is a perfect mix of old features – the beams in the main bedroom, the fireplace in the lounge and the cellar – whilst having fully modernised, mains services. Its biggest strength though is the amount of space. The large number of rooms have enabled us to adapt the house as our family has grown-up, providing ample space for study, games, cinema and fitness areas as these came into demand. The double-room length cellar and double lofts are huge but we have not converted either as we didn't need the extra space.

It has also become the hub for our social circle. With 3 en-suite bedrooms and 7 in all, we annually host multiple generations for Christmas and several families for New Year, all getting a bed! The dual-fuel Aga makes mass cooking easy.

The house is great for indoor parties but it is the grounds that are the real star. During the summers, we have regularly hosted large barbecues and parties as the kids have grown up, including rounders matches, giant inflatables and laser-gun parties in the woods.

We are blessed with wildlife to enjoy. A family of ducks visit the pond annually, we have 2 deer who live in the wood and there are plenty of wild birds and rabbits to be seen. The bottom part of the paddock is used for horses and next door has a small livery with the horses kept in the adjoining field to the back garden.

It is amazing to have this countryside feel whilst only being a few minutes away from Lingfield. The racecourse on the other side of the village means we have a regular train line plus coffee shops, mini-supermarkets, great restaurants, a petrol station and a Boots all in the village. Lingfield is also a local sporting hub with a tournament golf course, thriving adult and junior football and cricket clubs as well as a very well supported running club. It has a great vibe – small enough to be friendly, big enough to have all the facilities you could need.

We have loved every minute of living here. We moved in on the day our youngest was born and now that our eldest two are fleeing the coop, it is time for us to let someone else benefit from this amazing house.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Upstairs there are seven generous bedrooms and four well appointed bathrooms, providing ample space for family and guests.











The property is delightfully set within approximately 5.5 acres of exceptional grounds that include paddocks, a beautiful private pond and formal entertaining areas, ideal for outdoor events. There is an existing concrete base where an old barn used to stand, making it a perfect place to add stables, if required, subject to the normal planning consents. The gated sweeping driveway leads to an extensive parking area for numerous vehicles.

Conveniently situated for Lingfield Village, the train station, local schools and essential amenities, this wonderful, spacious family home offers a harmonious blend of period details, modern comforts, independent accommodation, exceptional outdoor spaces and accessibility. This is a rare opportunity to own an estate of such character and distinction.





LOCATION

Lingfield village is set amidst wonderful countryside with the Vanguard Way walking trail passing by just a few miles to the east. Other nearby attractions include Hever Castle, the British Wildlife Centre and Lingfield Park Racecourse. There are local shopping amenities and some lovely old buildings within the village including a beautiful church and traditional pubs.

The wider area offers opportunities for walking, cycling and equestrian pursuits in glorious countryside including the Surrey Hills, an Area of Outstanding Natural Beauty (AONB), the neighbouring Areas of Great Landscape Value (AGLV) and the High Weald Area of Outstanding Natural Beauty (AONB). There are also several golf courses and other sports clubs within the vicinity.

Transport links are excellent with commuting by train from stations at Lingfield, East Grinstead and Edenbridge. The M25 provides road access to the wider motorway network, Gatwick Airport and the other major international airports at Heathrow & Stansted whilst the M23, A217, A22 and A21 link with the M25 for journeys towards and around London and south towards Brighton and the south coast.

A key factor in the high demand for property within the area are some highly regarded independent, private and state schools catering for all age groups.

Lingfield Station: 1.6 miles
East Grinstead Station: 5.1 miles
Edenbridge Station: 5.4 miles
Lingfield Village: 1.2 miles
All distances and timings are approximate.





INFORMATION

Council Tax: Band G

EPC Rating: Band D

SERVICES

Mains Gas

Mains Electricity

Mains Water

Mains Drainage

Heating Source: Gas

Heating via: Radiators/ Wood Burner

Water Heating Source: Gas



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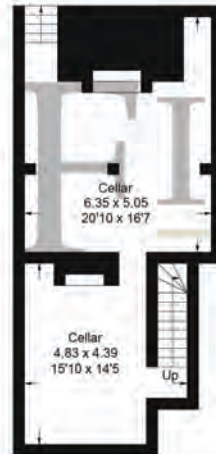
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Approximate Gross Internal Area = 373.5 sq m / 4020 sq ft
 Basement= 48.3 sq m / 520 sq ft
 Outbuilding = 32.5 sq m / 350 sq ft
 Total = 454.3 sq m / 4890 sq ft



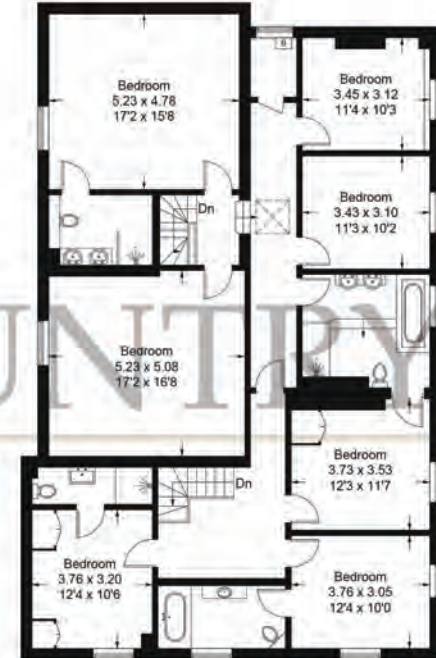
(Not Shown In Actual Location / Orientation)



Basement



Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Very energy efficient - lower running costs	
Least energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1171787)
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We value the little things that make a home

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