



Bricklands Farm
Newchapel Road, Lingfield, RH7 6BD

THE PROPERTY

Bricklands Farm

- 4 Bedrooms
- 3 Bathrooms
- 2 Reception Rooms
- Kitchen / Breakfast Room
- Conservatory
- Cloakroom
- Two Garages
- Driveway Extensive Private Parking
- Historic charm from 1360
- Large South Facing Garden

Built in c1360, this Grade 11 Listed home is steeped in history, showcasing period features that add character and charm. The blend of traditional architecture with modern amenities makes it a truly special place to call home.

Bricklands Farm boasts three spacious reception rooms, providing ample space for entertaining guests or enjoying quiet family evenings. Each room is filled with natural light, creating a warm and inviting atmosphere throughout the home. The four well-appointed bedrooms offer a peaceful retreat, ensuring everyone has their own space to unwind.

With three bathrooms, including en-suite facilities, this property caters to the needs of a busy household, making morning routines a breeze. The thoughtful layout ensures privacy and convenience for all family members.









THE LOCAL AREA

Bricklands Farm

Lingfield is located in the Tandridge district of Surrey, bordering the county of Kent. It is situated approximately 30 miles south of London and has excellent transport links to the capital and the South Coast.

Transportation: Lingfield has a train station that provides regular services to London Victoria, Gatwick Airport, and East Croydon. The village is also well-connected to major road networks, including the M25 and M23, providing easy access to the wider area.

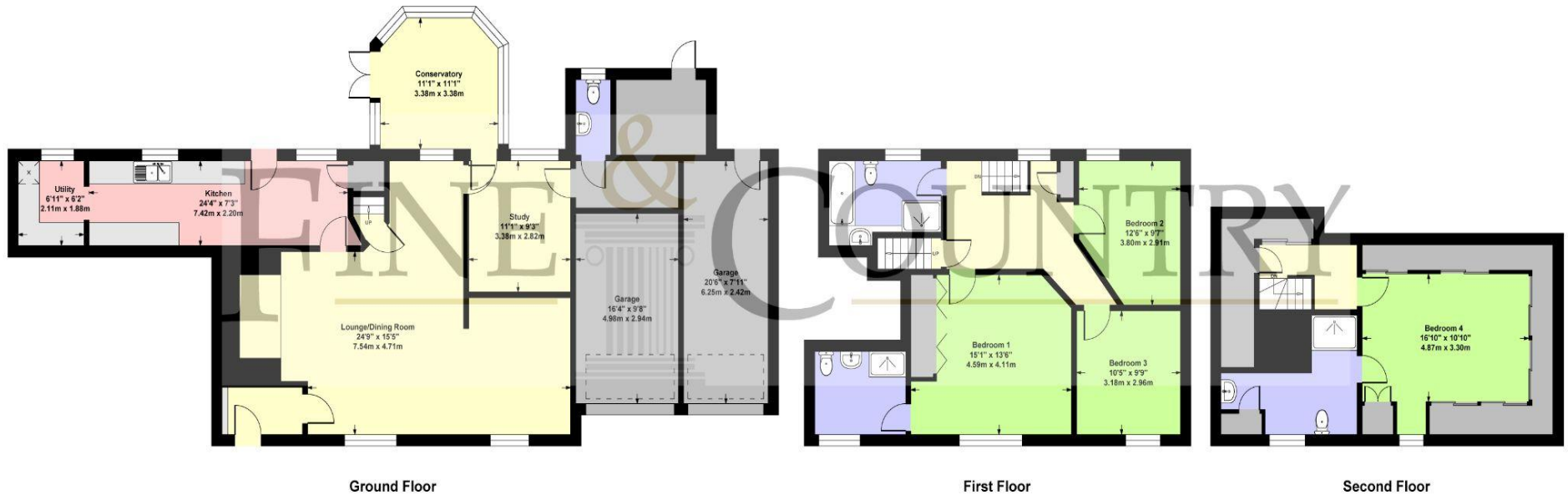
Education: Families with children will be pleased to know that Lingfield is home to several highly regarded schools, including Lingfield Primary School and Lingfield Notre Dame School. For older pupils, the village is also within easy reach of prestigious boarding schools, such as Worth School and Caterham School. **Activities:**

Lingfield has a variety of amenities to suit all interests.

For horse racing enthusiasts, Lingfield Park Racecourse is located just outside the village, offering a range of events throughout the year. Golf lovers can enjoy a round of golf at the picturesque Lingfield Park Golf Club, while nature lovers can take advantage of the scenic walks and hikes in the nearby Ashdown Forest. **Shopping and Dining:** Lingfield has a range of independent shops, cafes, and restaurants that cater to all tastes. From traditional British pubs, such as The Star Inn, to fine dining establishments, like The Wiremill where you can combine water skiing with eating, best not at the same time, from an excellent menu with polite and friendly staff.

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Approximate Gross Internal Area
2723 sq ft - 253 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. 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.



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