



Lingfield, Surrey

Private
Estates. 

PRIME PROPERTY FROM ROBERT LEECH
LONDON & GLOBAL MARKETING



A distinctive period (not listed) character country house with self contained annexe, triple garage with guest apartment over, extensive recently constructed leisure facilities including media/entertainment/recording studio, pool, tennis court, formal gardens with glorious views, paddock, in all extending to about 5 acres. Additional land by separate negotiation.

A unique opportunity to acquire a picturesque period detached country house. The property is believed to date from the 16th century with later additions through its history. There are many character features typical of the original period including exposed timbers, oak internal doors and hallmark fireplaces. Adaptable accommodation includes an annexe at the eastern wing, together with a self-contained apartment over the triple garage. Another outstanding aspect includes a collection of recently constructed leisure barns on the western side of the main house, one of which is currently arranged as a superb media and recording studio, giving access to a wonderful entertaining area with panoramic views. The gardens and grounds, which enjoy a southerly aspect at the rear, are another particular feature which includes a HEATED SWIMMING POOL, as well as SWIM SPA, HARD TENNIS COURT and Paddock. Grounds of about 5 ACRES in all with additional land to purchase if required.



Main House

- Covered entrance porch, heavy oak front door to:
- Entrance Hall, understairs storage
- Cloakroom, suite of WC & wash hand basin
- Double Aspect 'L' shaped Sitting Room, attractive stone fireplace, beech block floor, views over rear garden and door to loggia
- Dining Room, feature inglenook fireplace, with heavy beam. Attractive exposed brickwork, hardwood flooring
- Study
- Kitchen/Breakfast Room, arranged as kitchen with timber work surfaces, classic style base and wall cupboards, oil fired AGA, stainless steel double drainer sink unit, deep walk-in larder. Breakfast room with further range of kitchen cabinets.
- Boot Room, door to:
- Courtyard, stable door to garden, York stone flooring and door to annexe

- Master Bedroom, an 'L' shaped room with wardrobe cupboards, door to:
- Dressing room, eaves storage, en-suite bathroom with white suite including roll top bath and overhead shower, door to returning to landing
- 3 further bedrooms, one with shower room
- Separate WC
- Landing, in-built storage cupboards and linen cupboard

Annexe

- Approached via courtyard from main house, or private entrance to the front. Entrance lobby, cloakroom, sitting/dining room, bedroom.
- Planning consent granted ref: TA/2015/1367 to extend annexe (foundations commenced)

Outside

- Attractive triple garage with mechanics 'pit' and workshop area
- Guest apartment, approached via private entrance door with stairs to first floor, sitting room, kitchen, 2 bedrooms, bathroom

-Collection of 2 recently constructed (2016) Barns and purpose built gym situated to the west of the main house:

-Media, Entertaining & Recording Studio: entrance lobby, well fitted kitchen, 2 rooms - one arranged as recording studio (equipment not included), one as vaulted entertaining room with wine cellar. Doors to superb entertaining area mainly constructed of glass to 3 sides, with retractable roof. Staircase from kitchen to first floor, bathroom, further room, door to internal balcony overlooking the ground floor

-Games Room: games room with attached external shower room and attached storage

-Purpose Built Gym with shower room

-Terrace with luxury oval garden pod, 'Riptide' large swim spa and jacuzzi with powered roof. Fire pit.

Gardens and Grounds

Twin automatic gates lead to 2 sweeping driveways, flanked by lawns and ornamental flower beds. DOUBLE GARAGE, twin up and over doors. PADDOCK to the western side of the house. To the rear, there is an extensive paved terrace area with southerly aspect, which leads to formal gardens laid mainly to lawn with many established plants overhung by mature trees, bordering onto ornamental pond.

Beyond high screened hedging is the heated SWIMMING POOL with retractable enclosure and hard TENNIS COURT. Pretty oak framed POOL HOUSE, with pool kitchen and room above

The grounds extend in all to about 5 ACRES, additional fields to the south of about 27 acres are available subject to separate negotiation.

Location

The property is situated in a glorious, rural position to the north of Lingfield, with views across open countryside. The village of Lingfield is about 2 miles away, offering local shopping facilities, mainline station, and the renowned Race-course. For more comprehensive shops, including Waitrose, the old market town of East Grinstead is about 3.5 miles away. There is an excellent choice of independent schools in the area, including Lingfield College, Brambletye, Ardingly College and Worth. For the international traveller, Gatwick airport is about 9 miles distant.

FREEHOLD - NO ONWARD CHAIN

Mains electricity, mains water. Private drainage, calor gas.

Oil fired central heating, and oil fired AGA.

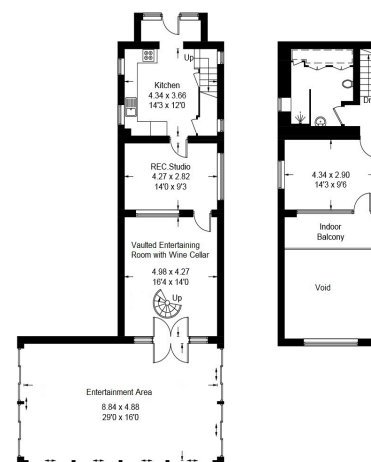
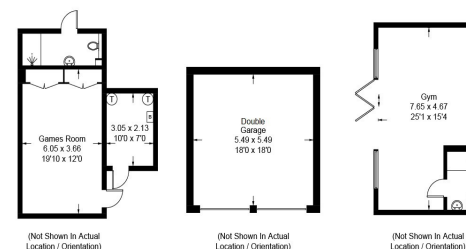
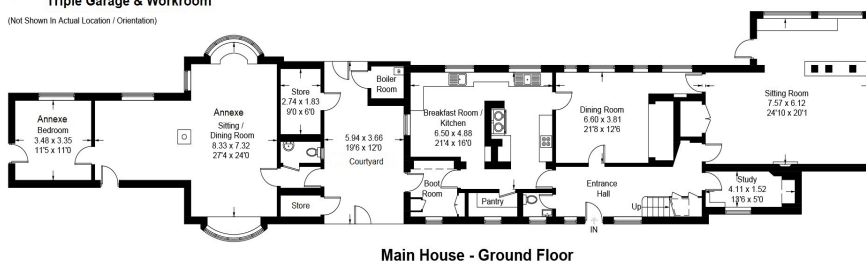
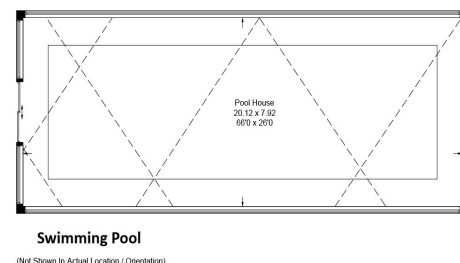
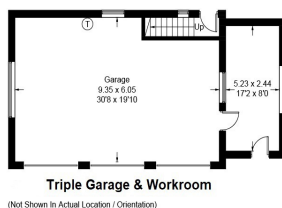
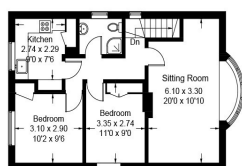
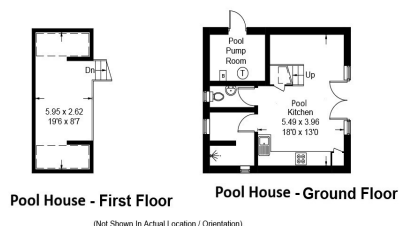




NB: Energy Performance Certificates are available for the main house and the ancillary buildings

 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area
Main House & Annexe = 287.5 sq m / 3095 sq ft
Guest Apartment = 127.9 sq m / 1377 sq ft
Pool House = 50 sq m / 538 sq ft
Media Barn = 129.4 sq m / 1393 sq ft
Swimming Pool = 159.5 sq m / 1717 sq ft
Outbuildings = 99.9 sq m / 1075 sq ft
Total = 854.2 sq m / 9195 sq ft
(Excluding Void)



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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. (ID1280617)
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