



Lingfield, Surrey

Robert
Leech .





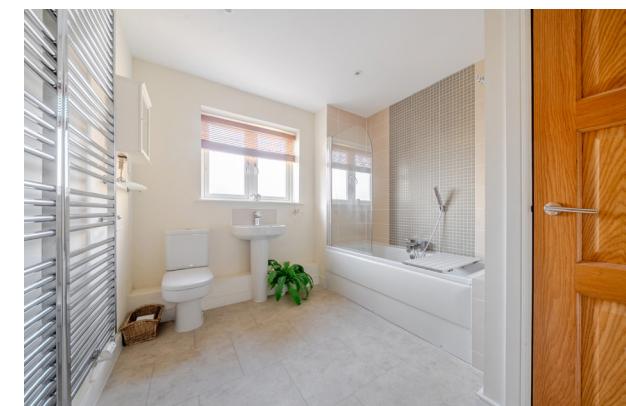
Set within an exclusive gated development, this spacious and beautifully presented three-storey home offers bright, modern living spaces, a generous reception room opening to a conservatory and flexible upper-floor accommodation including an office. Ideally located close to Lingfield's shops, station and well-regarded schools, it blends village charm with excellent commuter convenience.



Set within an exclusive gated development, this beautifully presented three-storey home with almost 1700sqft of living space offers generous living space, modern finishes and an inviting sense of warmth throughout. The ground floor has underfloor heating throughout and features a bright and well-appointed kitchen and dining area with bespoke cabinetry and ample workspace. This is complemented by a spacious reception room that flows into a charming conservatory, opening directly onto a private, well-kept garden ideal for outdoor dining and relaxation. Downstairs also benefits from not only a downstairs WC, but also a handy utility cupboard, perfect to house washing machine/Tumble dryer.

The first floor provides two well-proportioned double bedrooms, including a superbly sized master bedroom with dual-aspect windows and an en-suite, along with a separate and stylish family bathroom. The second floor offers excellent versatility with a large double bedroom benefitting from another ensuite shower room, and handy eaves storage. There is a separate office on the top floor too, perfect for home working or hobbies. Thoughtfully designed across all levels, the property combines practicality with comfort and also includes a single garage and allocated parking space as well as 2 visitors spaces, all that on top of the well kept garden with gate on to footpath leading straight to Lingfield Station.

Situated in a quiet and sought-after position close to the heart of Lingfield, the home enjoys convenient access to village shops, cosy pubs, cafés and everyday amenities. Lingfield's mainline station provides direct routes to London, making it ideal for commuters, while the surrounding countryside offers scenic walks and outdoor pursuits. The area is well regarded for its schooling options, including Lingfield College and other popular state and independent schools nearby. With excellent transport links, a welcoming community and an attractive village setting, this location continues to appeal to buyers seeking both convenience and a high quality of life.



At a glance

- Gated Development
- 3 Great Sized Double Rooms
- 3 Bathrooms
- Garage and Allocated Parking Space, with Visitors Spaces
- Beautiful Main Reception Room
- Bright Garden Room
- Short Walk To Train Station
- Village Centre Nearby
- Fantastic Countryside on the Doorstep

Location

Situated in the historic Lingfield Village with a range of everyday shops, village pub and amenities sitting right on your doorstep and just a short walk from the train station. For a larger range of shops, restaurants and leisure facilities East Grinstead can be found five miles distant.

For the commuter Lingfield mainline rail station, which is within half a mile and travels to both London Victoria and London Bridge. The national motorway network can be accessed at J6 of the M25 motorway which is approximately 7.5 miles away.

Intrigued?

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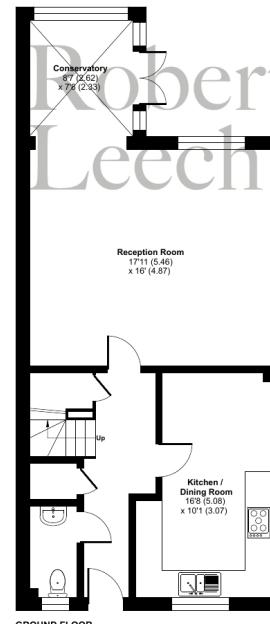
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Denotes restricted head height.



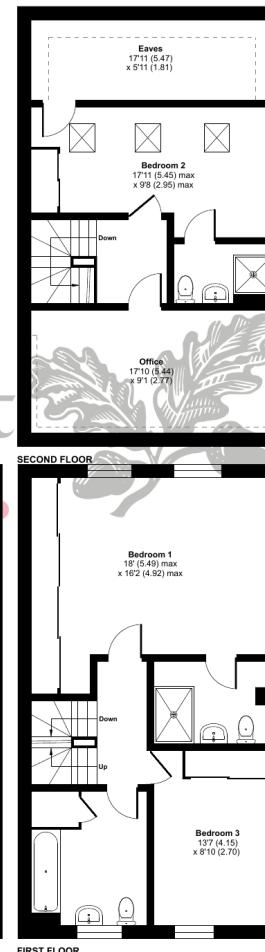
Tannery Gardens, Lingfield, RH7

Approximate Area = 1679 sq ft / 155.9 sq m

Limited Use Area(s) = 130 sq ft / 12 sq m

Total = 1809 sq ft / 167.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robert Leech Estate Agents Ltd. REF: 1382406

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