



Lingfield, Surrey

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A beautifully decorated and characterful three bedroom semi-detached home offering almost 1400sqft of versatile accommodation, featuring a stunning rear kitchen/dining extension with sky lantern and doors onto the westerly facing garden, plus a useful summer house. Situated in the heart of Lingfield close to the station, schools and village amenities, the property is offered to the market with no onward chain.



Beautifully presented and offering generous, versatile accommodation of almost 1400sqft. this charming three bedroom semi-detached home combines character features with a stunning rear extension to create the perfect family property. Thoughtfully improved and beautifully decorated throughout, the house is ready to move straight into and is offered to the market with no onward chain.

The ground floor provides an excellent balance of reception and open-plan living space. To the front, a cosy sitting room with bay window offers a welcoming retreat, while the separate family room adds valuable flexibility for modern living, ideal as a playroom, home office or snug. To the rear, the property opens into a superb kitchen/dining room extension that truly forms the heart of the home. Flooded with natural light from a striking sky lantern overhead and double doors opening onto the garden, this impressive space is perfect for both everyday family life and entertaining. The kitchen is well-appointed with ample worktop and storage space, complemented by a separate utility room and ground floor cloakroom for added practicality.



On the first floor are two well-proportioned bedrooms and a modern family bathroom, while the second floor hosts an excellent principal bedroom suite with eaves storage and its own shower room, creating a private and peaceful top-floor retreat.

Externally, the rear westerly facing garden provides a pleasant space for relaxing and entertaining, and also benefits from a summer house, ideal for use as a home office, studio or hobby room.



## At a glance

- No Onward Chain
- Moments Away From Village Centre
- Train Station Short Walk Away
- Private Garden
- 3 Double Bedrooms
- 2 Bathrooms
- Private Garden
- Stunning Rear Kitchen Extension
- Beautiful Blend of Contemporary and Character

## Location

The property enjoys a highly convenient position in the heart of Lingfield, a sought-after Surrey village offering a blend of period charm and everyday amenities. Lingfield mainline station provides direct services to London Victoria and London Bridge, making it an excellent choice for commuters. The village offers a range of independent shops, cafés and public houses, together with a medical centre and local conveniences. Well-regarded schools in the area include Lingfield Primary School and Lingfield College, with further highly rated state and independent options in the surrounding towns. The area is also well known for Lingfield Park Racecourse and beautiful surrounding countryside, offering superb opportunities for walking, cycling and outdoor pursuits.

## Intrigued?

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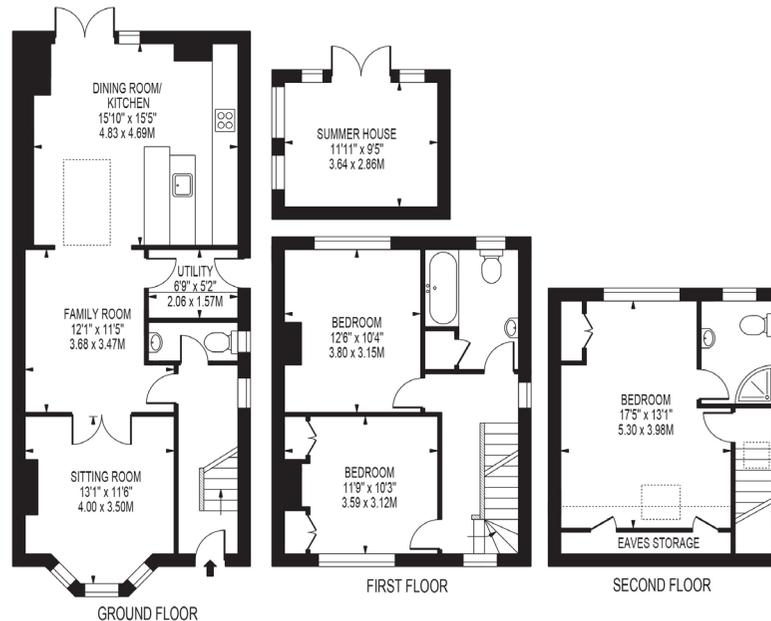
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### VICARAGE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1376 SQ FT - 127.80 SQ M  
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING SUMMER HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 47 SQ FT - 4.40 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 112 SQ FT - 10.41 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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