



Lingfield, Surrey

Private  
Estates. 

PRIME PROPERTY FROM ROBERT LEECH  
LONDON & GLOBAL MARKETING



**A unique opportunity to acquire an extensive farm extending to about 112 acres with distinctive 4 bedroom farmhouse enjoying wonderful views, comprehensive range of farm buildings with separate access – central London just 25 miles.**

**Location**

The property is located on the outskirts of picturesque Lingfield village. Lingfield offers local shops, pubs, the Church of St Peter and St Paul, the renowned Lingfield Park Racecourse, and mainline station with links to London Victoria and London Bridge. Chartham Park, an exceptional golf and fitness club set in beautiful countryside, is 3 miles away. The town of Edenbridge with a range of shops including Waitrose and a leisure centre is also about 3 miles away.

The property is well placed for the M25 (junction 6 at Godstone) providing access to the National motorway network, Gatwick and Heathrow airports, the Channel Tunnel and the Kent Coast. There are numerous good schools in the area in both the state and independent sector including Lingfield College, Oxted School, Caterham and Hazelwood.



## Main Residence

An attractive detached farmhouse with attractive part tile hung and part Tudor style elevations. The property was constructed in 1999 (subject to an Agricultural Occupancy Condition).

## First Floor

- Principle Bedroom – Ensuite Bathroom with white suite
- Three Further Bedrooms
- Family Shower Room – white suite
- Landing

## Ground Floor

- Impressive Reception/Dining Hall – double doors to terrace
- Cloakroom
- Double Aspect Living Room – inglenook style fireplace with woodburning stove, door to garden
- Double Aspect Kitchen-Breakfast room – bespoke hand made matching base & wall cupboards, door to garden
- Utility Room – Central heating boiler, door to garden



## Outside

- Long Private Driveway
- Double Garage
- Cart Lodge
- Lawned Gardens to all sides
- Gravel parking area
- Wonderful Views over own land and adjacent countryside

## Extensive Farm Buildings

(potential for alternative uses, subject to planning consent)

- 4 bay concrete frame barn
- Adjacent 4 bay steel frame barn
- Further 4 bay steel frame barn
- Small block building
- 3 bay pole barn
- Small enclosed single bay pole barn
- Range of three large barns
- Small pole barn lean-to
- 2 bay pole barn
- Small single brick garage

## The Land

- About 111 acres of permanent pasture divided into useful sized fields – most with water supply
- Borders the Eden Brook
- Bridge across the river serves two blocks of land (A right of way through Park Farm, Haxted Road, provides an alternative access to the eastern land)
- Soil type mainly loam for grass - most of the land is grade 3 (Ministry of Agriculture) and a corridor of grade 4 along the river. Some of the land is in a flood zone 3 area

**In all, extending to about 112.91 acres**

**(45.69 hectares)**

## Freehold

- Double glazed windows and gas central heating to main residence
- Council Tax Band G (house)
- Mains water, electricity, gas. Private drainage

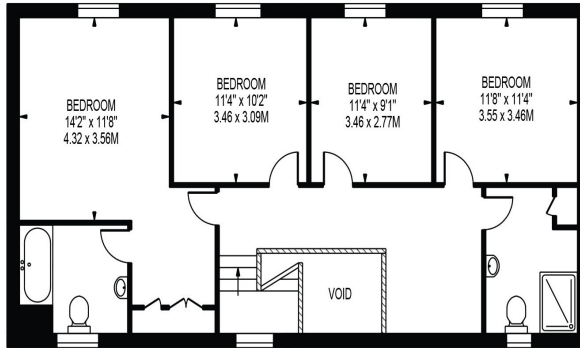
Planning Consent for the farmhouse states:- “The occupation of the dwelling shall be limited to a person solely or mainly working, or last working in the locality in agriculture, or in forestry, or a widow or widower of such a person, and to any resident dependents”.



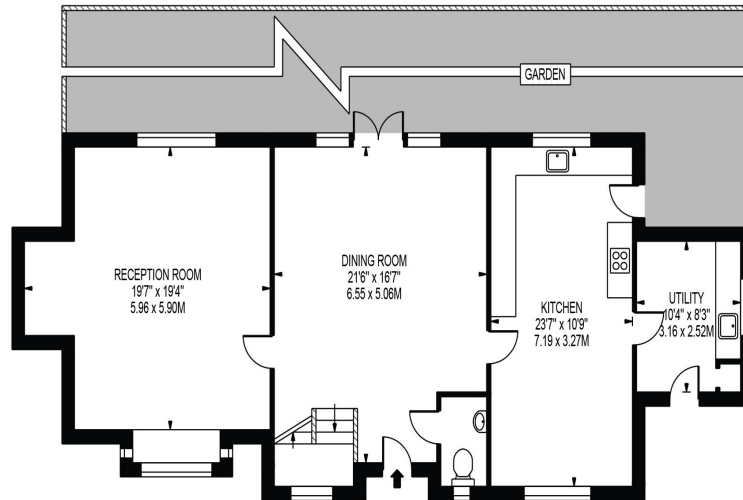


**Main House (buildings are not shown in correct orientation to one another)**

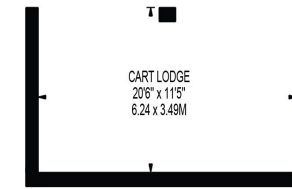
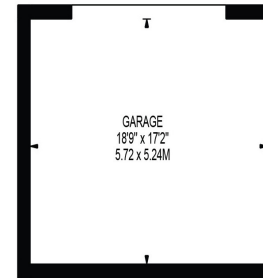
APPROXIMATE GROSS INTERNAL FLOOR AREA: 2003 SQ FT - 186.09 SQ M  
(EXCLUDING GARAGE, CART LODGE & VOID)  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 323 SQ FT - 29.97 SQ M



FIRST FLOOR



GROUND FLOOR



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.

## Farm Buildings

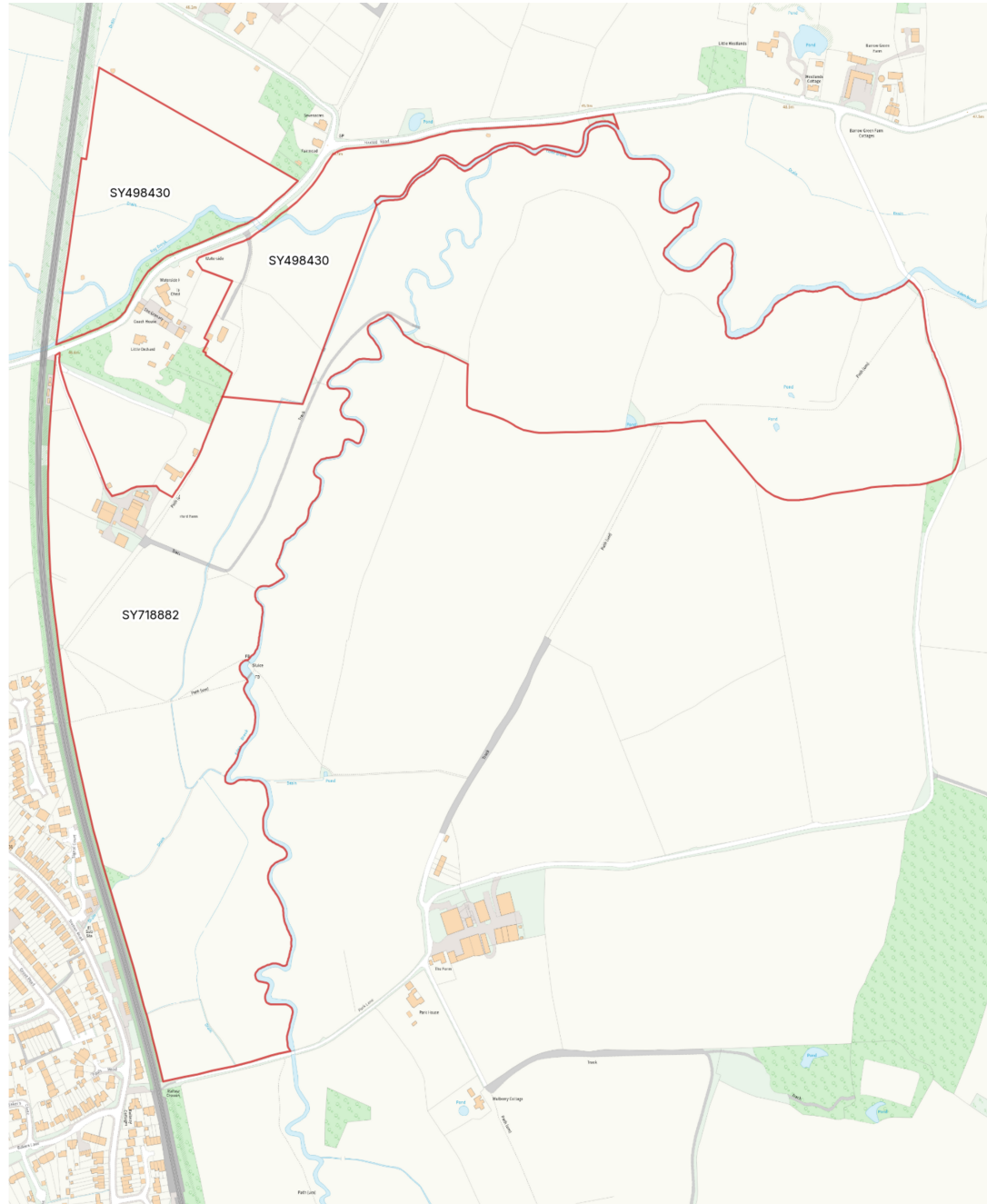
APPROXIMATE GROSS INTERNAL FLOOR AREA: 13253 SQ FT - 1231.26 SQ M  
(EXCLUDING GARAGE)



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For marketing purposes. Shows only approx position of boundaries. Refer to Land Registry plans.

200 m  
Scale 1:6110 (at A4)



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