



Lingfield, Surrey

Robert  
Leech 



This stylish semi-detached home, built around five years ago by Beaufort Homes, offers contemporary accommodation arranged over three floors and finished to a high specification throughout, with the added reassurance of the remainder of a 10-year structural warranty. The property features a bright open-plan kitchen and dining space with a kitchen designed by Lime Designs and integrated appliances by Bosch, along with four well-proportioned bedrooms and a private garden, all situated in the desirable Surrey village of Lingfield.



The house has been finished to a high standard throughout, with quality fixtures and fittings and a layout designed to suit modern family life. The front door opens into a welcoming entrance hallway which provides access to the principal rooms on the ground floor. Oak flooring runs through the main living areas and is complemented by underfloor heating, creating both a practical and comfortable environment. The property also benefits from the addition of an air source heat pump, helping to improve energy efficiency and significantly reduce running costs, along with the convenience of an electric vehicle charging point.

To the rear of the property is the impressive open-plan kitchen and dining space, which forms the heart of the home. This bright and sociable room enjoys excellent natural light and direct access to the rear garden through double doors, making it ideal for both everyday living and entertaining. The kitchen itself was designed by Lime Designs and provides a striking focal point, with sleek contemporary cabinetry complemented by quartz worktops and matching splashbacks. A beautiful white ceramic sink with Quooker Tap enhances the modern aesthetic, while a range of fully integrated appliances by Bosch ensures practicality for day-to-day use.

At the front of the property there is a separate reception room which offers a more intimate living space, perfect as a snug or television room. The ground floor accommodation is completed by a useful cloakroom for guests and a separate utility room.

The upper floors provide well-balanced bedroom accommodation arranged over two levels. There are four comfortable bedrooms in total, offering flexibility for family life, guests or working from home. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. The bathroom suites feature contemporary white sanitaryware by Vado, complemented by chrome fittings, a heated towel rail and a vanity unit with useful storage beneath the basin. Elegant wall and floor tiling complete the space and give the room a clean, modern finish.

The property enjoys a private rear southerly facing garden which can be accessed directly from the main living space, creating a natural extension of the home during warmer months and providing a pleasant setting for outdoor dining or relaxing.



## At a glance

- 4 Double Bedrooms
- Open Plan Kitchen/Diner
- Ample Off Street Parking
- Southerly Facing Garden
- High End Finish Throughout
- Bosch Appliances in Kitchen
- Walking Distance to Amenities and Train Station
- Underfloor Heating Through Groundfloor
- Excellent Schools Locally
- Air Source Heatpump + Electric Car Charger

## Location

The house is located within the desirable village of Lingfield, a well-regarded Surrey community offering a range of everyday amenities including local shops, cafés and traditional pubs. The village also benefits from a mainline railway station providing convenient services towards London and the surrounding towns. The area is surrounded by attractive countryside and leisure opportunities, including the nearby Lingfield Park Racecourse, while good road connections and well-regarded local schools further enhance the appeal of the location.

## Intrigued?

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## HEADLAND WAY

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1626 SQ FT - 151.04 SQ M



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