

CHARLEWOOD HOUSE

Blackberry Lane, Lingfield, Surrey



A FINE EDWARDIAN FAMILY RESIDENCE

An impressive and well-placed country house, set within established grounds backing onto the golf course and next to the racecourse. The flexible accommodation includes a self-contained first floor annexe, delightful gardens, orchard and a paddock.

			EPC
7-9	4-5	6-8	E
			

Local Authority: Tandridge District Council

Council Tax band: H

Tenure: Freehold

Services: Mains water, gas and electricity. Gas fired heating. Private drainage.

Dormans station 0.8 miles (London Victoria from 52 mins). Lingfield station 1.6 miles (London Victoria from 49 mins). Gatwick airport 8.4 miles (London Victoria from 31 mins).

Postcode: RH7 6NG www.what3words.com/crown.backed.bike



SITUATION

Charlewood House is set in a wonderful semi-rural position on the edge of the village of Lingfield, close to the neighbouring grounds of the Lingfield Park Racecourse and adjoining Golf Club complex. Local shopping is available in Lingfield which has a good community with many social and sporting clubs, a Co-op and Tesco Express, post office, service station, several pubs and cafes and an historic 15th century church. East Grinstead is the nearest large town for main shopping, with cafes, bars and restaurants, other options include Tunbridge Wells and Sevenoaks.

There are primary schools in Lingfield, Dormansland and East Grinstead. Preparatory schools in the area include Brambletye in Forest Row and Holmewood House in Langton Green, and at senior level Lingfield College in Dormansland, Sevenoaks and Tonbridge Schools.



SUBSTANTIAL AND WELL-PROPORTIONED FAMILY SPACE

Dating back to about 1908, Charlewood House is a fine Edwardian residence, striking in appearance and privately set within established grounds.

The accommodation is arranged over two floors, with the impressive formal reception rooms positioned on the southerly side, overlooking the garden, either side of the spacious central reception hall. This is a fine room, opening out to the gardens and with a turn-staircase rising up to the first floor accommodation and featuring a tall window over the half landing.

There is also a lift providing access from the kitchen to the first floor suite. On this level, there are four further bedrooms, one of which benefits from an en suite bathroom. Three of these beautifully proportioned bedrooms have wonderful bay windows overlooking the front gardens.





NOTABLE FEATURES AND SELF-CONTAINED ANNEXE

Points of note throughout the reception areas include large bay windows with a lovely outlook, high ceilings with decorative mouldings, fireplaces, oak flooring and oak panelling in the dining room. The bespoke hand-painted kitchen/breakfast room has painted wooden units with wood, marble and tiled surfaces, as well as tiled flooring, centred around a recessed Falcon gas range cooker. This in turn leads through to the large garden/family room, creating attractive informal space, ideal for modern day living. In addition to the main accommodation, there is a flexible first floor annexe with its own front door. This could be expanded into the ground floor to make it even more spacious, if desired.

NB: Available by separate negotiation, there is a detached Lodge Cottage which has been recently modernised and is very well presented (Lot 2 on plan on page 15). It has a discreet area of garden as well as parking by the main gates, with the apple orchard and further screening from the gardens of the main house. Planning Permission is now confirmed to allow redevelopment of the cottage as a separate dwelling, as a new build property, enabling it to be sold separately. Further information is available at: www.tandridge.gov.uk/planning Planning Ref: 2025/958

Agent's Note:

The lodge contains asbestos within its structure, with a professional report obtained by our client which confirms that no action is required other than to manage the risk including ongoing monitoring.





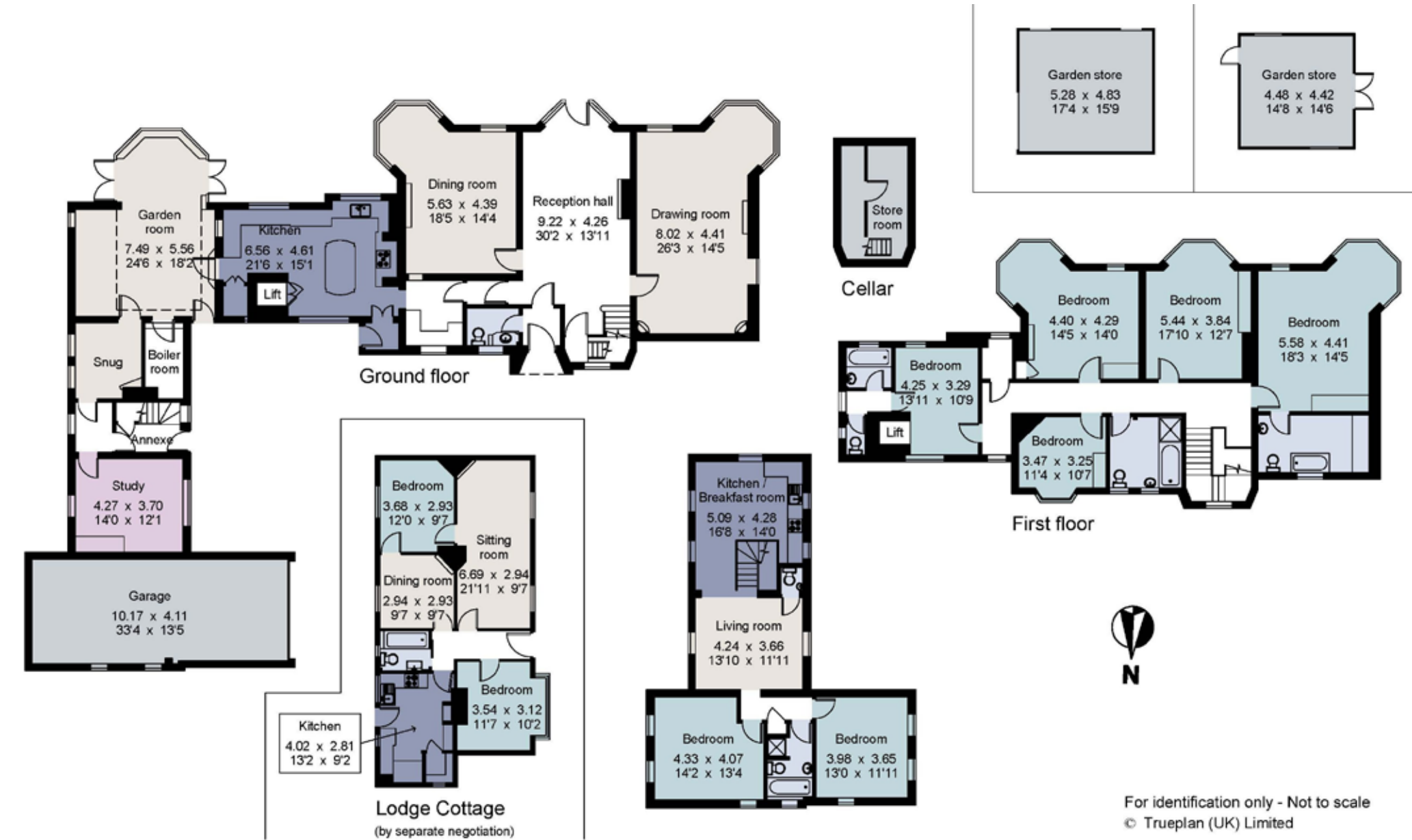
DELIGHTFUL GARDENS AND GROUNDS

The gardens and grounds are a real feature of the property, with mature hedging and rhododendrons to the boundaries and an impressive treelined approach drive behind the entrance gates.

The formal lawns and extensive planting lie immediately behind the house and are laid-out and divided by shingled pathways, together with an orchard and a paddock beyond, which has its own access to the drive, the cottage garden, greenhouses, planted areas and two large garden sheds.

In all the property (Lot 1) extends to about 3.27 acres.





Approximate Gross Internal Area = House: 384.7 sq m / 4140 sq ft. Annexe: 87.0 sq m / 936 sq ft.
Cellar: 11.8 sq m / 127 sq ft. Garage: 41.7 sq m / 448 sq ft. TOTAL: 525.2 sq m / 5652 sq ft.
Lodge Cottage (available by separate negotiation): 73.9 sq m / 795 sq ft.

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 any decisions reliant upon them.



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