



Lingfield, Surrey

Robert
Leech 



A charming and extended cottage set in a peaceful countryside location, offering versatile open plan living with a spacious kitchen/dining/reception area, separate reception room, three bedrooms and a ground floor bathroom. Further benefits include a garden, garage and off-street parking, all within easy reach of Lingfield village, well-regarded schools and mainline transport links.



Set within a picturesque and peaceful countryside setting, this charming and extended cottage offers a wonderful blend of character, space and practicality, ideal for buyers seeking a semi-rural lifestyle without compromising on convenience.

The ground floor features a welcoming reception room, perfect for relaxing or entertaining, alongside a well-proportioned kitchen/breakfast room that forms the heart of the home, providing ample space for dining and day-to-day living. To the rear, the open plan dining area flows seamlessly from the kitchen, creating a sociable and versatile space. This area works equally well as a formal dining space or, as currently arranged by the owners, an additional reception area, with plenty of room remaining in the kitchen for a dining table and chairs. The ground floor also benefits from a family bathroom, adding to the practicality of the layout. The property has been thoughtfully extended to enhance both space and flow, creating a home that feels bright and functional throughout.



Upstairs, the first floor comprises two generously sized bedrooms, while the second floor provides a further bedroom, ideal as a guest room, home office or private retreat. The accommodation is well-balanced across all levels, making it suitable for a range of buyers including families and those working from home.

Externally, the property benefits from a garage and off-street parking for up to 4 cars accessed by a lane from the side of the cottages with electric gate for added security, a highly desirable feature in this tranquil location. The garden offers a lovely outdoor space to enjoy the surrounding countryside, providing a sense of privacy and calm.



At a glance

- Beautiful Countryside Setting
- Extended, Providing Flexible Accommodation Throughout
- 3 Bedrooms
- Open Plan Kitchen/Diner
- Stunning Gardens
- Double Garage and Off St Parking
- Open Fireplace
- Lingfield Amenities Nearby
- Lingfield Train Station Only 5 Minutes Drive

Location

The location is a key highlight, set within a sought-after rural setting yet within easy reach of Lingfield village, which offers a range of everyday amenities including shops, cafés and a mainline station providing links into London. The area is well regarded for its excellent selection of schools, both state and independent, making it popular with families. Nearby countryside and walking routes further enhance the appeal, offering a lifestyle that combines convenience with the beauty and tranquillity of village living.

Intrigued?

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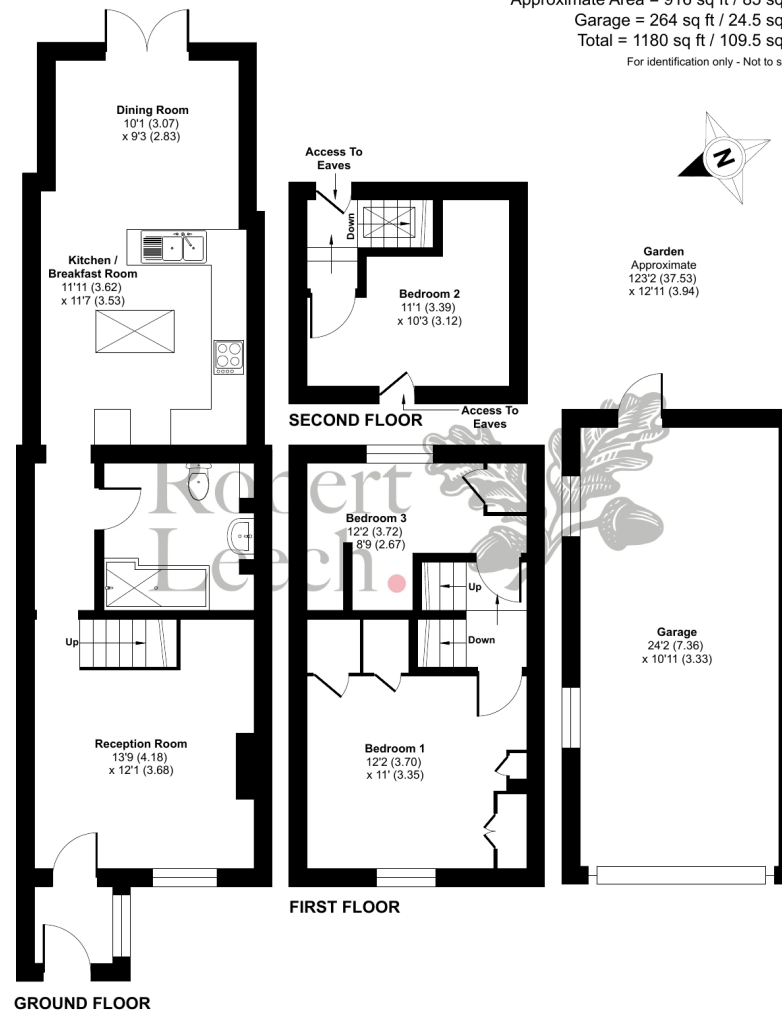
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Surrey RH7 6AA

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Gays Cottages, Tandridge Lane, Lingfield, RH7

Approximate Area = 916 sq ft / 85 sq m
Garage = 264 sq ft / 24.5 sq m
Total = 1180 sq ft / 109.5 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). © ncthemcom 2026. Produced for Robert Leech Estate Agents Ltd. REF: 1432654



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