



The White House East Grinstead Road, Lingfield, RH7 6NE

Offers in excess of £400,000

*** No Onward Chain *** Cash Buyers Only ***

Situated along a private road in the sought-after village of Lingfield, this attractive three-bedroom detached family home is offered to the market with no onward chain.

The property enjoys a generous gravel driveway providing ample off-road parking, together with beautifully maintained wraparound gardens. Inside, the accommodation comprises a welcoming entrance porch, modern shower room, spacious fitted kitchen, a bright dining room with a characterful inglenook fireplace, and a generous dual aspect sitting room featuring a second inglenook fireplace. The abundance of natural light and retained period features create a warm and inviting home.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom, ideal as a nursery, guest room or home office. Externally, the mature gardens and attractive countryside views provide a peaceful setting, while the extensive driveway makes the property perfectly suited to family living.

Lingfield is a charming Surrey village offering a range of local shops, cafés, pubs and well-regarded schools. The village benefits from a mainline railway station with direct services to London Victoria, excellent road links via the M23 and M25, and is surrounded by beautiful countryside. Lingfield Park Racecourse and Golf Club are also nearby, making this a fantastic location for those seeking a balance of village life and convenient commuting.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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