



Lingfield, Surrey

Robert  
Leech . 



A substantial detached home set on a plot of just over 1.5 acres, offering an exceptional refurbishment opportunity with extensive scope to extend, remodel and add significant value, subject to the usual consents. Located in the sought-after village of Lingfield with good transport links and highly regarded schools nearby, this is a rare chance to create a bespoke family home in a semi-rural yet well-connected setting.



A rare opportunity to acquire a substantial home on a sizable plot in a sought-after and highly desirable location coming to market for the first time in over 50 years. With enormous potential to create something truly special, this property is set within a generous plot of a little over 1.5 acres consisting of extensive front and rear gardens plus adjoining paddock with its own access gate and easement rights. This detached home presents an exciting refurbishment opportunity with significant scope to extend, remodel and add value, subject to the usual consents. The property offers well-balanced accommodation approaching 30000 sq ft which includes a large loft space and integral garage, making it ideal for buyers looking to create a long-term family home in a semi-rural yet well-connected location.



The ground floor is arranged around a central hallway and includes a spacious reception room with views over the garden, a separate dining room, kitchen and utility area, and four bedrooms served by bath and shower facilities. The layout lends itself well to reconfiguration, with potential to create open-plan living spaces or enhance the bedroom accommodation. Above, the extensive high-roofed loft space spans the footprint of the bungalow and offers excellent potential for conversion, subject to planning, further increasing the overall living space.

Externally, the bungalow sits centrally within its plot, surrounded by mature gardens and paddock that provide privacy, a strong sense of seclusion and ample room for landscaping, outbuildings or further development, subject to consent. The long driveway and garage provide plenty of parking, while the scale of the plot offers substantial development opportunities to those seeking space for gardening, leisure or equestrian interests.



## At a glance

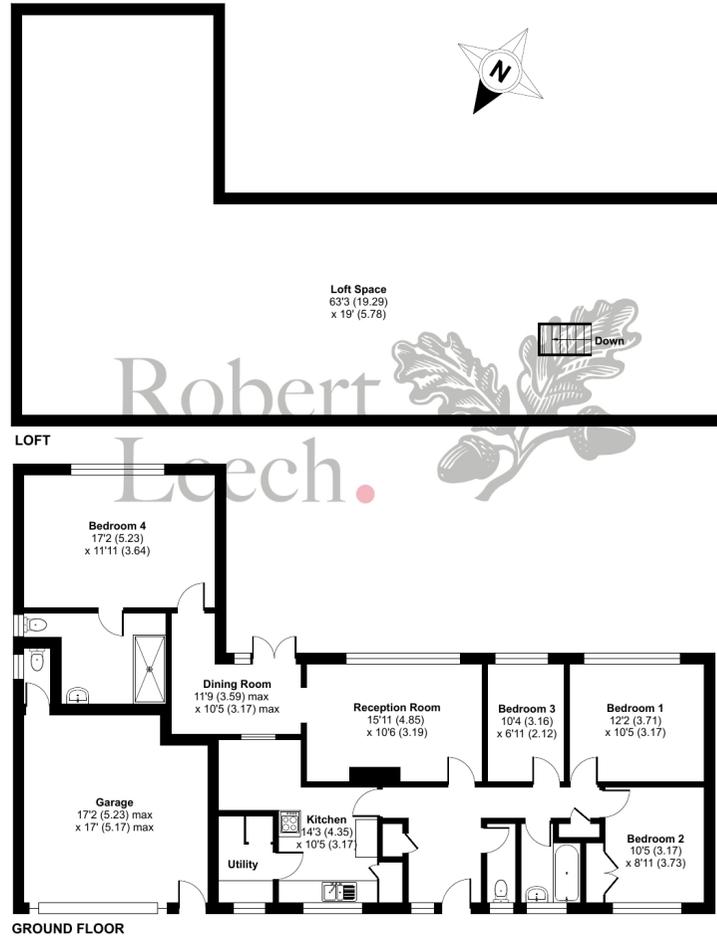
- Detached Home
- Large Plot of over 1.5 Acres
- Huge Potential
- Separate Paddock with Separate Access
- Very Private and Secluded
- Ample Parking and Garage
- Beautiful Views Over Open Fields Beyond
- Country Lane Setting
- First Time on Market for Over 50 Years

## Location

Lingfield is a highly regarded Surrey village offering a blend of countryside living and everyday convenience. The area is well known for its open green spaces, scenic walks and Lingfield Park racecourse, while the village itself provides local shops, cafés and amenities. Lingfield station offers regular services to London, making it a practical choice for commuters. Families are well catered for with a selection of well-regarded schools nearby, including Lingfield Primary School, Lingfield College and a range of respected state and independent options in the surrounding towns of East Grinstead, Oxted and Sevenoaks.

## Broomside, Hare Lane, Lingfield, RH7

Approximate Area = 1296 sq ft / 120.4 sq m  
 Loft = 1495 sq ft / 138.8 sq m  
 Garage = 285 sq ft / 26.4 sq m  
 Total = 3076 sq ft / 285.6 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). © nitchecom 2026. Produced for Robert Leech Estate Agents Ltd. REF: 1402816



## Intrigued?

01342 837783

lingfield@robertleech.com

29 High Street Lingfield  
 Surrey RH7 6AA

robertleech.com

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Robert Leech.

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