



Blindley Heath, Surrey

Robert
Leech . 



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Set within a leafy and sought-after cul-de-sac, this superb five-bedroom detached family home offers generous proportions, versatile living spaces, and a beautifully landscaped garden – all perfectly suited to modern family life. Immaculately presented throughout, the ground floor features a bright and inviting reception room with wooden flooring, a central fireplace, and seamless flow into the dining room and conservatory, creating an open yet zoned living space ideal for both entertaining and relaxing. The stylish kitchen is well-appointed and adjoins a useful utility room, while a second reception/family room provides further flexibility for a home office, playroom or snug. In total there are two receptions and a dining room.



Upstairs, five well-sized bedrooms offer excellent accommodation for families of all sizes. The principal bedroom enjoys an ensuite shower room and access to a private balcony overlooking the garden, while the remaining bedrooms are served by a modern family bathroom. Bedroom five would also work well as a study or dressing room, depending on your needs. Thoughtful details throughout – including built-in storage, quality finishes and well-planned layout – make this home exceptionally comfortable and practical.

Outside, the landscaped rear garden is a standout feature – a peaceful haven with mature planting, a paved patio ideal for outdoor dining, and plenty of space for children to play or keen gardeners to enjoy. The conservatory and French doors provide direct access to this wonderful space, enhancing the indoor-outdoor flow. There is a summer house and a very large storage shed.



At a glance

- Five Bedrooms
- Detached
- Immaculately Presented
- Lovely Rear Garden
- Balcony
- Ensuite Shower Room
- Utility Room
- Cul-de-sac Location
- Ample Parking on Driveway

Location

This charming home is ideally located in the tranquil village of Blindley Heath, surrounded by open countryside yet within easy reach of local amenities and transport links. The nearby village of Lingfield offers a good range of independent shops, cafes and restaurants, and is home to the well-regarded Lingfield College, providing independent education from nursery through to sixth form. The area is also served by excellent local primary schools and benefits from quick connections to London via Lingfield or Godstone stations, as well as access to the M25 and Gatwick Airport. With beautiful walking trails, historic sites and equestrian facilities close by, this is a perfect setting for those seeking both community and countryside.

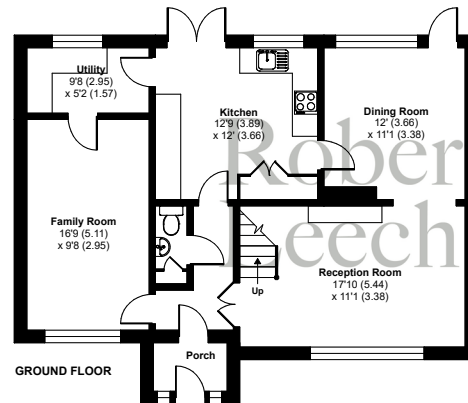
Intrigued?

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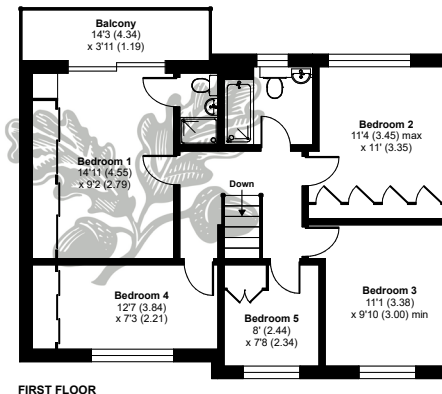
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Langsmead, Blindley Heath, Lingfield, RH7

Approximate Area = 1580 sq ft / 146.7 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). © rleechcom 2025. Produced for Robert Leech Estate Agents Ltd. REF: 1363972



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