

# Payne & Co.



## 5 Hayward Mews

Lingfield, RH7

6GT

An extremely well presented home located in a small and select gated development of just 8 properties built in 2020. The property enjoys an attractive outlook over fields from the rear elevation and is being sold with no onward chain.

**Freehold**

**£459,000**

# 5 Hayward Mews

, Lingfield, RH7 6GT



## Situation

The pretty village of Lingfield is surround by countryside. The High Street has good local shopping with an interesting variety of shops and restaurants. There are four local public houses, two golf courses and several restaurants. The mainline station offers services to East Croydon, London Bridge and Victoria. The M25 is accessed at Godstone (Junction 6), offering easy access to London, Brighton and Gatwick and Heathrow airports.

## Location/Directions

For Sat Nav use RH7 6GT

## To Be Sold

An extremely well presented home located in a small and select gated development of just 8 properties built in 2020. The property enjoys an attractive outlook over fields from the rear elevation and is being sold with no onward chain.

## Entrance Hall

Stairs to first floor, laminate flooring.

## Cloakroom

Low suite w.c, wash hand basin, laminate flooring.

## Sitting Room

Front aspect window, deep storage cupboard under stairs with electric light.

## Kitchen/Dining Room

Sunken bowl single integrated drainer, base drawers and cupboards, integrated appliances of dishwasher, double oven and fridge freezer, four ring electric hob with cooker above, cupboard housing Baxi gas fired central heating boiler, folding doors leading to rear garden, built-in storage cupboard.

## Stairs to First Floor Landing

Trap to loft, built-in storage/linen cupboard.

## Bedroom One

Rear aspect window, greenland views.

## En-Suite Shower Room

Enclosed shower cubicle, wash hand basin, low suite w.c, velux window, tiled flooring and walls.

## Bedroom Two

Front aspect window.

## Bathroom

White suite of enclosed bath, shower cubicle, low suite w.c, chrome heated ladder towel rail, vanity unit, tiled flooring and walls.

## Outside

Allocated parking to the front of the property, electric charger. The rear garden enjoys a paved patio, level area of lawn, boundary fencing and shrub borders towards the far end and overlooks open fields.

**Tandridge District Council Tax Band D**



## Directions

For more information on this property please contact [info@payneandco.com](mailto:info@payneandco.com)

or call [01892522000](tel:01892522000)

or visit <https://www.payneandco.com>



# Floor Plan

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 79.5 sq m / 856 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 decisions reliant upon them. (ID1278154)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	