

Offers in Excess of:

£500,000

Garnham
H Bewley

96 Station Road, Lingfield



- Characterful Semi-Detached Home
- Three Double Bedrooms
- Two Reception Rooms + Conservatory
- Tastefully Appointed Kitchen
- Stylishly Fitted Bathroom & Ensuite
- Large, Westerly Facing Rear Garden
- Driveway Parking for Two Cars
- Within Walking Distance of Lingfield Station

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



96 Station Road, Lingfield, Surrey RH7 6ED

This attractive and extended three-bedroom semi-detached character home is located in the highly sought-after village of Lingfield, offering convenient access to the local train station and well-regarded schools. The historic village provides a range of everyday amenities including independent shops, cafés and traditional pubs, while the well-known Lingfield Park Racecourse offers a vibrant social and leisure destination close by. Beautifully presented throughout, the property combines period charm with modern styling to create a bright and welcoming family home.

The ground floor features a spacious lounge to the front with a characterful fireplace, leading through to an inner hall with stairs rising to the first floor. To the rear, the dining room flows seamlessly into a well-appointed kitchen fitted with a range of wall and base units, ample worktop space, and room for freestanding appliances. From the kitchen, bi-fold doors open into a delightful conservatory, creating an excellent additional reception space filled with natural light. The conservatory has been further enhanced by the current owners with the installation of a solid roof, allowing for comfortable year-round use. It also benefits from its own French doors to the side, providing direct access to the rear garden and patio area, making it ideal for both everyday family living and entertaining.

On the first floor, there are two well-proportioned bedrooms—one overlooking the front and the other the rear—alongside a stylish and modern family bathroom fitted with a bath with shower above, wash basin, W.C., and useful storage.

The second floor is dedicated to the principal bedroom, providing a private retreat with access to a contemporary en-suite shower room, finished to a high standard, along with additional eaves storage.

Externally, the westerly facing rear garden is mainly laid to lawn with a patio area ideal for outdoor dining, bordered by mature shrubs and enclosed by fencing—perfect for enjoying afternoon and evening sun. There is also side access. To the front, the property benefits from off-road parking for two vehicles.

This home offers a well-balanced layout across three floors and is ideally suited for modern family living, with both the bathroom and en-suite presented in a sleek, modern style, complementing the character and practicality of this desirable village home.



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Accommodation

Ground Floor:

Lounge:

12' 8" x 10' 9" (3.86m x 3.28m)

Dining Room:

12' 8" x 9' 7" (3.86m x 2.92m)

Kitchen:

13' 9" x 7' 8" (4.19m x 2.34m)

Conservatory:

10' 1" x 9' 4" (3.07m x 2.84m)

First Floor:

Bedroom Two:

12' 8" x 8' 2" (3.86m x 2.49m)

Bedroom Three:

9' 7" x 8' 5" (2.92m x 2.57m)

Family Bathroom:

9' 1" x 7' 8" (2.77m x 2.34m)

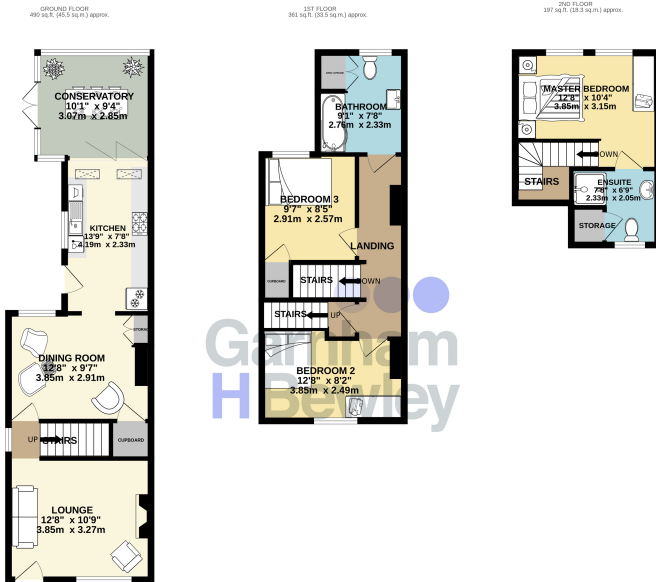
Second Floor:

Master Bedroom:

12' 8" x 10' 4" (3.86m x 3.15m)

Ensuite:

7' 8" x 6' 9" (2.34m x 2.06m)



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96 STATION ROAD - FLOORPLAN

TOTAL FLOOR AREA - 1047 sq.ft. (97.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan for guidance purposes only and should be used as such by any prospective purchaser. The views shown are approximate and should not be relied upon and no guarantee as to their accuracy or efficiency can be given.
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Nearest Stations:

Lingfield Station (0.2 miles)

Dormans Station (1.6 miles)

Godstone Station (3.3 miles)

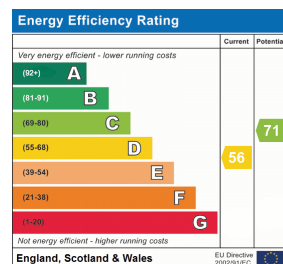
Nearest Schools:

Lingfield Primary School (0.3 miles)

Lingfield College (0.5 miles)

St Piers School (0.7 miles)

Dormansland Primary School (1.5 miles)



All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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