



Lingfield, Surrey

Robert  
Leech . 



Woodlands is a substantial and highly versatile detached home set within a private one acre plot, offering over 2,900 sq ft of flexible accommodation including a superb open plan kitchen/reception room with bi-fold doors onto a large patio, a single garage and useful outbuildings. With five bedrooms arranged to allow two and a bathroom on the ground floor to function as a mini annex, it provides ideal space for multi-generational living in a sought-after Surrey village setting.



Woodlands is an impressive and highly versatile detached family home set within a glorious plot of approximately one acre, offering over 2,900 sq ft of well-balanced accommodation including outbuildings. Approached via a welcoming entrance, the property opens into a particularly spacious and impressive hallway which immediately sets the tone for the generous proportions found throughout.

The heart of the home is a superb 32 ft open plan kitchen/reception room, perfectly designed for modern family life and entertaining. Bi-fold doors span the rear elevation and open directly onto a large patio, creating a seamless connection to the garden and making the most of the beautiful setting. A separate dining room provides a more formal entertaining space, while a cosy snug and a dedicated home office offer additional flexibility for everyday living and home working.

A key feature of the layout is the adaptability of the ground floor accommodation. Two bedrooms and a bathroom are positioned together and are set up perfectly to function as a self-contained annex if required, ideal for multi-generational living, guests or an older child, yet they also integrate effortlessly as part of the main house depending on a buyer's needs. Upstairs, three further well-proportioned bedrooms, including a generous principal bedroom with ensuite, with the other two served by a family bathroom.

Externally, the property continues to impress. The mature one acre plot provides excellent privacy, expansive lawns and a substantial terrace for outdoor dining and entertaining. In addition to the single garage, there are a range of useful outbuildings including a dedicated utility outbuilding and former stable buildings, offering superb storage, workshop space or potential for alternative uses subject to any necessary consents.



## At a glance

- 1 Acre Plot
- Over 2900sqft
- 5 Bedrooms
- Flexible Accomodation Throughout
- Ample Parking
- Garage
- Large Patio Area
- Stunning Kitchen/Dining/Lounge Space
- Annex Potential

## Location

Lingfield is a highly regarded Surrey village known for its strong community feel and excellent local amenities. The village offers everyday shops, traditional pubs and a mainline station with services to London, making it popular with commuters. Well-regarded schools in the area include Lingfield Primary School and Lingfield College, with a wider selection available in nearby East Grinstead and Oxted. For leisure, Lingfield Park offers racing and golf facilities, while the surrounding countryside provides beautiful walks and outdoor pursuits, making this a superb location for families seeking both convenience and a semi-rural lifestyle.

## Intrigued?

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## Woodlands, Hare Lane, Lingfield, RH7

Approximate Area = 2384 sq ft / 221.4 sq m

Limited Use Area(s) = 34 sq ft / 3.1 sq m

Garage = 148 sq ft / 13.7 sq m

Outbuildings = 354 sq ft / 32.8 sq m

Total = 2920 sq ft / 271 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). © nitchcom 2026. Produced for Robert Leech Estate Agents Ltd. REF: 1415533

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