



Lingfield, Surrey



4



2



2 Plus Annex

Robert
Leech.



Lingfield, Surrey

A rare opportunity to buy a stunning four bedroom family home set on a wonderful 2 acre plot with a separate re-furbished one bedroom annex / bungalow.

This spacious property is presented to a high standard throughout and offers a wonderful, flexible lifestyle whilst still having further potential. There is a generous sitting room / family room with doors to a pleasant conservatory, excellent kitchen / dining room and utility / cloakroom.

To the first floor there are four double bedrooms, the Master bedroom has an en-suite and a good size family bathroom.

There are stunning mature level gardens of 2 acres with fantastic quality stabling, the gardens offer a high degree of privacy and a great space for entertaining, ample garaging and long gravelled driveway providing private parking for multiple vehicles, there are also two private gated entrances, one to the front and one to the side aspect.

- Stunning Family Detached Residence
- Four Bedrooms
- Master With En-Suite
- Generous Sitting Room / Family Room
- Excellent Kitchen / Dining Room
- Ample Garaging And Private Parking
- Spacious & Refurbished to A High Standard Annexe / Bungalow
- Wonderful 2 Acre Level Plot With Well Stocked Mature Gardens Plus Stables
- Accessed By Two Private Entrances



2.5 Miles to
Lingfield



9.3 miles
Gatwick



2.5 miles to
Lingfield



LINGFIELD
29 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



Location

The property is approximately 2.5 miles from the village of Lingfield which is centred around its picturesque pond. There are shops for everyday requirements and a mainline station. Lingfield is famous for its all weather racecourse and there is excellent walking and riding in the locality. For the commuter Lingfield mainline rail station is just over 3 miles away and travels to both London Victoria and London Bridge. The national motorway network can be accessed at J6 of the M25 motorway which is approximately 5 miles away and for international travel Gatwick airport is just under 10 miles distant.

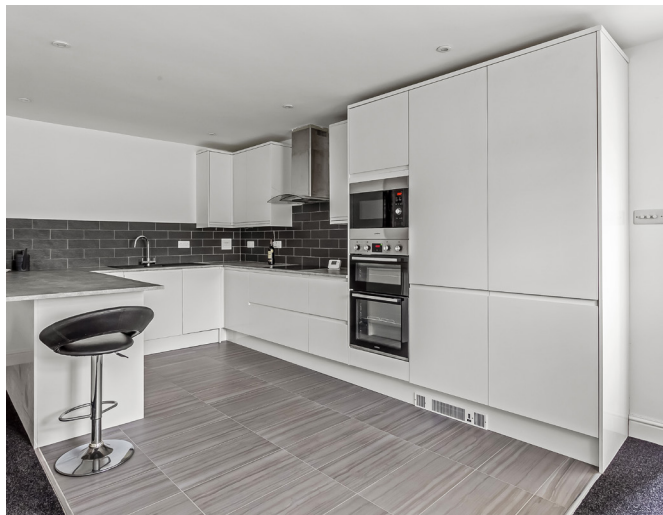
Schools

There are two local primary schools that at present are rated good by Ofsted. Lingfield primary school is 2.4 mile away whilst Dormansland Primary school is 4.4 miles distant. There are several secondary schools within 5 miles of the property, all of which bar one are rated either good or outstanding by Ofsted.

FAQ'S

- 2 Acre Plot with Stables
- Four bedrooms Bedrooms
- Freehold
- Tandridge District Council
- Gas Central Heating
- Detached Anexe Accomodation

Annex

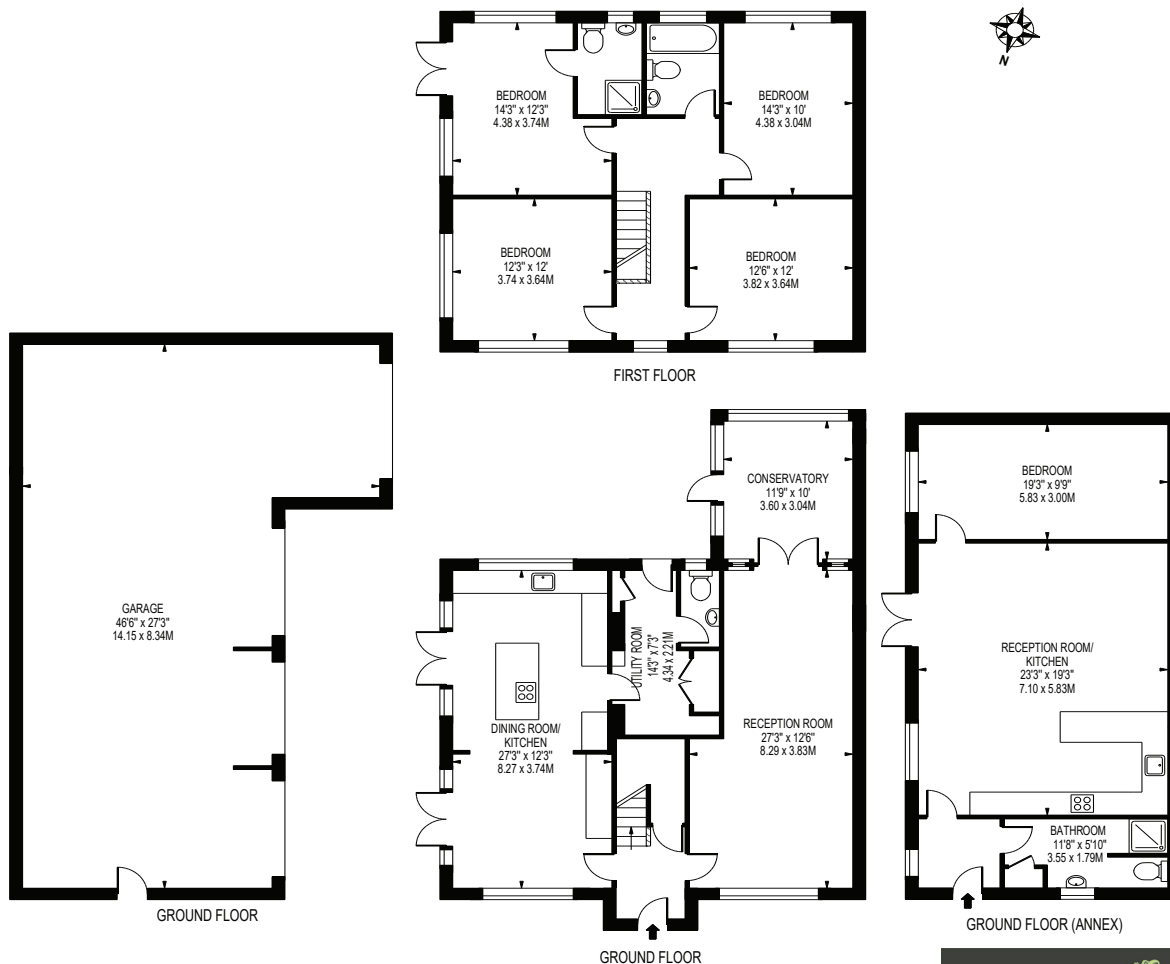


HOLLY TREE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1802 SQ FT - 167.36 SQ M
(EXCLUDING ANNEX & GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF ANNEX: 755 SQ FT - 70.18 SQ M

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 994 SQ FT - 92.36 SQ M



FOR ILLUSTRATION PURPOSES ONLY



DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.

