



Haxted Road, Lingfield



A charming, well proportioned three bedroom end of a terrace farm cottage set on a country road with exceptional views of farmland . Tastefully presented, country kitchen, off road parking, garage, beautiful secluded garden with a Hydropool 12ft Aqua Sport Swim Spa.



An opportunity to purchase a charming cottage set in a private location adjacent to farm land giving a rural feel whilst still being only 1.7 miles to the village of Lingfield with its shops, primary school and mainline train station.

The property, built in 1901, has been tastefully updated and well maintained. There is a fully fitted kitchen and two good sized reception rooms. The living room has an attractive fireplace and there are beautiful wood doors throughout the property which adds to its charm. The modern bathroom is fully tiled, with bath and shower over.

The stairs leading to the first floor have two beautiful stained glass windows, allowing plenty of natural light and far reaching views of the fields opposite. On the first floor there are three good sized double bedrooms.

Outside, the garden is totally private and wraps itself around the property allowing the sun to be enjoyed all day. It is well stocked with plants and shrubs. There is a pretty sun terrace, a generous amount of lawn together with an area for growing vegetables. There is a large single garage which has an electric roller shutter door and a door to the garden to allow for easy access to the to the cottage, along with off street parking outside the property. An outbuilding, close to the kitchen, is currently being used as a utility/laundry room but could easily be used as an office for home working. The current owner has installed a Hydropool 12ft Aqua Sport Swim Spa in wooden summer house with bifold doors that open out to the beautiful garden.



At a glance

- Country Cottage
- Hydropool 12ft Aqua Sport Swim Spa
- Garage
- Large Garden
- Separate Office/Utility Room
- 1.7 Miles To Lingfield Train Station
- EPC Rating E
- Council Tax Band D
- Tandridge District Council
- Oil fired Central Hetaing
- Shared Cess Pit

Location

The property is situated on the outskirts of the large historic village of Lingfield, centred around its picturesque pond. There are shops for every day requirements and a selection of village pubs. For the commuter, there is a rail service from Lingfield to Victoria and London Bridge. The national motorway network can be accessed at J9 of the M23 motorway and for international travel Gatwick Airport is approximately 13 miles distant. Lingfield is famous for its all weather racecourse and there is excellent walking in the locality.

Intrigued?

01342 837783

lingfield@robertleech.com

29 High Street Lingfield
Surrey RH7 6AA

robertleech.com

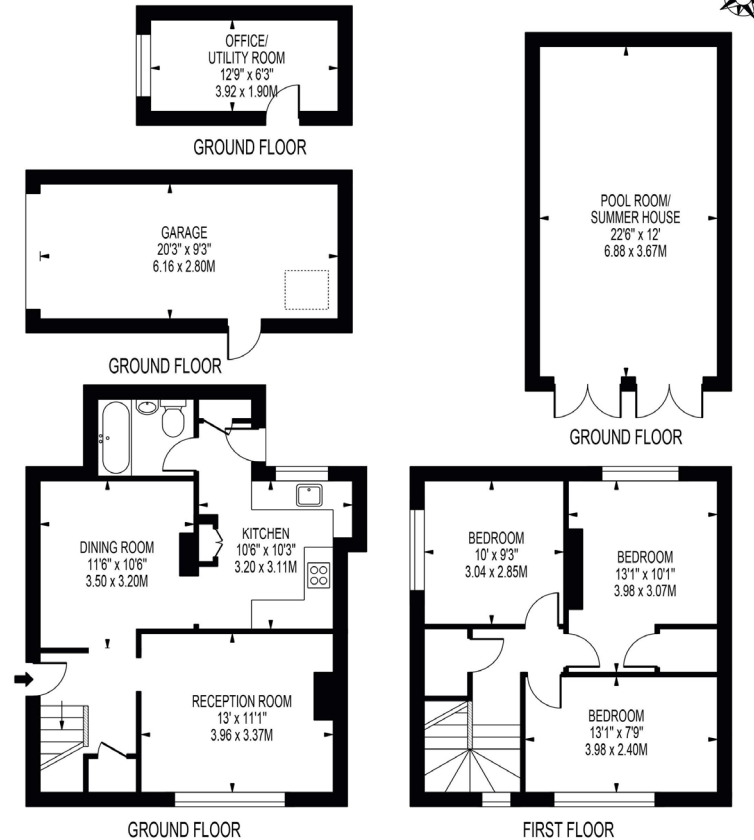
1 BARROW GREEN FARM COTTAGES

APPROXIMATE GROSS INTERNAL FLOOR AREA: 917 SQ FT - 85.22 SQ M
(EXCLUDING GARAGE, POOL ROOM/ SUMMER HOUSE & OFFICE/ UTILITY ROOM)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 186 SQ FT - 17.25 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF POOL ROOM/ SUMMER HOUSE: 272 SQ FT - 25.25 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE/ UTILITY ROOM: 80 SQ FT - 7.45 SQ M



FOR ILLUSTRATION PURPOSES ONLY

Robert
Leech

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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

Robert
Leech

REIGATE OXTED LINGFIELD