



Lingfield, Surrey  
Central London just 28 miles

Private  
Estates. 

PRIME PROPERTY FROM ROBERT LEECH  
LONDON & GLOBAL MARKETING



**An imposing detached 7 bedroom Edwardian residence, with self-contained suite and 4 room entrance Lodge, set in wonderful gardens and grounds immediately adjacent to golf course and extending to about 3.65 acres.**

Entrance Porch • Reception Hall • Drawing Room • Dining Room • Kitchen-Breakfast Room • Lift to first floor • Garden Room • Snug • Study  
Utility Room • WC • Boiler room • Cellar

Principal Suite of Bedroom and Bathroom • 4 Further Bedrooms • 2 Further Bathrooms • First Floor Self Contained Suite of 4 Rooms

Separate Detached 4 Room Lodge • Garage • Garden Store • Beautiful gardens and grounds immediately adjacent to golf course. About 3.65 acres



## Charlewood House

Charlewood House is a timeless sanctuary of grace and elegance where the splendour of Edwardian architecture merges seamlessly with secluded and established grounds. Dating back to 1908, the house is arranged over two floors only, with extensive accommodation, including 7 bedrooms. Stepping inside you are introduced to the character which defines this property. Original features include large bay and sash windows allowing light to flood in, high ceilings with decorative mouldings, fireplaces, oak flooring and oak panelling in the dining room. The bespoke, individually designed hand painted kitchen/breakfast room has marble and tiled surfaces work surfaces, as well as tiled flooring, centred around a recessed Falcon gas range cooker. There is a LIFT from the kitchen to the first floor. The kitchen also leads through to the large garden/family room, creating an attractive informal space with delightful views over the gardens.



## Self Contained Suite and Lodge Cottage

In addition to the main accommodation, there is a flexible first floor annexe with its own front door. This provides further accommodation of a double reception room, kitchen, 2 bedrooms and bathroom. The separate Lodge Cottage has been recently modernised by the owners, comprising 4 rooms, kitchen and bathroom. There is a discreet area of garden and parking by the main gates. The apple orchard provides further screening from the gardens of the main house.

## Gardens and Grounds - extending in all to 3.65 acres

The gardens and grounds are a private oasis, with mature hedging and rhododendrons to the boundaries and an impressive tree lined entrance drive. The formal lawns and extensive planting lie immediately behind the house enjoying a southerly aspect and are divided by shingled walkways. Beyond is the paddock and orchard, the cottage garden, greenhouses and two garden sheds.

## Location

The property is situated in a delightful semi rural location, about 1 mile from the historic village of Lingfield. Centered around a picturesque pond, Lingfield offers local shopping facilities, the Church of St Peter and St Paul and a choice of pubs, coffee shops and restaurants. Just outside of the village is the mainline station, and the renowned Lingfield Racecourse, with 18 hole golf course.

For more comprehensive shops, including Waitrose, the old market town of East Grinstead is about 4 miles away.

There is an excellent choice of independent schools in the area, including Lingfield College, Brambletye, Ardingly College, Worth and Cumnor House.

The property is situated close to various National Trust properties, as well as Hever Castle, the childhood home of Anne Boleyn. The nearby Ashdown Forest, with its ancient origins, provides excellent walking and riding (by permit).

As well as Lingfield mainline station, there is also a station at Dormans (0.8 mile away). Junction 6 of the M25 motorway lies about 12 miles to the north. For the international traveller, Gatwick airport is just 9 miles distant.

## Freehold

**Gas fired central heating, mains water, electricity, private drainage**

**Council tax band: H**

**Local council: Tandridge**

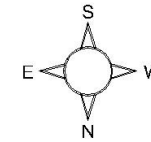
## Agent's note

The lodge contains white asbestos within its structure, with a professional report obtained by our client confirming that no action is required other than to manage the property including ongoing monitoring.





**Main House internal area 5,076 sq ft (472 sq m)**  
**Cellar internal area 127 sq ft (12 sq m)**  
**Garage internal area 448 sq ft (42 sq m)**  
**Lodge Cottage internal area 795 sq ft (74 sq m)**  
**Garden Stores internal area 488 sq ft (45 sq m)**  
**Total internal area 6,447 sq ft (599 sq m)**



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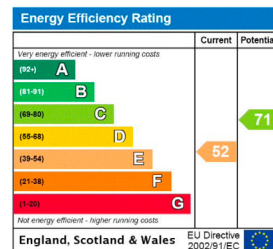
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