



Lingfield, Surrey

Robert  
Leech . 



A spacious, detached family home in a tucked away location on Lincolns Mead overlooking open countryside, yet within walking distance of Lingfield village. With 4 reception rooms, kitchen/dining room and 5 bedrooms, 2 with ensuites. Beautiful gardens surround the house and there is off road parking for several vehicles and a double garage.



Set in a tucked away, cul-de-sac location on Lincolns Mead, within a short walk of Lingfield village and station.

The entrance hall gives access to the flexible downstairs accommodation. The living room features an attractive log burning stove and has a window to the front and double doors to the newly renovated conservatory overlooking the beautiful rear garden. There are also double doors to the dining room. The newly fitted kitchen/diner boasts a range of wall and base units including integrated ovens, fridge, freezer and dishwasher as well as a large pantry. The dining area has double doors leading to the rear garden. There is also a large utility room with further kitchen units, sink, space for washing machine and tumble dryer, and access to the rear. A study to the front and cloakroom with w.c. and wash basin complete the downstairs accommodation.



On the first floor, the spacious main bedroom has doors opening to a balcony overlooking the rear garden. Additionally there is a recently refitted ensuite shower room and a dressing area. Bedroom two also features a dressing room and ensuite bathroom. There are three further double bedrooms and a family bathroom.

Outside to the front, a gravel driveway provides off road parking for a number of vehicles and access to the double garage with up and over door. The stunning wraparound garden is a highlight of the property, mainly laid to lawn with beautiful flower borders, patio area and lovely views overlooking fields to the rear.



## At a glance

- Detached Family Home
- Beautiful Garden
- Overlooking Open Countryside
- Five Bedrooms
- Two Ensuities
- 4 Reception Rooms
- Walking Distance of Lingfield Village
- Double Garage
- Gravel Driveway For Numerous Vehicles
- Cul-de-sac Location

## Location

Situated in the centre of the historic Lingfield Village with a range of everyday shops, village pub and amenities sitting right on your doorstep and just a short walk from the train station. For a larger range of shops, restaurants and leisure facilities East Grinstead can be found five miles distant.

For the commuter Lingfield mainline rail station, which is within half a mile 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 7.5

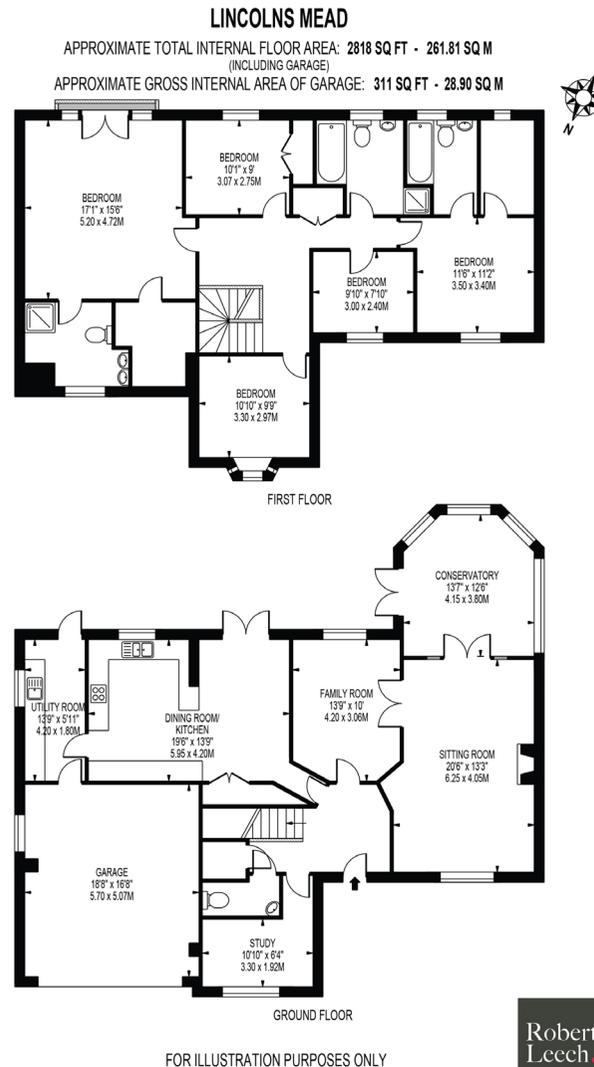
## Intrigued?

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**Robert Leech**

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