



Lingfield, Surrey

Robert
Leech 



Robert Leech are delighted to market this beautifully presented detached family home, offering excellent accommodation throughout. With landscaped gardens and off road parking and situated in a much sought after part of Lingfield, it's only moments from the Village centre and walking distance to the train station.



Robert Leech are delighted to market this beautifully presented detached family home, offering excellent accommodation throughout.

And what a location! With stunning views out the front of the old College building (now a family home) and the village Church, this stunning home is set in a quiet and delightful cul-de-sac location, only moments away from the village centre and the train station too.

From the initial hallway, you are invited into the open plan kitchen/diner/family room with huge space for a large dining room table and chairs. There is a mass of storage in the kitchen too with handy breakfast bar for casual eating or perfect for entertaining. All this leads on to the separate utility, and another room that could be used as storage, or a home office area and another door leading out to the garden. There is also a large dual aspect lounge also with doors out to the garden and entertainment wall with space for a TV and a contemporary electric fire for colder evenings.

Upstairs boasts a huge master suite with built in storage and huge en-suite walk-in shower room, beautifully tiled throughout. The family bathroom has been extended and updated and this serves the other two double bedrooms.

Outside, the westerly facing garden is beautifully landscaped and has the benefit of an artificial lawn, perfect for all weather conditions along with a separate patio, ideally placed to soak up the afternoon sun and perfect for alfresco entertaining. And to the front, hedged borders, driveway parking and side entrance to the rear.



At a glance

- Three Bedrooms
- Heart of Lingfield Village
- Detached
- Spacious Kitchen/Diner/Family Room
- Separate Utility Room
- Cul de Sac Location
- Walking Distance to Train Station

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 miles away.

Intrigued?

01342 837783

lingfield@robertleech.com

29 High Street Lingfield
Surrey RH7 6AA

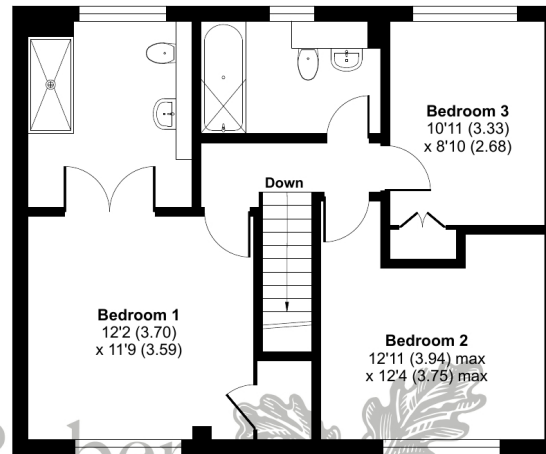
robertleech.com



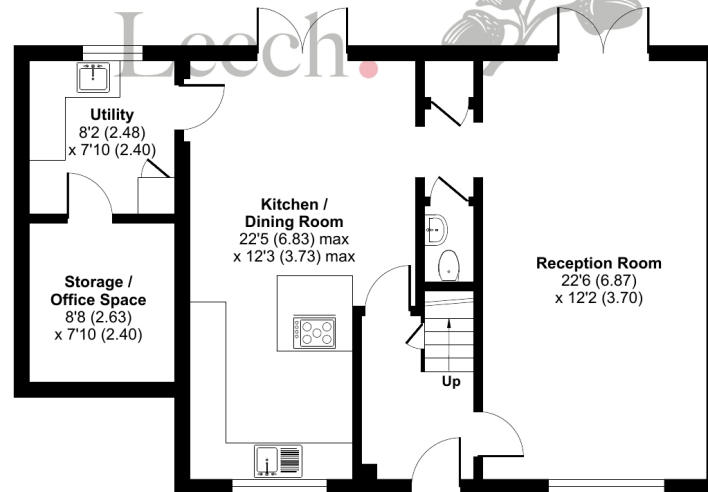
College Close, Lingfield, RH7

Approximate Area = 1423 sq ft / 132.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Robert Leech Estate Agents Ltd. REF: 1191774



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