



Lingfield, Surrey

Robert Leech 



Situated in a private cul-de-sac, behind a gated entrance is this exceptional 5 bedroom detached family home with superb westerly facing gardens overlooking fields and open countryside, built by the reputable house builder Millgate Homes. Being offered with No Onward Chain, this beautiful home is moments away from amenities, mainline station and fantastic pubs and restaurants, this is ideally set up for idyllic family life!



The open plan kitchen/diner/family room really is centrepiece downstairs and has beautiful views across the rear garden. Attention to detail really rings true, with granite worktops, quality appliance's and connected speaker system throughout, and where you have space to entertain with doors leading out to the superb garden. Additionally, there are a further two reception rooms which could be a more formal lounge and separate dining area. The utility room is directly off the kitchen with side access to the garden and acts as a boot room too, and has internal access to the double garage.

Spread across the top two floors are 5 double bedrooms, 3 of which come with ensuite bathrooms. The principle bedroom benefits from having an enviable walk in wardrobe and double doors leading out on to a private terrace. What a great space this is, with space for table and chairs, somewhere to sit out to look over the westerly facing garden with a morning coffee or something cold and sparkling in the evening!

There is an additional family bathroom upstairs servicing two of the bedrooms, and also a separate media room too. The room is huge, and would work well as a cinema room or playroom for the children of the house to escape and unwind!

The rear garden has a separate patio area where the current owners have table and chairs set up for alfresco entertaining, and enough space still for a stand alone hot tub, tucked away around the corner. Out beyond the boundary lines, and due to the elevation of the garden, this property has unique view across open fields and countryside and really a stand out point for this fabulous home!

With lovely front gardens and driveway, and with No Onward Chain, it really is one to come and have a look at and we would be delighted to show you around. Please call 01342 837783 to arrange a private tour.



At a glance

- Beautiful Detached Home
- Westly Facing Gardens
- Principle Suite with Walk in Wardrobe and Private Terrace
- 5 Double Bedrooms
- 4 Bathrooms
- Media/Games Room
- Double Garage
- High End Appliances
- Gated
- On Onward Chain

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

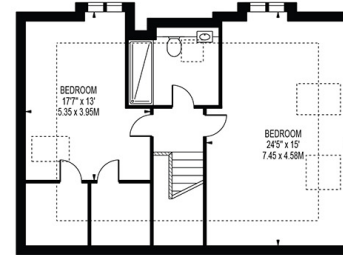
robertleech.com

HIGHFIELD CLOSE

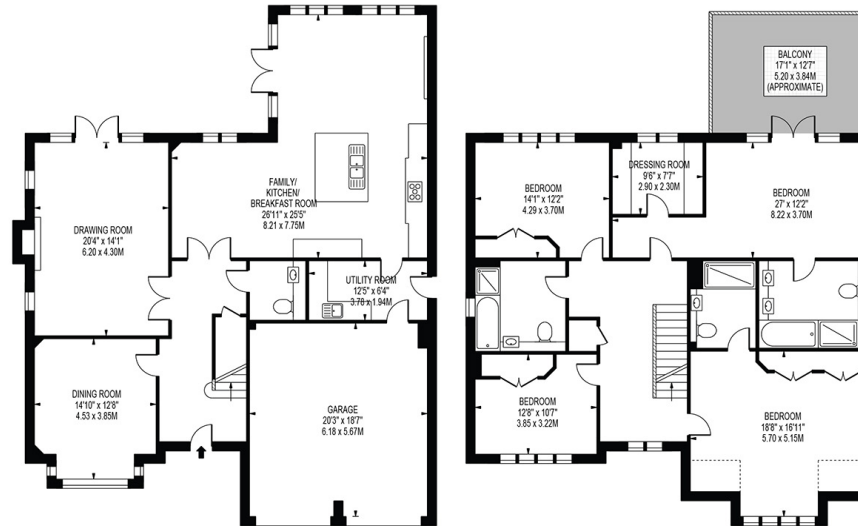
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 3941 SQ FT - 366.12 SQ M
(INCLUDING RESTRICTED HEIGHT AREA & GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 322 SQ FT - 29.96 SQ M

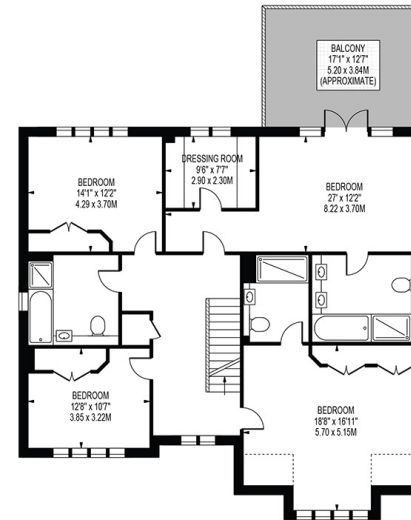
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 377 SQ FT - 35.04 SQ M



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY



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