



Lingfield, Surrey



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We love the space and feel of this beautiful character home, which offers well proportioned accommodation throughout, which has been much improved over the years by the present owners. The feeling of space is enhanced especially by the reconfigured entrance hall which you are greeted by as soon as you walk in the front door! The formal lounge at the front of the home has a stand out fireplace as the centrepiece of the room and is a great size, with shutters creating privacy and a cosy feel. There is a well appointed kitchen/diner which will surely form a focal point for family life and perfect for entertaining too and has huge space for a dining table and seating area too. The sun room to the rear provides a useful addition, opening directly onto the wonderful gardens and could be used as a study, TV room or somewhere to relax with a view!

Upstairs there are 3 very good sized bedrooms, with the master at the front benefitting from built in storage, and a family bathroom too.

The very private rear garden has been thoughtfully landscaped, making good use of different areas for secluded and shady sitting locations. The current owners have recently installed a garden room at the rear, which could be perfect as a home office or gym and has a separate storage area too.

This is such a beautiful character home situated on a lovely road just moments from the village centre, and certainly one to have a look at. Call us on 01342 837783 or email on lingfield@robertleech.com to arrange a viewing.



At a glance

- Three Bedrooms
- Heart of Lingfield Village
- Character Home
- Spacious Kitchen/Diner
- Sun Room
- Private Rear Garden
- Garden Room/Office

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?

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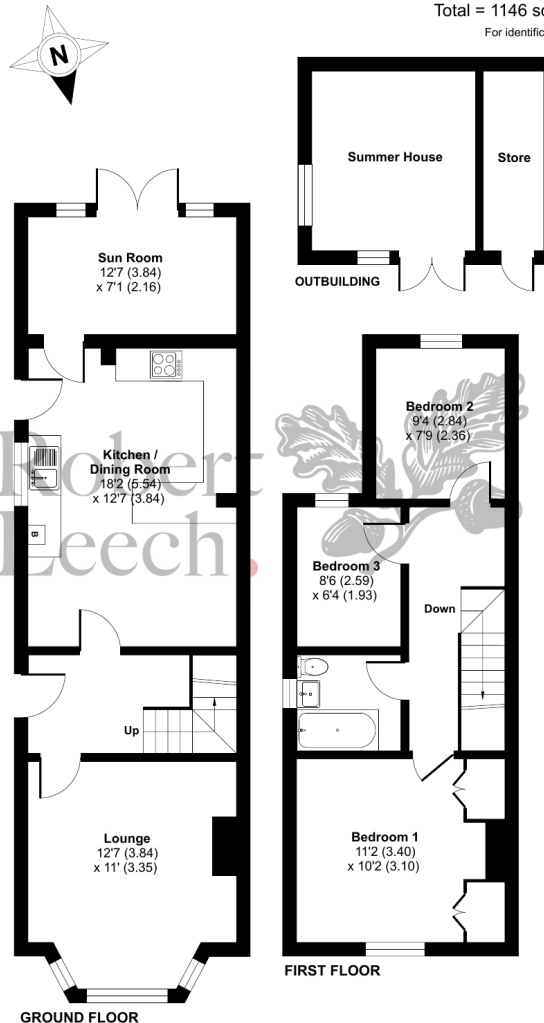
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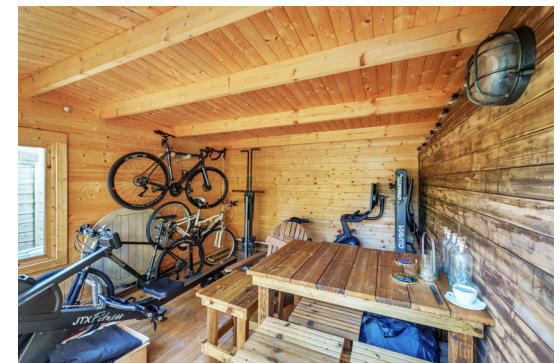
Vicarage Road, Lingfield, RH7

Approximate Area = 992 sq ft / 92.1 sq m
Outbuilding = 154 sq ft / 14.3 sq m
Total = 1146 sq ft / 106.4 sq m

For identification only - Not to scale



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: 1189969



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Robert Leech 

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