26 Lincolns Mead, Lingfield RH7 6TA

Guide Price £795,000

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Robert Leech.

26 Lincolns Mead, Lingfield

Entering the property though sizeable entrance hall giving access to both the lounge and dining room, WC, kitchen and stairs. Off to the right hand side you have a spacious lounge with gas fireplace. The room is also dual aspect with French doors leading out into garden giving plenty of natural light, on the other side of the hallway there is a generous dining room which could be incorporated into the kitchen to create a large kitchen dining room. The Kitchen sits at the rear of the property and overlooks the garden and has French doors leading out onto a terrace. The kitchen has a range of base and eye level units giving plenty of storage and space for free standing appliances along with ample work-top space, there is a separate utility room off the kitchen which also gives internal access to the garage.

Up on the first floor there are four bedrooms, three of which are good sized doubles with built in wardrobes, the master bedroom has an en suite shower room and two built in wardrobes. The fourth bedroom is a single and has been utilised and an office. The family bathroom is located at the centre of the landing and is tiled throughout with a shower over the bath.

To the front of the property there is a long driveway leading to a double garage giving parking for several more cars. The rear garden is a generous size and is west facing with mature hedging borders, the garden can be accessed directly from the lounge and kitchen which open out on to a sun terrace, while the rest of the garden is laid to lawn.

- Chain free
- Large family residence
- Sought after village location
- Generous sitting room
- Large kitchen with separate utility room
- Four bedrooms
- Large garden with sun terrace
- Double garage & private driveway
- Convenient walking distance to shops & train station
- Good access to Gatwick & M25

0.2 miles
Lingfield

9.6 miles
Gatwick

1.1 miles
Lingfield

LINGFIELD
29 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457

LOCATION
The property is situated in the heart of the Historic village of Lingfield which is centred around its picturesque pond. There are a good variety of local shops, restaurants, and village pubs. Lingfield all weather race course is close by and hosts a number of popular events, and there are excellent local walks and golf course.

SCHOOLS
There are two local primary schools that at present are rated good by Ofsted. Lingfield primary school is just over half a mile away whilst Dormansland Primary school is 2.1 miles distant. There are several secondary schools within 5 miles of the property, all of which are rated either good or outstanding by Ofsted. Imberhorne Secondary school is the closest state school and is rated outstanding.

TRAVEL
For the commuter Lingfield mainline rail station is approximately a mile away 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 7.4 miles away and for international travel Gatwick airport is just under 10 miles distant.

FAQ'S

- Council Tax - Band D
- Tandridge District Council
- Private Close
- EPC rating - C
- Gas Central Heating
- Parking and Garage
- Freehold

Approximate Gross Internal Area = 126.5 sq m / 1362 sq ft
Garage = 28.5 sq m / 307 sq ft
Total = 155.0 sq m / 1669 sq ft

Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID843566)
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