



The Longhouse

New Place Farm, Lingfield

A spacious, light and well-presented home close to Lingfield village and excellent train services to central London.

A beautifully presented family home, forming part of a former farm conversion on the edge of the village of Lingfield. The property features attractive, elegant living space with exposed timber beams and stylish modern fittings with delightful gardens, as well as two large oak framed garden rooms.



2 RECEPTION ROOMS



3/4 BEDROOMS



2 BATHROOMS, SEPARATE WC



STUDIO & GAMES ROOM



0.5 ACRES



FREEHOLD



RURAL/ VILLAGE



2,411 SQ FT



**GUIDE PRICE
£975,000**



The property

The Longhouse is a stylish 3/4 bedroom single storey residence, offering some 1,700 sq. ft. of well-presented accommodation on a single accessible level, finished with contemporary styling and fittings throughout.

The welcoming front porch opens into the superb 29 sq m sitting room with its vaulted ceiling and exposed timber eaves overhead. The room has three large south facing roof windows welcoming natural light all year round and has wooden flooring.

Additional living space is found in the equally spacious open-plan kitchen and dining room with its painted wooden floorboards and fitted units to base and wall level. The room also features a colourful walk-in pantry with butler's sink, cupboard and further units. All appliances including double oven, dishwasher, washing machine are integrated.

There are three well-presented double bedrooms, including the dual aspect principal bedroom with its elegant built-in bow headed storage and display unit.

The adjacent study/home office has been converted from the original fourth bedroom and this can be easily reversed if required. The large contemporary family bathroom is located off the hallway leading to the principal bedroom and features dual washbasins, over-bath shower and a large airing cupboard.

The other two double bedrooms are located at the opposite end of the property, with access to a shower room and two further WCs. There is an additional back porch for boots/coats etc. and two attic spaces offer masses of extra storage.

The property is within striking distance of Lingfield station and is surrounded by beautiful rolling countryside on the edge of the High Weald Area of Outstanding Natural Beauty (AONB).

Local transport connections include mainline rail services from Lingfield (50 minutes to London Victoria), while road links include the M23 within seven miles and the M25, less than eight miles away. Gatwick airport is a 20 minute drive.



Outside

The property is accessed via a shared driveway and has ample parking for several vehicles.

The patio area at the front of the house overlooks a well-maintained area of lawn as well as the outstanding Grade II* New Place with its walled garden. Across the driveway is a further beautiful garden area with a yew hedge 'garden room', lawns and well-stocked border flowerbeds as well as established trees and border hedgerows.

The area has a beautiful detached oak framed outbuilding (composed of two conjoined buildings with 70 sq m internal space) that currently house an art studio and a games room. The building has obvious potential for conversion to a family annexe or for income generation. Additionally there is a large wooden garden storeroom/greenhouse.

Location

The village is famous for its racecourse and adjoining golf course and has many restaurants, cafes, shops, hairdressers and other services as well as a doctor's surgery and good primary school. The Longhouse is close to the older part of the village, with its historic Grade II* library and Grade I church, the spire of which can be seen from the garden.

Lingfield College, an outstanding independent school, can be accessed from the Longhouse via a footpath leading across open fields and the River Eden.

East Grinstead lies within five miles and offers a wider choice of amenities, including high street shops, large supermarkets, cinema and leisure centre, as well as a choice of good state secondary schools while Oxted state school is an 8 minute train ride. Redhill, Reigate and Crawley are easily accessible, as are Edenbridge, Oxted and historic Tunbridge Wells.



Distances

- East Grinstead 4.0 miles
- Crawley 10.4 miles
- Royal Tunbridge Wells 14 miles

Key Locations

- Ashdown Forest
- Lingfield Park Resort
- Chartwell
- Hever Castle
- Wakefield Place

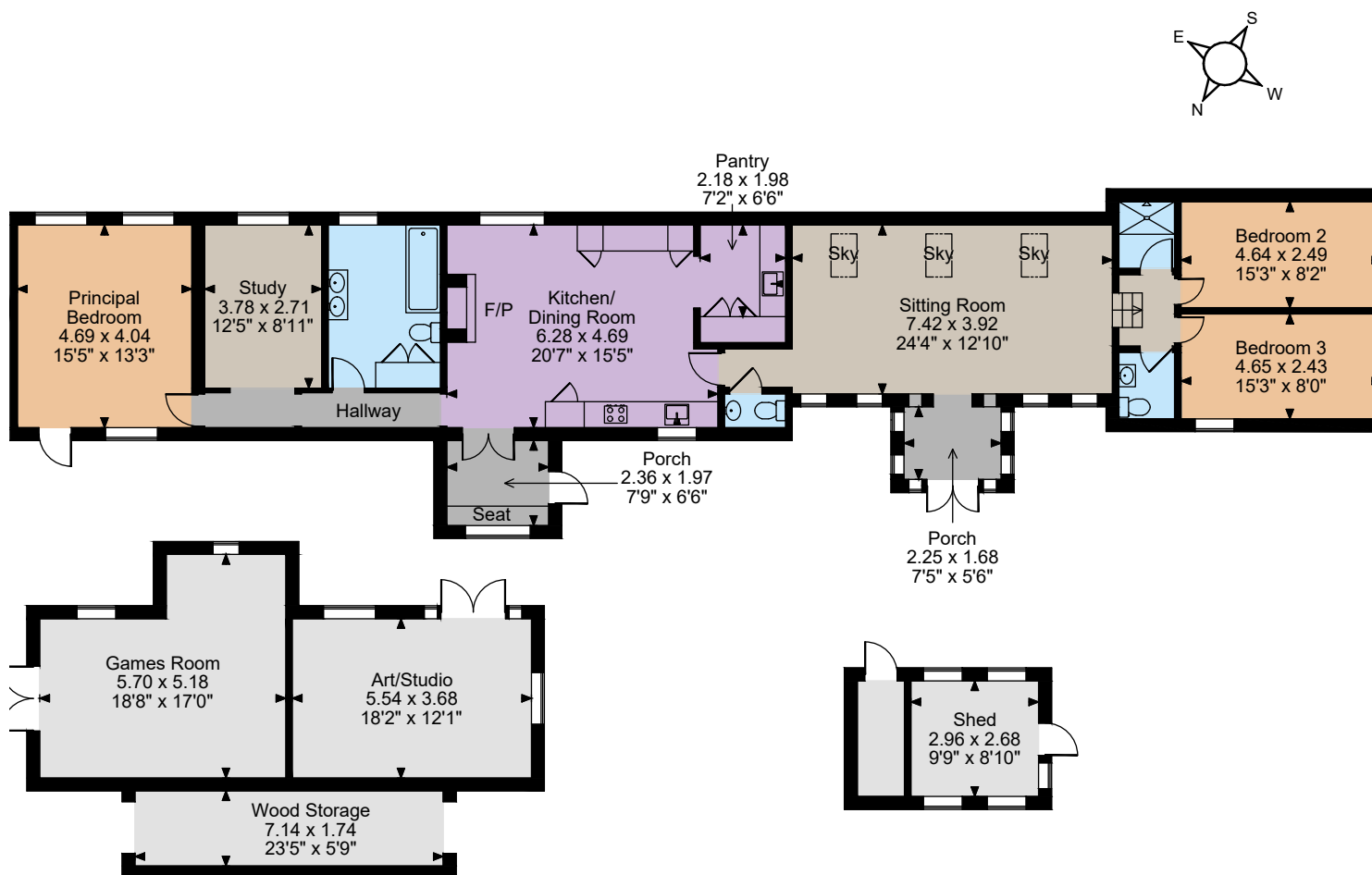
Nearby Stations

- Lingfield

Nearby Schools

- Lingfield College
- Woldingham School
- Caterham School
- Reigate Grammar





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 1,659 sq ft (154 sq m)

Outbuildings internal area 752 sq ft (70 sq m)

Total internal area 2,411 sq ft (224 sq m)

For identification purposes only

Directions

RH7 6EF

what3words: ///ranked.fame.elder

This brings you to the driveway

General

Local Authority: Tandridge District Council

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: D

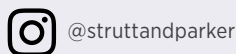
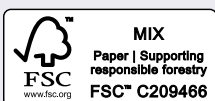
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