



**17 Ash Close, Lingfield, RH7 6HQ**  
Guide Price £785,000



#### PROPERTY DESCRIPTION

A fabulous four bedroom detached family home ideally positioned on a popular cul-de-sac within easy reach of Lingfield mainline railway station and village centre.

#### ACCOMMODATION

We love this four bedroom detached family home ideally positioned within easy walking distance of Lingfield village centre and the mainline railway station. This spacious property will appeal to buyers searching for a property which is ready to move straight into but still offers an opportunity to extend and reconfigure.

The front door opens into an entrance hallway with stairs rising to the first floor, a coats cupboard and

cloakroom to the side. A brick built open fireplace provides the perfect focal point for the double aspect sitting room which stretches the depth of the house. The kitchen/breakfast room is fitted with a selection of storage cupboards, plenty of work surface preparation space, an integrated BOSCH double oven, space for a dishwasher, and space for a table and chairs. It is complimented by a utility room which sits ideally to the side and provides space for a fridge freezer, space and plumbing for a washing machine and tumble dryer, additional storage, larder and coats cupboards, and doors to the garage and rear garden. A dining room





opens into the family room which has access to the rear garden and completes the ground floor accommodation.

On the first floor, the master bedroom benefits from two sets of built-in wardrobes and an ensuite shower room. There are three further spacious bedrooms which all have built-in storage and a recently refitted family bathroom with walk-in shower cubicle and separate bath.

Outside, to the front there is driveway parking for a number of vehicles leading to a double garage with an area of lawn to the side. The rear garden comprises patio seating area giving over to lawn with mature shrub and hedge borders. There is also a workshop and storage house to the side of the property providing plenty of space to extend.

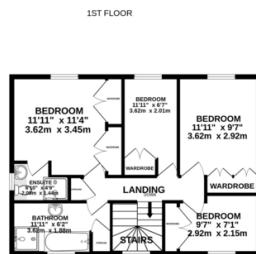
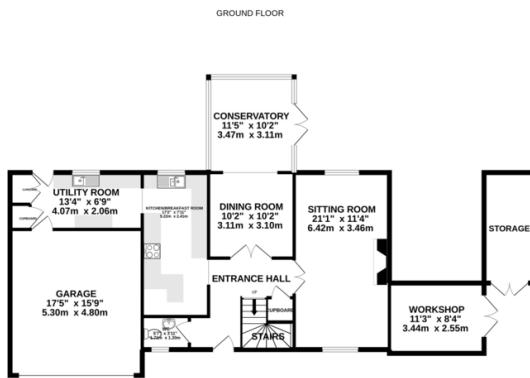


We understand that the property tenure is freehold and that the council tax band is F.

**LOCATION** The picturesque village of Lingfield lies in south Surrey, with its neighbouring counties of Kent and Sussex. It's best known for its infamous racecourse however, the historic village dates back to Saxon times and boasts many magnificent, listed buildings dating back to Tudor and Georgian era's. From the Church of St Peter and St Paul dating back to the 14th Century, to many of the high street shops, the 'village cage' and pond. Lingfield's busy high street has plenty of local amenities, big popular chains and boutique shops. You are never short of a hairdresser or barber, Coughlans Bakery is a must for fresh artisan baked goods and two local

pubs - The Star and The Greyhound. If you love to eat out, the village has a generous choice of cafes and restaurants. Chef's Cuisine is an authentic Turkish restaurant providing an extensive food and drinks menu. Tarana Indian Restaurant is a local favourite from stylish interiors to delicious exotic cuisine using only the freshest ingredients to inspire you with traditional Indian dishes, along with their amazing cocktails, plus they even hold tribute bands and belly dancing from time to time! Lingfield is still a hidden gem, whilst enjoying all the benefits of village life, it is only a 13-minute drive to the larger town of East Grinstead. It's also spoilt for choice via the surrounding countryside and all it has to offer. From the zoo at the British Wildlife Centre to various beautiful walks. Staffhurst Woods is a 51-hectare nature conservation area and reserve with beautiful





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The floorplan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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