



New Place Farm, Station Road, Lingfield

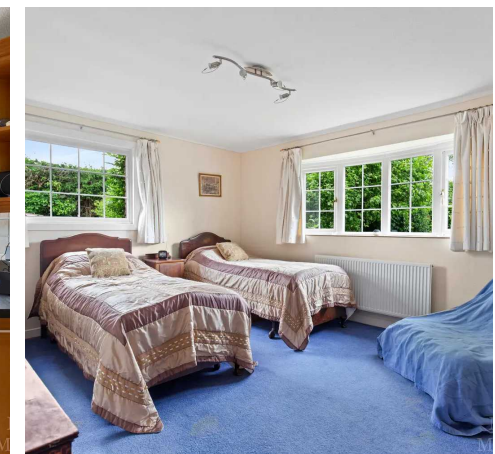
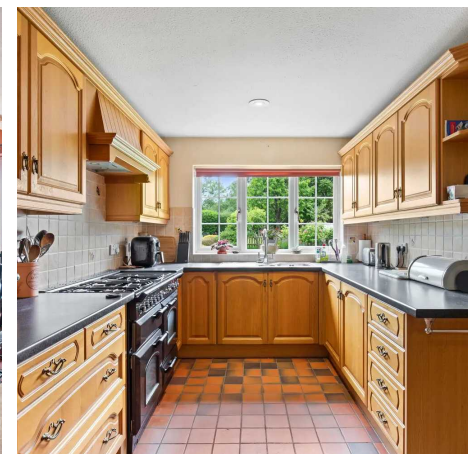
Offers in Region of **£850,000**

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A rare opportunity to acquire this four bedroom bungalow nestled within a sought after location and just a 5-minute walk to Lingfield train station. With a rural outlook, this property boasts 1602sq ft of living space arranged on the ground floor with potential to extend and improve further, subject to the necessary planning consents.

The accommodation briefly comprises: reception hall; cloakroom with low-level WC, wash hand basin and a porthole window; boot room/utility room with a door leading to the rear garden; dual aspect fitted kitchen/breakfast room with a range of wall and base level units, sink and drainer, plenty of space for white goods and access to the extensive loft space above; open plan living/dining room with feature log burning stove, exposed original beams and bay windows overlooking the front and rear garden; dual aspect master bedroom with a dressing room and an ensuite complete with low-level WC, wash hand basin and a shower suite; double guest bedroom with fitted wardrobes and two windows overlooking to the garden; a further double guest bedroom with built-in wardrobes; single guest bedroom with fitted wardrobes and a window to the rear aspect; family bathroom with a low-level WC, wash hand basin and bath with overhead shower concludes the accommodation.





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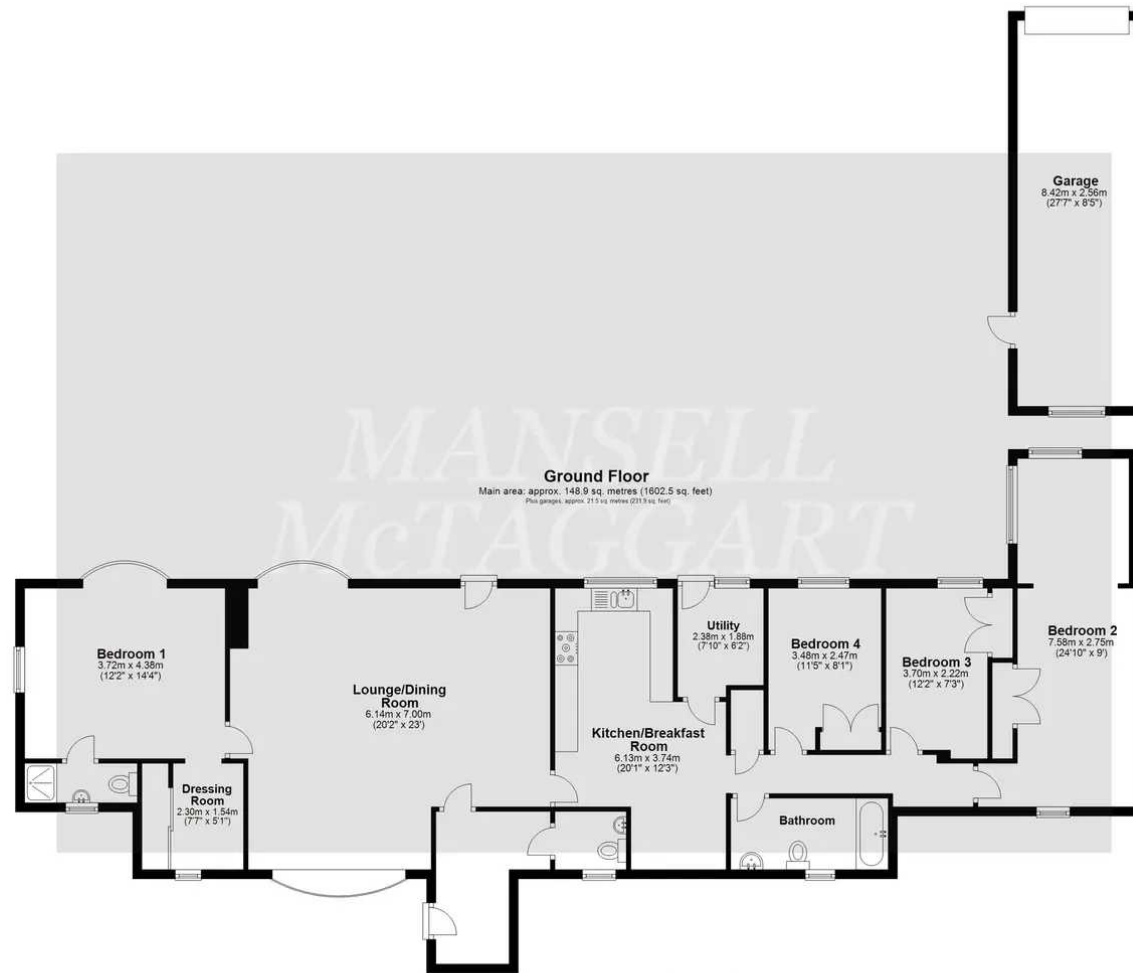
Externally, the property further benefits from driveway parking for 3 vehicles and leads to the garage with up and over door and a further parking space. The mature gardens are mostly laid to an expanse of lawn with a patio area abutting the property and a variety of trees, shrubs and flowering plants lining the borders.

Council Tax band: F

Tenure: Freehold

- Four bedroom bungalow
- 5-minute walk to train station
- Character features throughout
- Potential to extend (STPP)
- Master bedroom with ensuite
- Mature gardens
- Garage
- Village location
- Close proximity to East Grinstead town, Gatwick airport and the M25





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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