



West Park Road, Newchapel, Lingfield, Surrey, RH7 6HT

Guide Price £750,000 - £775,000 Freehold

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## *in brief...*

- Substantial detached family home
  - Six bedrooms
  - Four bathrooms
  - 3071sq ft of living space
  - Country style Fitted kitchen
- Galleried living room with inglenook fireplace
  - Approximately 1/2 acre plot
  - Driveway parking for multiple vehicles
  - Attractive gardens to three sides
  - No onward chain





# in more detail...

A unique and substantial, six bedroom family home which offers a wonderful opportunity for a wide range of purchasers from those looking for a multi generation home, or for somebody looking a property with staff quarters.

Situated in a rural location with easy access to the M23/M25 and Lingfield Train station, this spacious and versatile home offers 3071sq ft of living space throughout.

The accommodation briefly comprises: country style fitted kitchen/breakfast room with log burning stove; useful utility room with door to the garden; an impressive, galleried living room with large “sit in” inglenook fireplace and log burning stove; dining room with French doors to the garden; conservatory; two additional smaller rooms which offer further versatility; dual aspect guest bedroom and two family bathrooms complete the ground floor.

On the first floor there two double bedrooms, both which could serve as the master bedroom and both benefiting from ensuite bathrooms.

Externally the property itself sits in approximately half an acre of attractive grounds to three sides of the property, consisting of patio areas, sections laid to lawn, beds borders and planting.

To the front there is gated, driveway parking for multiple vehicles.



# outside and the location...

Situated only a mile and a half from Lingfield, which provides local shopping facilities, village pubs, church, railway station which services London and the famous Lingfield Park racecourse. More comprehensive shopping facilities can be found in Oxted to the North and the market town of East Grinstead to the south only 4 miles distant. Access to the motorway network can be easily reached by Junction 9 (Gatwick) of the M23 and Junction 6 (Godstone) of the M25. Gatwick airport is approx 7 miles.

## DIRECTIONS

From our office in on London Road, turn left and head through the traffic lights and then straight over the roundabout onto Beeching Way. Continue onto the A22 bearing right onto Station Road (A22). At the traffic lights turn left onto London Road and at the roundabout take the first exit continuing on London Road. Continue along the A22 for approximately 2 miles and take the first exit at the roundabout onto West Park Road. Follow this road for another half a mile and turn left opposite Quarry Farm Stables, where the property can be found on the right hand side.

Please check google maps for exact distances and travel times (property postcode: RH7 6HT)

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		76
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F	37	
(1-20) G	12		(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

APPROXIMATE INTERNAL AREA - 285.34 Sq. M (3,071 Sq. Ft)



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