



MONOCHROME | HOMES

Guide price £625,000

Eastbourne Road, Lingfield, RH7 6LQ

Property Summary

OVERVIEW

A charming three-bedroom semi-detached home set in a peaceful rural location, offering spacious and well-presented accommodation ideal for family living. Surrounded by countryside, the property combines character and comfort with generous outdoor space, making it perfect for those seeking a quieter lifestyle while remaining within easy reach of local amenities and transport links.

Accommodation
Situating along a quiet and tranquil off-road track, this beautifully presented family home offers generous living accommodation, exceptional outdoor space, and ample parking, making it the perfect retreat for modern family living.

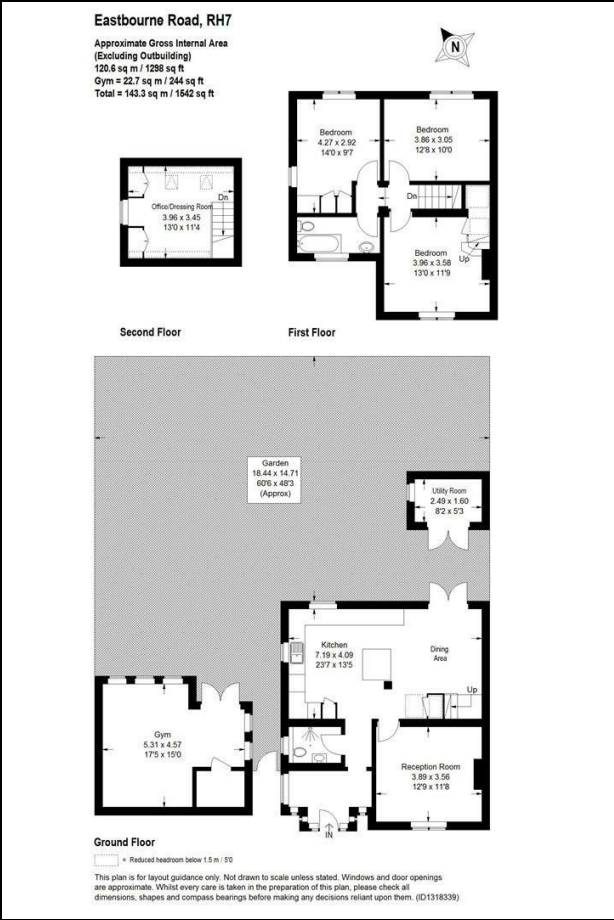
To the front of the property, you'll find a spacious driveway providing off-road parking for two vehicles, along with a double car port offering additional covered parking.

Stepping inside, you are welcomed by a large entrance porch, creating a warm and inviting first impression. To the left is a convenient ground floor wet room with WC, ideal for guests and everyday practicality. The heart of the home is the impressive open-plan kitchen/diner, featuring a fully fitted Howdens kitchen with a central island, providing the perfect space for cooking, dining, and entertaining. A separate reception room offers a cosy and versatile living area, ideal for relaxing with family.

Upstairs, the property boasts three generously sized double bedrooms, all offering excellent proportions, along with a well-appointed family bathroom. The principal bedroom benefits from access to an additional loft room, providing a versatile fourth space that would make an ideal home office, dressing room, walk-in wardrobe, or private snug.

The rear garden is a true highlight of the property. Accessed directly through double glass doors from the kitchen/ Diner or the front of the property, this beautifully maintained and private outdoor space has been thoughtfully designed for both entertaining and relaxation. Features include a utility area, a covered dining space beneath a pergola, a fully equipped bar, an attractive pond, a large lawn, spacious patio areas, and a detached outhouse currently used as a home gym. Surrounded by an abundance of mature plants, colourful flowers, and established landscaping, the garden offers a peaceful oasis and an exceptional setting for hosting family and friends or simply unwinding in complete privacy.

Combining spacious accommodation, versatile living spaces, outstanding outdoor amenities, and a peaceful setting, this superb home offers a rare opportunity to enjoy countryside tranquillity without compromising on comfort or convenience.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC