

## Knights Mead

### Lingfield, RH7 6EJ

**NO CHAIN.** This well presented four-bedroom semi-detached family home is tucked away in a peaceful cul-de-sac within the heart of Lingfield Village. Offering a garage, driveway parking, and excellent access to local amenities, schools, and Lingfield station, the property is ideally positioned for both family life and commuting.

On entering, a bright and welcoming hallway provides access to the downstairs cloakroom and the main living accommodation. The front-facing lounge is generously sized and flows seamlessly through to the rear kitchen/dining room, creating an ideal space for both everyday living and entertaining.

**£535,000 - Freehold**



## DISCRIPTION

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The kitchen benefits from plentiful natural light thanks to its southerly aspect and is fitted with a range of base and wall units, providing ample storage and worktop space. A designated dining area makes it perfect for family meals, while double doors open directly onto the private, south-facing garden — an excellent spot for outdoor dining.

The first floor offers three bedrooms, two comfortable doubles and a well-proportioned single, with rear-facing rooms enjoying pleasant views across open fields. The family bathroom is fitted with a white suite and finished with tiled flooring. A spacious landing leads to the second floor and offers a useful area ideal for a home office or study space.

Occupying the entire top floor, the principal bedroom is a generous double featuring a built-in wardrobe and a modern en-suite shower room, creating a private and peaceful retreat.

Externally, the garage is accessible via the rear garden, complemented by driveway parking to the front.

### Location

The property is centrally located within the historic village of Lingfield, with a variety of local shops, amenities, and a village pub close by. Lingfield mainline station is within half a mile, providing direct services to London Victoria and London Bridge. For a wider range of shopping, dining, and leisure facilities, East Grinstead is approximately five miles away.

## SIZES AND ACCOMODATION

Entrance Hall

Downstairs Cloakroom

Lounge 15'7" x 11'9"

Dining Room 15'3" x 11'3"

Bedroom 8'9" x 8'6"

Bedroom 11'6" x 8'9"

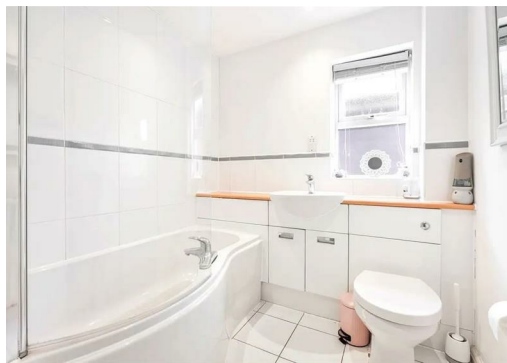
Bathroom 8'9" x 6'7"

Bedroom 8'0" x 6'3"

Master Bedroom 16'9" x 11'9"

Garage 17'6" x 9'3"



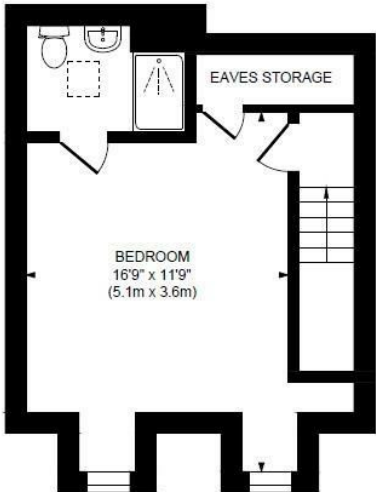
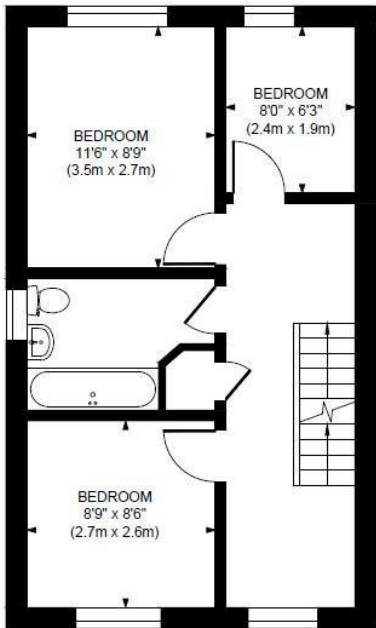
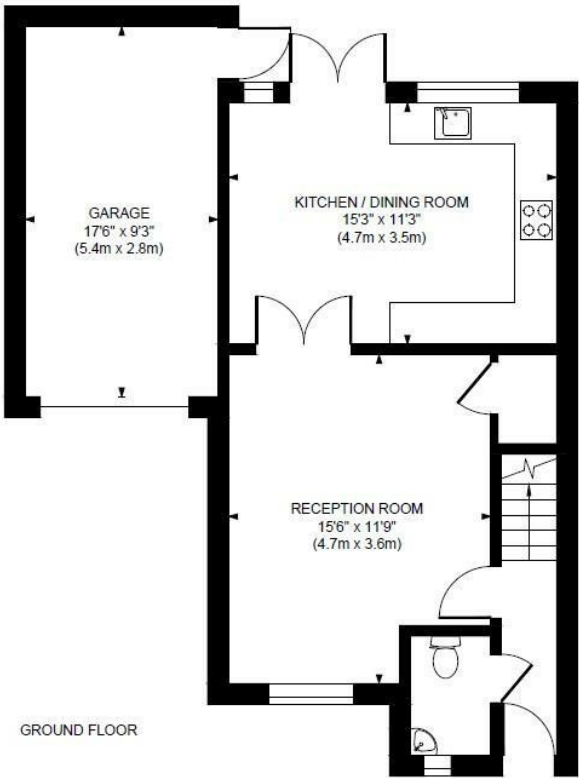




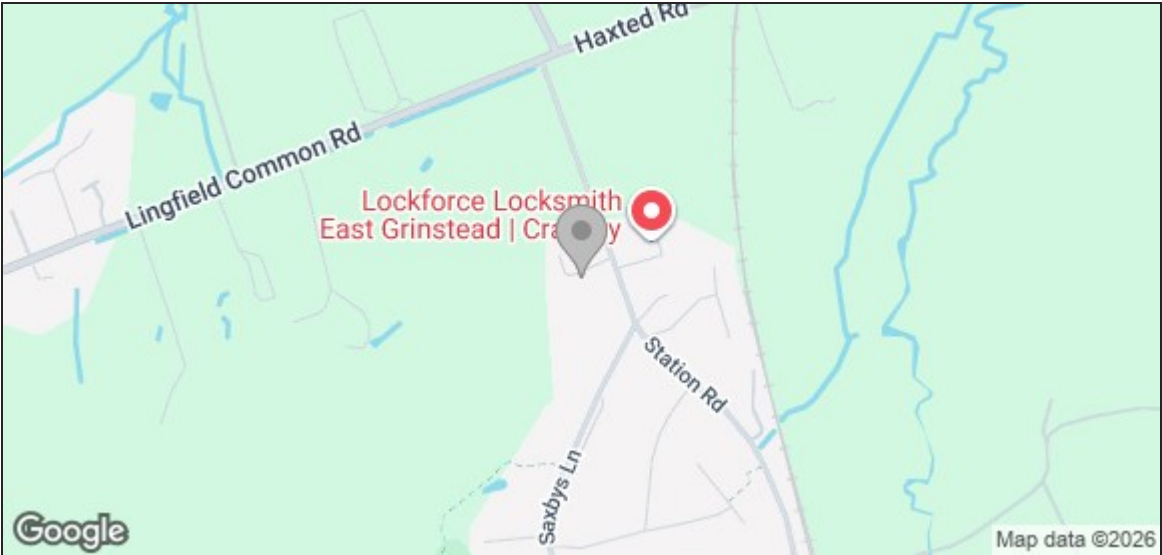
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WILLIAMS  
HARLOW

Approximate Gross Internal Area  
Main House 1141 sq. ft / 105.97 sq. m  
Garage 161 sq. ft / 14.93 sq. m  
Main House 1302 sq. ft / 120.90 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	80	
(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		