

# Knights Mead

## Lingfield, RH7 6EJ

£525,000 - Freehold



Situated in a quiet cul-de-sac within the ever-popular village of Lingfield, this well-presented four-bedroom home offers flexible family accommodation, a south-facing garden, and excellent access to local amenities and commuter links.

Offered to the market with no onward chain, the property is ideal for buyers seeking a smooth and straightforward move into a peaceful yet well-connected village setting.

The accommodation is thoughtfully arranged, offering versatile living space that works equally well for families, remote working, or visiting guests. The top-floor principal suite provides a private and spacious retreat, complete with en-suite facilities, while the additional bedrooms offer flexibility for children's rooms, home offices, or hobbies.

On the ground floor, the home benefits from bright and well-proportioned living areas, designed to create a comfortable flow between lounge, dining, and kitchen spaces. Large windows and a favourable orientation help maximise natural light throughout the day.

Externally, the property enjoys a private south-facing rear garden, ideal for outdoor dining and entertaining, along with a garage and off-street parking.

One of the key advantages of this home is its location. Knights Mead is a peaceful residential setting within easy reach of Lingfield village centre, local schools, and the mainline station, providing convenient commuter access while retaining a strong sense of community and village lifestyle.

### 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.



## DISCRIPTION

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## 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"

## FEATURES

No onward chain

Quiet cul-de-sac location in Lingfield Village

Four bedrooms with flexible layout

Top floor principal suite with en-suite

South-facing private rear garden

Garage and off-road parking

Ideal for commuters with station access nearby

Well suited to modern family living and home working.

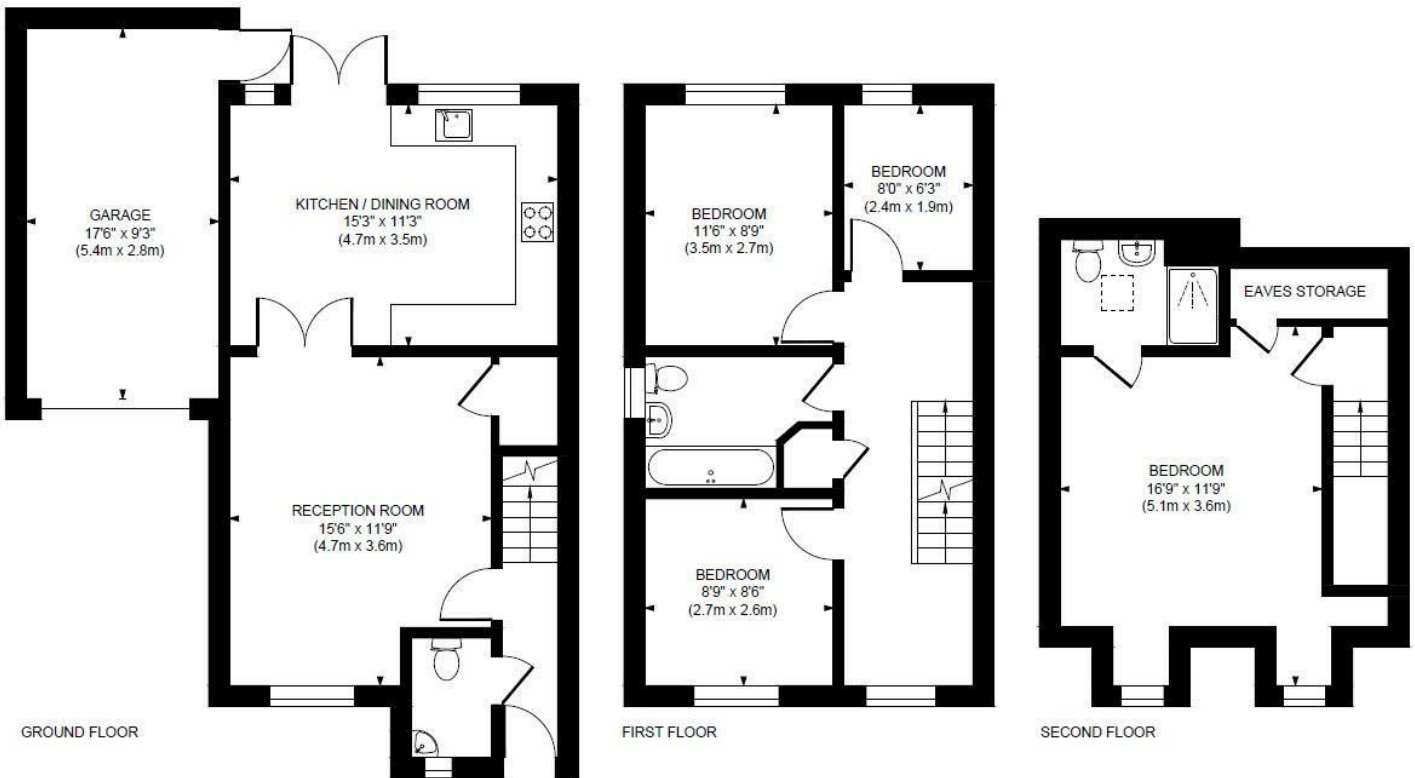
This is a rare opportunity to acquire a versatile and well located home in a sought after village setting, combining space, practicality and lifestyle appeal.



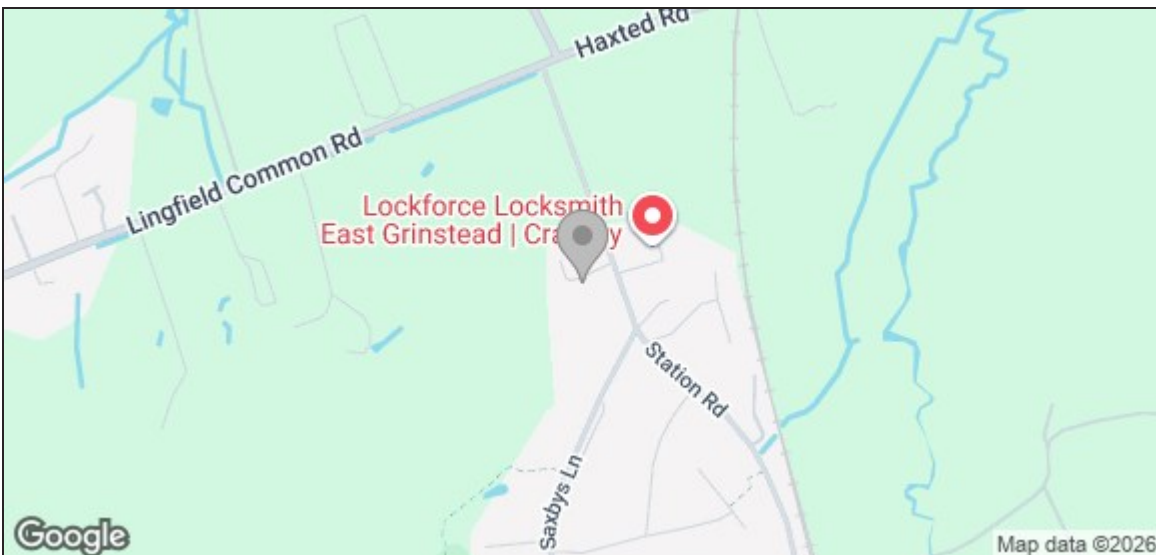
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

**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	