

£900,000

44 Lincolns Mead, Lingfield



- Impressive Detached Family Home
- Five Bedrooms
- Three En-suite and Family Bathroom
- Two Reception Rooms
- Kitchen/Dining Room
- Utility and Downstairs W.C.
- Stunning Garden
- Double Garage and Ample Driveway

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



44 Lincolns Mead, Lingfield, Surrey RH7 6TA

Garnham H Bewley are proud to present this exceptional and impressively spacious five-bedroom detached family residence, perfectly positioned in a secluded cul-de-sac on the sought-after Lincolns Mead. Just a short stroll from the charming village of Lingfield and its mainline station, this outstanding home combines privacy, convenience, and generous living in equal measure. Occupying a substantial plot, the property immediately impresses with its expansive frontage, offering a large driveway with off-road parking for up to four vehicles, in addition to a double garage.

Step inside and you are welcomed by the entrance hall, setting the tone for the space and elegance that follows. The ground floor has been thoughtfully designed to provide versatile and well-proportioned living, featuring a cloakroom, an extended living room bathed in natural light from striking skylights, a further reception room ideal for entertaining or relaxing, and a stylish kitchen/dining area perfect for modern family life. A separate utility room provides added practicality, with direct access to the garage.

Upstairs, the first floor offers a bright and airy landing leading to four generously sized bedrooms, three of which are comfortable doubles. Bedrooms two and three benefit from their own en-suite facilities, while the beautifully appointed family bathroom is larger than average and boasts both a bath and a separate freestanding shower for a touch of luxury.

The second floor is dedicated to an impressive principal suite, offering a true retreat. This space includes a spacious bedroom with a charming balconette, a walk-in dressing room, and a sleek en-suite complete with a double shower and twin "his and hers" sinks—perfectly suited to contemporary living.

To the rear, the property continues to impress with a substantial garden, predominantly laid to lawn and complemented by thoughtfully landscaped seating areas, ideal for outdoor entertaining. Backing onto open fields, the garden enjoys a peaceful and picturesque outlook, enhancing the home's sense of tranquillity and space. This is a rare opportunity to acquire a truly remarkable family home in a highly desirable location.



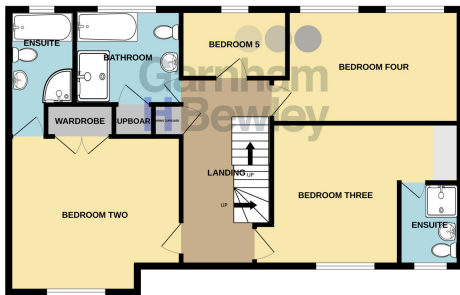
For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk

Accommodation

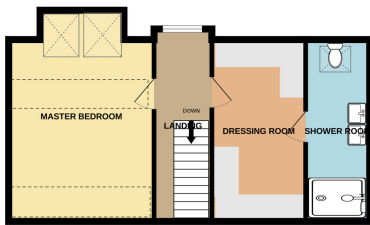
GROUND FLOOR
1037 sq.ft. (96.3 sq.m.) approx.



1ST FLOOR
841 sq.ft. (78.1 sq.m.) approx.



2ND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 2363 sq.ft. (219.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Ground Floor

Entrance Hall

Downstairs W.C.

Kitchen/Dining Room
19' 4" x 9' 8" (5.89m x 2.95m)

Utility
10' 1" x 5' 1" (3.07m x 1.55m)

Living Room
19' 9" x 13' 7" (6.02m x 4.14m)

Family Room
14' 7" x 14' 2" (4.45m x 4.32m)

First Floor

Bedroom 2

13' 8" x 11' 4" (4.17m x 3.45m)

En-suite

12' 8" x 5' 7" (3.86m x 1.70m)

Bedroom 3

12' 6" x 10' 6" (3.81m x 3.20m)

En-suite

7' 7" x 4' 10" (2.31m x 1.47m)

Bedroom 4

14' 4" x 9' 9" (4.37m x 2.97m)

Bedroom 5

8' 1" x 5' 7" (2.46m x 1.70m)

Family Bathroom

10' 6" x 9' 8" (3.20m x 2.95m)

Second Floor

Master Bedroom

17' 4" x 13' 7" (5.28m x 4.14m)

Dressing Room

9' 1" x 6' 10" (2.77m x 2.08m)

En-suite

13' 4" x 5' 11" (4.06m x 1.80m)

Outside

Garden

Double Garage
16' 5" x 15' 6" (5.00m x 4.72m)

Driveway



For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



Nearest train stations

Lingfield (0.7 mi)

Dormans (1.5 mi)

East Grinstead (3.3 mi)

Distances are straight line measurements from
centre of postcode

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk