

£825,000

East Park Lane, Newchapel, Lingfield



- Grade II Listed Farmhouse
- Four/Five Bedrooms
- Three Reception Rooms
- Three Bathrooms
- Kitchen/Breakfast Room
- Stunning Gardens
- Garage and Annexe
- Heated Swimming Pool

For further information contact Garnham H Bewley:

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East Park Farmhouse, East Park Lane, Newchapel, Lingfield, Surrey RH7 6HS

A beautifully presented Grade II listed detached family home, dating back to the 14th century, rich in period character and set within a generous gardens. The accommodation boasts Entrance lobby, family room, sitting room, dining room, and kitchen/breakfast room. Principal bedroom with en-suite shower room, three further bedrooms, and family bathroom. Outside Features Gated driveway with ample parking, double garage with annexe above. Attractive garden with lawn and terrace, swimming pool, fish pond, home office, greenhouses, garden stores, and solar panels.

This charming home is brimming with character, showcasing inglenook fireplaces, exposed timber framing and beams, vaulted ceilings, and tiled flooring throughout much of the ground floor. Underfloor heating enhances comfort in the sitting room, dining room, and kitchen.

The front door opens into an entrance lobby, leading through to a welcoming family room and a convenient wet room. The sitting room features a striking fireplace, while the dining room offers a second fireplace with a wood-burning stove. The kitchen/breakfast room is well appointed with fitted base units, granite worktops, a larder, and a utility cupboard. A rear lobby provides direct access to the garden.

Upstairs, a spacious landing leads to the principal bedroom with wooden flooring and an en-suite shower room. There are three additional bedrooms, a further landing area, and a family bathroom.

Outside Double gates open onto a driveway with ample parking in front of the double garage, which has a self-contained annexe with a shower room above. Adjacent to the garage are an outside WC complete with heated shower and store room, with a separate home office beyond. The delightful rear garden features a lawn, mature shrubs, and a charming water feature with fish pond. There are apple trees, a vegetable garden, fruit cage, and two greenhouses. The swimming pool enjoys plenty of afternoon and evening sunshine, making it an ideal space for relaxation and entertaining.

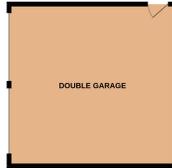


Welcome Home

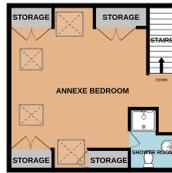
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Accommodation

GROUND FLOOR
1384 sq.ft. (128.6 sq.m.) approx.



1ST FLOOR
1268 sq.ft. (117.8 sq.m.) approx.



TOTAL FLOOR AREA : 2652 sq.ft. (246.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
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Ground Floor

Entrance Porch

Kitchen/Breakfast Room

22' 8" x 10' 2" (6.91m x 3.10m)

Utility Area

Dining Room

13' 1" x 11' 2" (3.99m x 3.40m)

Living Room

14' 9" x 13' 7" (4.50m x 4.14m)

Family Room

21' 2" x 10' 5" (6.45m x 3.17m)

Shower Room

First Floor

Main Bedroom

15' 6" x 14' 0" (4.72m x 4.27m)

Storage Area

6' 6" x 5' 0" (1.98m x 1.52m)

Bedroom 2

13' 6" x 11' 6" (4.11m x 3.51m)

Bedroom 3

13' 3" x 9' 6" (4.04m x 2.90m)

Bedroom 4

6' 10" x 6' 10" (2.08m x 2.08m)

Bedroom 5/Playroom

13' 5" x 10' 2" (4.09m x 3.10m)

Family Bathroom

Shower Room

Outside Garden

Double Garage

20' 7" x 19' 10" (6.27m x 6.05m)

Annexe Bedroom

20' 2" x 13' 11" (6.15m x 4.24m)

Swimming Pool

Driveway



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Mainline railway station at Lingfield (2½ miles) provides a service to London Bridge/Victoria.

The A22 connects to the M25 (7½ miles) junction 6. Gatwick is about 8 miles.

The M23 is about 4½ miles.

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

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