

Price:

£850,000

46 Lincolns Mead, Lingfield



- Detached Family Home
- Four Bedrooms
- Bright & Airy Lounge and Separate Family Room
- Open-Plan Kitchen / Diner
- Four Piece Bathroom, En-suite & Cloakroom
- Driveway & Double Garage
- Planning Permission Granted for Rear Extension
- Excellently Positioned for Lingfield Village

For further information contact Garnham H Bewley:

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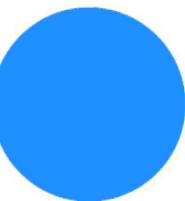
Set within walking distance of the picturesque Lingfield village, this immaculate four-bedroom detached family home offers the perfect blend of modern living in a semi-rural location. Situated in a quiet cul-de-sac, the property enjoys a peaceful setting while being conveniently close to all the amenities Lingfield has to offer. From excellent local schools and fantastic pubs and restaurants to the famous Lingfield Park Racecourse, you'll find everything you need within easy reach.

The house is set back from the road with a driveway providing parking for two cars and a large garage offering additional storage space. As you step inside, you are greeted by a wide entrance hall, providing access to the downstairs accommodation. To the front of the house, the family room features a large window to the front aspect, allowing natural light to flood the space, creating a bright and welcoming atmosphere. Double doors lead into a spacious and airy lounge, complete with a feature gas fireplace and further double doors opening out to the rear garden, perfect for entertaining.

The open-plan kitchen/diner is located at the rear of the property, with double doors leading out to the garden, allowing for seamless indoor-outdoor living. There is ample space for a six-seater dining table, ideal for family meals or hosting guests. The kitchen is beautifully finished with stylish worktops, a built-in dishwasher, a large range cooker, and space for a fridge/freezer. A separate larder cupboard adds extra storage space. Off the kitchen, the utility room provides additional convenience an additional sink, and space for a washing machine and tumble dryer. The downstairs cloakroom is located off the entrance hall.

Upstairs, the property offers a large and bright landing area, leading to four well-proportioned bedrooms. Three of the bedrooms are doubles, while the fourth is a single, currently used as a study. The master bedroom is a particular highlight, boasting bespoke fitted wardrobes by Sharps, offering excellent storage. The other bedrooms also benefit from their own wardrobe space. The master bedroom also enjoys the added benefit of a stylish ensuite shower room. A spacious four-piece family bathroom completes the upstairs accommodation, providing ample space for the whole family.

Externally, the rear garden is a real feature of the home, with a large expanse of lawn and a patio area, perfect for outdoor dining and relaxing. There is side access back to the front of the house, offering convenience and practicality. Planning permission has also been granted for a single-storey rear extension, which will make the kitchen/diner even more expansive.



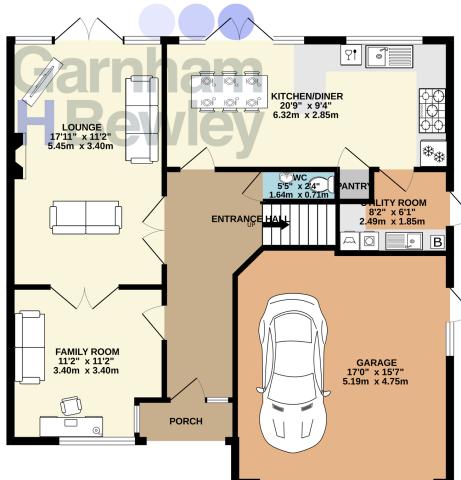
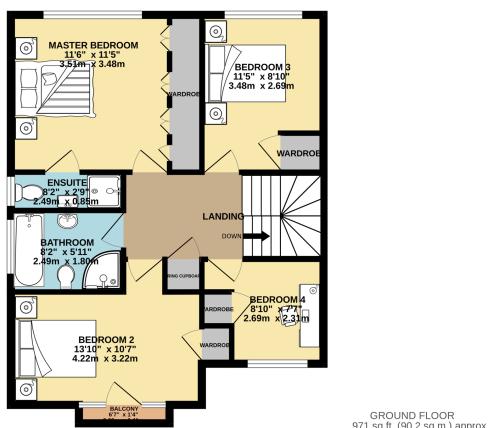
Welcome  
Home

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# Accommodation

1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



46 LINCOLNS MEAD - FLOORPLAN

TOTAL FLOOR AREA: 1595 sq.ft. (148.2 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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.

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## Ground Floor: Family Room:

11' 2" x 11' 2" (3.40m x 3.40m)

## Lounge:

11' 2" x 17' 11" (3.40m x 5.46m)

## Kitchen / Diner:

20' 9" x 9' 4" (6.32m x 2.84m)

## Utility Room:

8' 2" x 6' 1" (2.49m x 1.85m)

## WC:

5' 5" x 2' 4" (1.65m x 0.71m)

## Garage:

15' 7" x 17' 0" (4.75m x 5.18m)

## First Floor:

### Master Bedroom:

11' 6" x 11' 5" (3.51m x 3.48m)

### En-Suite:

8' 2" x 2' 9" (2.49m x 0.84m)

### Bedroom Two:

13' 10" x 10' 7" (4.22m x 3.23m)

### Bedroom Three:

11' 5" x 8' 10" (3.48m x 2.69m)

### Bedroom Four:

8' 10" x 7' 7" (2.69m x 2.31m)

### Bathroom:

8' 2" x 5' 11" (2.49m x 1.80m)



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**Nearest Stations:**

Lingfield Station (0.7 miles)

Dormans Station (1.5 miles)

East Grinstead Station (3.3 miles)

**Nearest Schools:**

Lingfield Primary School - Ofsted: Good (0.3 miles)

Lingfield College - Independent School (0.9 miles)

St Piers School - Ofsted: Good (1.2 miles)

Dormansland Primary School - Ofsted: Good (1.6 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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