

Guide Price

£775,000

£750,000

Garnham
H Bewley

8 Town Hill, Lingfield



- Stunning & Characterful Family Home
- Open Plan Accommodation
- Spacious Throughout
- Set Over Three Floors
- Extended On The Ground Floor
- Impressive Grounds
- Ample Driveway Parking
- No Onward Chain

For further information contact Garnham H Bewley:

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



8 Town Hill, Lingfield, Surrey RH7 6AG

Guide price £750,000 - £775,000. Beautifully modernised and thoughtfully extended, this exceptional three-storey character family home offers a rare blend of charm, space, and contemporary living, all set on a magnificent plot just moments from the vibrant heart of Lingfield village. From the moment you arrive, the impressive kerb appeal is clear – ample driveway parking for multiple vehicles, secure gated access, and a striking façade that perfectly balances traditional character with modern elegance.

Step inside through the newly added porch and into the breathtaking open-plan living/dining/family room – a light-filled haven thanks to double-aspect windows and a beautiful bay window. Oak flooring, a 10kW wood-burning stove, and a sleek glass pocket door create an inviting space that flows seamlessly into the show-stopping kitchen/breakfast room. Designed for both everyday living and entertaining, this space features high-end fittings including quartz work surfaces, central island, Rangemaster oven, Siemens integrated microwave, Neff dishwasher, and a Samsung American-style fridge freezer with ice machine. Six Velux windows and expansive bi-folding doors flood the space with natural light and open onto the spectacular garden – perfect for indoor-outdoor living and also benefits from underfloor heating. A storage room on the ground floor also offers potential to be converted into a downstairs W.C.

The first floor offers two generous double bedrooms, each with ample fitted wardrobe space, and a luxurious, fully tiled family shower room complete with a large walk-in shower and underfloor heating. On the second floor, a third double bedroom enjoys far-reaching views, with built-in storage and access to eaves housing the modern boiler system.

But it's outside where this home truly shines. The rear garden is a gardener's dream – beautifully landscaped and meticulously maintained by the current owners. Featuring 11 raised beds currently growing an abundance of produce including asparagus, raspberries, redcurrants, gooseberries, and blueberries, this is a rare opportunity to enjoy a self-sufficient lifestyle. A large greenhouse (8' x 14'), matching shed, multiple water butts, irrigation system, rockery, and a stunning water feature all enhance the outdoor space, while mature shrubs, flowering plants, and a manicured lawn provide year-round colour and interest.

A spacious Indian sandstone patio offers a private and tranquil setting for alfresco dining and entertaining. Located within striking distance of Lingfield village centre, the property is ideally placed for families and commuters alike, with Lingfield College, Lingfield Primary School, the mainline train station, and the racecourse all nearby. Offered to the market chain-free, this exceptional home is ready to welcome its next owners.

For further information contact Garnham H Bewley:

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



Accommodation



TOTAL FLOOR AREA : 1559 sq.ft. (144.8 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 ©2025

Entrance Porch

6' 10" x 4' 10" (2.08m x 1.47m)

Lounge / Diner

25' 4" x 19' 0" (7.72m x 5.79m)

Kitchen / Diner

18' 7" x 17' 8" (5.66m x 5.38m)

First Floor

Bedroom 1

19' 1" x 10' 6" (5.82m x 3.20m)

Bedroom 2

19' 1" x 8' 10" (5.82m x 2.69m)

Shower Room

8' 1" x 6' 6" (2.46m x 1.98m)

Second Floor

Bedroom 3

11' 1" x 10' 7" (3.38m x 3.23m)

Eave Storage

16' 6" x 2' 8" (5.03m x 0.81m)

Greenhouse

14' 0" x 8' 0" (4.27m x 2.44m)

Timber Shed

14' 0" x 8' 0" (4.27m x 2.44m)



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



NEAREST RAILWAY STATIONS

Lingfield Station

0.3 miles

Dormans Station

1.4 miles

Godstone Station

3.3 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

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