



Impressive and spectacular well-presented country residence

Courtney House, Blackberry Lane, Lingfield, Surrey, RH7 6NG

£1,795,000 Freehold



- Impressive family home • Versatile accommodation
- Wonderful formal gardens • Tennis court • Garaging
- Equestrian facilities • About 7.3 acres
- Lingfield approx. 1 mile
- Gatwick Express approx. 9.9 miles

Local Information

- Courtney House is surrounded by the Lingfield Golf and Lingfield Race track and lies within a rural area on the edge of Lingfield village which provides many amenities and offers day to day shopping, also nearby is East Grinstead and Oxted for a more variety of shops.
- There are many highly favoured schools in the area, including Lingfield Primary School, Lingfield College and in East Grinstead the Michael Hall (Steiner Waldorf) and Brambletye Schools there are bus routes to Caterham/Oxted county and Worth Schools.
- Mainline rail services: The property lies between two railway stations Dorman's Station and Lingfield Station with lines to London Bridge and Victoria (approx 40mins) travel.
- Gatwick Airport is 9.2 miles away.
- Local facilities include: The Lingfield Racecourse/Golf Club and The Marriot Hotel, local cricket grounds, Chartham Park Golf and Country Club and the nearby Ashdown Forest for walking. All distances are approximate.

About this property

Courtney House is an impressive country residence dating from the 1930s set within beautiful landscaped garden and grounds with far reaching views. The well-presented and versatile accommodation is arranged over two floors and has potential to be reconfigured to provide an annexe, if required. Within the grounds is a tennis court, stabling and garaging, with the total plot amounting to about 7.3 acres.

Salient points include:

- The entrance hall has stairs rising to the first floor and a cloakroom
- The three well-proportioned reception room provide both formal and informal entertaining areas. All the rooms are double aspect and have wonderful views over the gardens. The drawing room also features an attractive fireplace with a display shelf to one side.
- The impressive kitchen/breakfast room has a roof light and three quarter length windows to the breakfast area allowing light to floor the room. There is a comprehensive range of wall and base cupboards with a matching island unit and integral appliances.
- There is a secondary kitchen adjacent to the large reception room, with an adjoining shower room. This suite of rooms could serve as a self-contained annexe if required.





- Arranged over the first floor is the principal suite comprising a double aspect bedroom with far reaching views, a dressing room and a well appointed en suite bathroom with separate shower cubicle.
- There are four further bedrooms, all of a good portion and with far reaching views. Two of these rooms are served by en suite shower rooms and a family bathroom completes the accommodation.
- The property is entered through electronically operated gates. The herringbone drive provides ample parking and leads to the front of the house. The drive continues to the garaging which comprises two timber framed buildings, each incorporating three open bays. On from here is a large tractor shed, three stables and a tack/feed store. There is also an additional small garden store and two greenhouses.
- The formal gardens lie to the rear of the house and are principally laid to lawn with established beds and well stocked borders. In the gardens there is a large fishpond and waterfall, covered Jacuzzi and changing/sun room. There is a generous terrace providing an excellent area for al fresco entertaining. From the top lawn a beech hedge archway leads down stone steps from the first lawn to a croquet lawn surrounded by banks of azaleas and mature rhododendrons and trees. Passing through another archway there are stone steps to a tennis court (recently refurbished) and a changing room/ summer house. Behind this are two fields with a field shelter backing onto Lingfield Park Racecourse and Lingfield Park Golf Club.

Directions

From junction 6 of the M25, take the A22 towards East Grinstead and Eastbourne. Take the B2029 into Ray Lane towards Lingfield. Ray Lane continues onto Godstone Road. At the first round about by the Shell fuel station, take the first exit. At the second roundabout take the second exit onto East Grinstead Road. Take the next right onto Blackberry Lane. After about 0.3 of a miles the drive to Courtney House will be found on the left hand side. Continue up this drive where the house will be found on the right hand side.

Tenure

Freehold

Local Authority

Tandridge District Council

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office. Telephone: +44 (0) 1732 789 700.



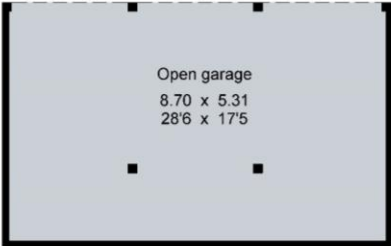
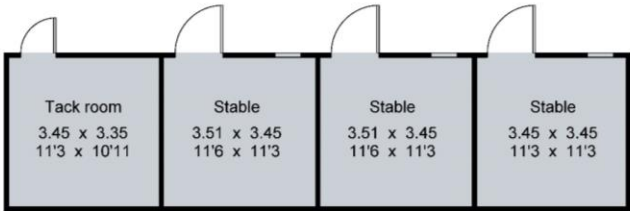
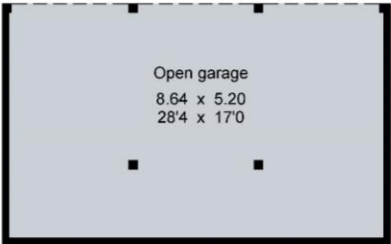


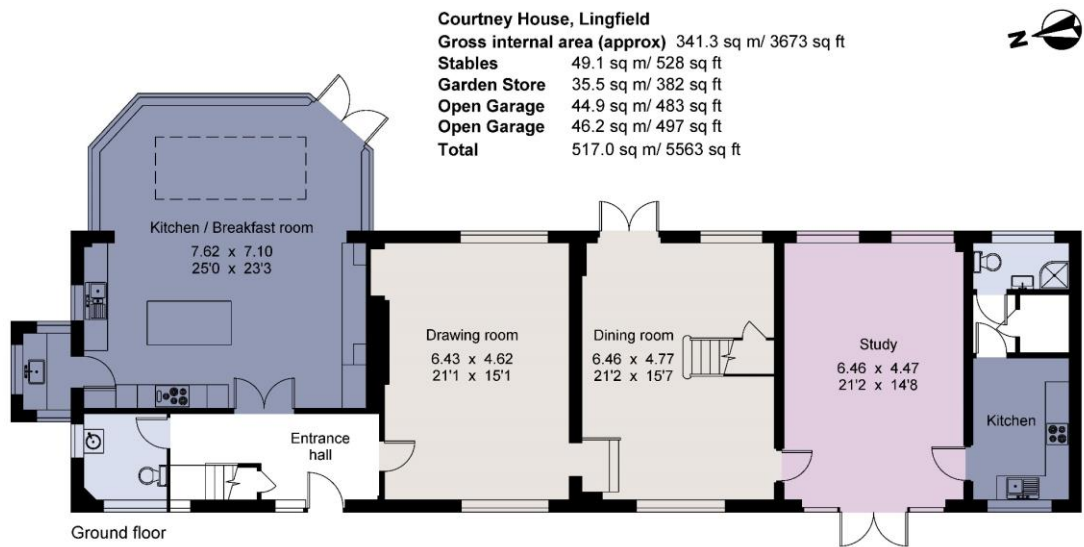


Courtney House, Lingfield

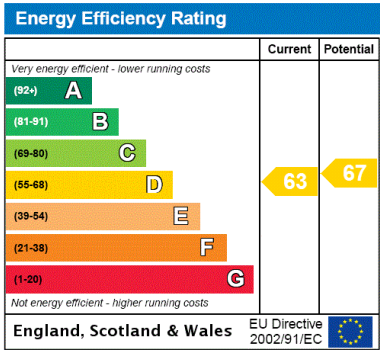


First floor





For identification only - Not to scale
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