



## Imposing Grade II listed country residence of great character

**Stocks Farm, Tandridge Lane, Lingfield, Surrey, RH7 6LP**

£2,000,000 Freehold









- Impressive period features
- Spacious and versatile accommodation
- Established gardens with ponds
- Swimming pool
- Gatwick Express station approx. 11 miles

#### Local Information

- Stocks Farm is located within the parish of Crowhurst.
- Comprehensive shopping: Oxted (5.3 miles), Edenbridge (6.9 miles), East Grinstead (7 miles), Crawley (12 miles) and Sevenoaks (17.6 miles).
- Oxted and Edenbridge both have an array of facilities including local shops, a Waitrose and a variety of pubs and restaurants.
- Mainline Stations: Lingfield (3.7 miles), Hurst Green (4.6 miles) and Oxted (5.2 miles) stations to London Bridge, Blackfriars and London Victoria. Gatwick Express (11 miles).
- Schools: There are numerous schools in the area including preparatory schools of Hazelwood, Brambletye and Ashdown House, as well as public schools of Woldingham, Caterham, Tonbridge, Sevenoaks and Lingfield College.
- Sporting Facilities: Marriott Park hotel Lingfield, Chartham Park Felcourt and Oxted Leisure centre. Limsfield Tennis and Squash Club. Horse racing at Lingfield Park, Plumpton and Brighton. Golf at Tandridge golf club, Hever Castle, Holtye in Cowden, Lingfield and also at the two Royal Ashdown Courses (Forest Row), Piltdown, Packs Hill Park and East Sussex National (Uckfield).
- All distances are approximate.

#### About this property

Stocks Farm is an impressive Grade II Listed country property, dating from the 17th Century with later additions. Period features include fireplaces, oak panelling, exposed wall and ceiling timbers, decorative plasterwork, lattice and lead light windows and a striking oak staircase. Complementing the accommodation is a detached annexe/pool house, garage and barn. The property sits within established gardens which provide a wonderful backdrop. There is a swimming pool and three ponds within the grounds, which amounts to about 2.61 acres with additional land available by separate negotiation.

- The well-proportioned principal accommodation provides ideal areas for formal entertaining. The triple aspect drawing room has a wood burning stove set within the inglenook fireplace. The sitting room also has a wood burning stove and a charming window seat. The elegant dining room features impressive panelled walls.
- The spacious bespoke kitchen/breakfast room is fitted with a comprehensive range of Shaker style base units with a butler sink and further copper preparation sink, a two oven LPG Aga electric companion, two electric ovens and a LPG hob.
- Completing this floor is a utility room with storage cupboards, a butler sink, space for appliances and access to outside, and two cloakrooms.





- Approached from outside is an office with doors to the north and south and charming views over the gardens.

- The first floor can be approached over two separate staircases one of which has impressive solid oak treads.

- The principal suite comprises a fully panelled bedroom with an outlook to the south and a fitted wardrobe, a dressing room with fitted wardrobes and an en suite shower room with an attractive wash stand with twin sinks.

- There are four further bedrooms, two of which are inter-linked, and one of these has a part-vaulted ceiling and is double aspect.

- Two bathrooms serve these bedrooms and complete the floor.

- Arranged over the second floor are two further bedrooms and a well-appointed shower room.

- The annexe/pool house comprises an open plan living area with well-appointed kitchen, a shower room and separate bedroom.

- The house is approached over an electrically operated gated driveway flanked on one side by the orchard. The driveway provides ample parking and leads to the detached garage and on to a barn with a store rooms and W.C.

- The wonderful gardens and grounds provide a superb backdrop to the property with views over the adjoining countryside. Paved paths lead around the house with formal gardens and well stocked borders. The west facing terrace provides a wonderful seating area and features a charming well.

There are large swathes of lawn interspersed with shrubs and trees and three natural ponds with aquatic planting. The paved pool area provides additional seating and a place to enjoy views over the grounds. Post and rail fencing encloses the gardens and there is further land available by separate negotiation.

#### Directions

From junction 6 of the M25 take the A22 exit towards Eastbourne/East Grinstead. Continue on the A22 for about 2.6 miles before turning left onto Miles Lane, at the end of the road turn right onto Tandridge Lane. Continue on Tandridge Lane for about a mile and the private driveway leading to Stocks Farmhouse will be found on the left hand side.

#### Services

Mains water and electricity.  
Private drainage. LPG fired central heating.  
PV Solar panels with FIT rebates.  
BT highspeed Fibre Direct broadband

#### Tenure

Freehold

#### Local Authority

Tandridge District Council

#### Energy Performance

EPC Rating = Exempt

#### Viewing

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









**Stocks Farm, Lingfield**

**Gross internal area (approx)** 396.2 sq m/ 4264 sq ft

**Annexe / Pool House** 89.3 sq m/ 745 sq ft

**Barn** 50.8 sq m/ 546 sq ft

**Garage** 25.7 sq m/ 276 sq ft

**Total** 542.0 sq m/ 5831 sq ft



Annexe / Pool house



Ground floor



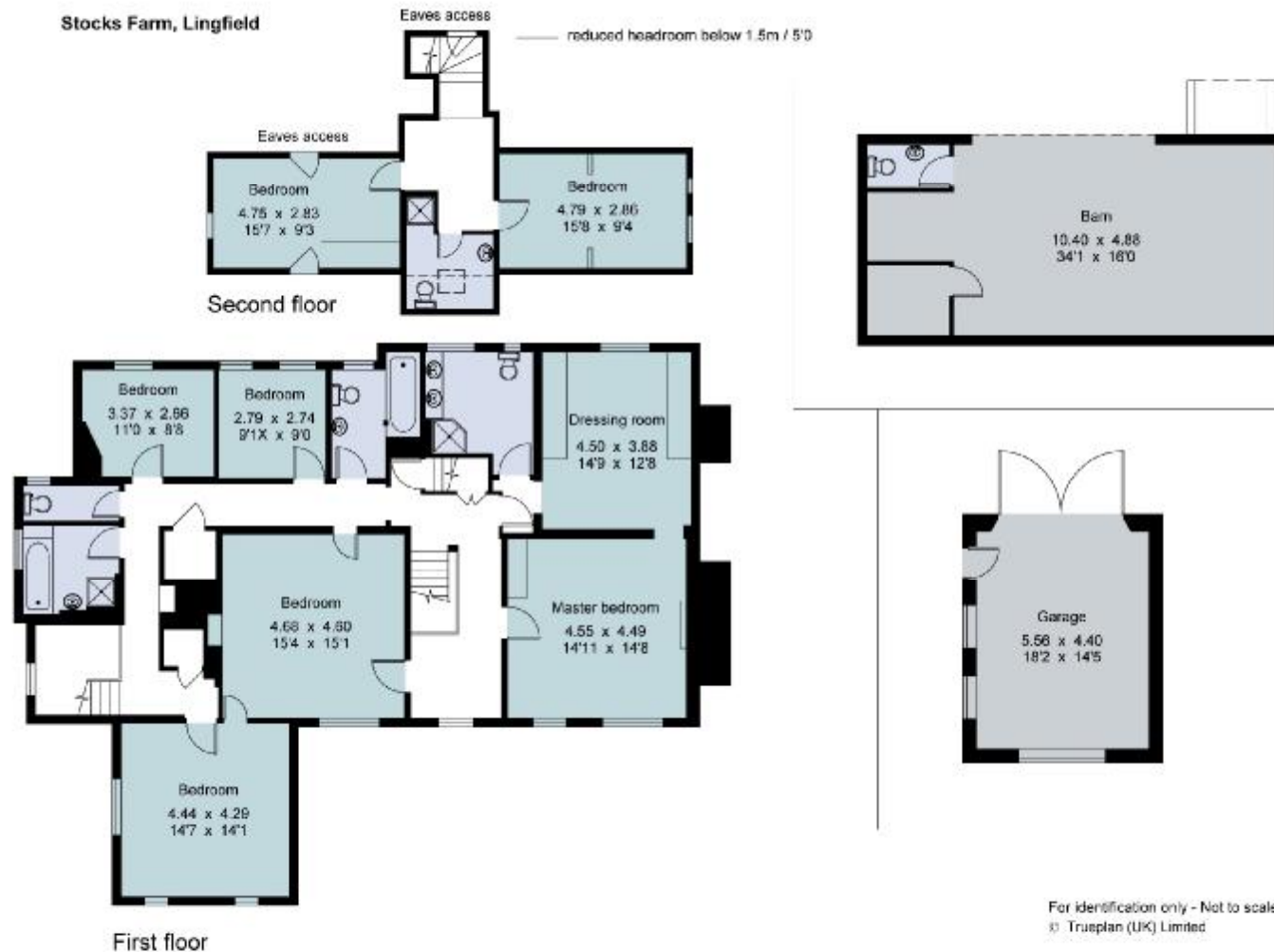
For identification only - Not to scale  
© Trueplan (UK) Limited



Stocks Farm, Tandridge Lane, Lingfield, Surrey, RH7 6LP  
Gross Internal Area 4264 sq ft, 396.1 m<sup>2</sup>

James Stacey-Clear  
Sevenoaks  
+44 (0) 1732 789 700  
james.staceyclear@savills.com

onTheMarket.com | savills | savills.co.uk



**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20200626ALBU

