



LINGFIELD

SURREY,

Guide Price £725,000 Freehold

JACKSON-STOPS 

POLLARD HOUSE

CHURCH ROAD, LINGFIELD, SURREY, RH7 6AH

BEAUTIFULLY MAINTAINED, THREE BEDROOM GRADE I LISTED VILLAGE HOUSE.



DESCRIPTION

A significant Grade I historical building, Pollard House is a pre-Tudor, timber framed hall house. Dating back to the 15th century, it features well-preserved medieval architecture including Kentish bracing, flying braces, and dragon posts and beams. Originally a hall house, it was later divided into a house and a butchers shop. Located in the charming village of Lingfield, the house enjoys a picturesque setting, nestled amongst other quaint, character properties and St Peters and St Pauls Church.

Beautifully maintained, the current owners have worked with Historic England to ensure that period features are preserved, using appropriate, traditional materials, such as lime plaster and render, and by sourcing ancient timbers and Kent peg tiles for repairs. A perfect harmony of modern convenience balanced with the historical elements, the house is both charming and comfortable. Entering the property, the front door opens into the dining hall. Here, the original dirt floor was a step down from the threshold, but now has a solid wood plank floor over under floor heating. From the dining hall, a door leads to the drawing room, which has a feature open fire with a woodburner and an Oak bressummer above, and has French doors, which open onto the rear terrace. An inner hall houses a study area and the cloakroom with a useful utility cupboard. The well fitted kitchen has a walk in pantry and a range of French Oak cabinets with granite work tops. Appliances include a dishwasher, fridge and a range style cooker. There is space for a fridge freezer. Stairs rise to the first floor landing. Here, at the top of the stairs is a small door, which opens to reveal the priest hole. Also from the landing, a loft hatch opens into a large, open attic space, ideal for storage or perhaps, subject to the usual consents, another bedroom. The stunning main bedroom has a vaulted ceiling with a beamed ceiling and a magnificent exposed crown post. There are two more double bedrooms and a modern, generously sized bathroom which has a W.C, bidet, double hand basins and both a bath and shower.

Outside, to the side of the house is an attached garage with a small drive. A door from the garage opens into the courtyard, a tranquil space with a raised pond.



From here, there is a walled area with a paved terrace, providing a secluded, sheltered area, accessed directly from both the drawing room and the kitchen, ideal for entertaining. From here, the garden has a lawned walkway, flanked by attractively planted beds, which opens up to a large lawn and the remaining garden, where there are fruit trees and bushes, together with a beautiful Magnolia tree. In all 0.18 Acres.

FEATURES

Dining Hall, Drawing Room, Cloakroom With Utility Area, Kitchen, Three Double Bedrooms, Large Family Bathroom, Generous Attic, Garage, Secluded Walled Courtyard And Mature Gardens. In All 0.18 Acres.

SITUATION

Pollard House is situated in the very pretty medieval village of Lingfield, located approximately half way between London and the south coast. The village has a beamed church with Medieval origins and numerous architectural examples from the Tudor period such as Buckland Farm and The Guest House. The punishment cage, built in 1773, was last used in 1882 to hold a poacher. Home to the famous Lingfield race course, the village has a rich sporting history. One of the world's oldest cricket clubs originates from here, with the first recorded match being against London on 18th June 1739. Lingfield F.C



play regularly at The Sports Pavilion and for golfers, there is the popular Lingfield Park Golf Course. The village has a wide range of social events, clubs and societies such as the Lingfield and Dormansland Rifle Club which caters for various levels of competition shots and the Lingfield Silver Band - a traditional village brass band. There are a variety of local shops, public houses and restaurants. Bus services cover destinations such as Caterham, Oxted, Redhill, Crawley and East Grinstead with mainline trains to London Victoria and London Bridge stations in just under the hour. The village is ideally situated for access to the M23 and M25 motorways with Gatwick and Heathrow airports at 12 and 44 miles respectively.

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01883 712375

DIRECTIONS

From the M25 Junction 6, proceed south on the A22 for approximately 5.6 miles until reaching the traffic lights at Blindley Heath. Turn left on to Ray Lane, sign posted to Lingfield. Proceed ahead towards Lingfield. Once you have entered the village, at the first roundabout go straight on. At the second roundabout take the first exit, bearing left. Church Road is the third exit on the left and Pollard House can be found on the left, near the church. Please park immediately outside the house.





PROPERTY INFORMATION

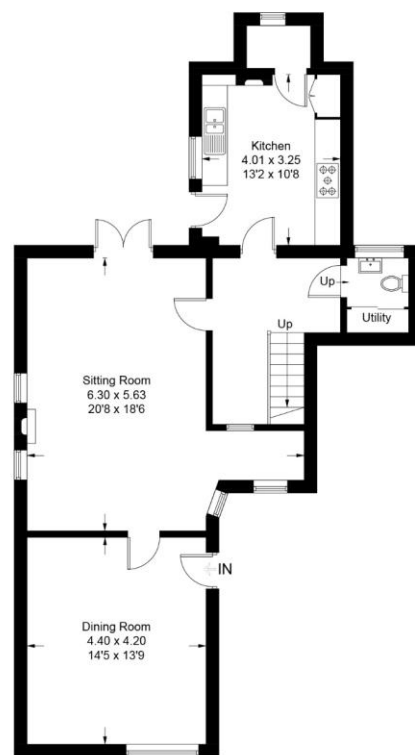
- Services: Gas fired central heating via radiators. Underfloor heating in the dining hall. All other mains services.
- Local Authority: Tandridge District Council
- Council Tax band: F
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

IMPORTANT NOTICE

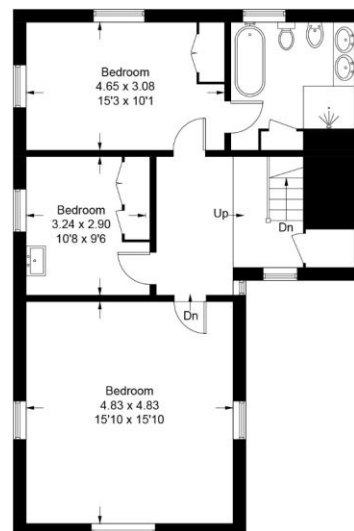
1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



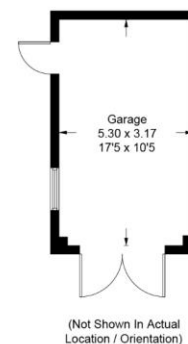
Approximate Gross Internal Area = 152.1 sq m / 1637 sq ft
 Garage = 16.7 sq m / 180 sq ft
 Total = 168.8 sq m / 1817 sq ft



Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1233410)
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