



LINGFIELD

SURREY,

Offers Over £950,000 Freehold

JACKSON-STOPS



BRICKLANDS FARMHOUSE
NEWCHAPEL ROAD, LINGFIELD, SURREY, RH7 6BD

SET IN THE VERY HEART OF LINGFIELD VILLAGE CENTRE, THIS EXCEPTIONAL GRADE II LISTED SEMI-DETACHED FAMILY HOME BEAUTIFULLY COMBINES TIMELESS CHARACTER WITH DISTINCTIVE HISTORIC CHARM.



DESCRIPTION

Nestled in the very heart of Lingfield village, this exceptional Grade II listed semi-detached home offers a rare and captivating blend of historic charm and refined modern living. Believed to date back to around 1360, the property is rich in heritage and brimming with character, showcased through an array of original features, including striking exposed timber beams that add warmth and authenticity throughout.

Extending to approximately 2,244 sq ft, the cottage provides generous and versatile accommodation arranged across three floors. A charming porch opens into a welcoming central sitting/dining room, where exposed wooden beams and a large window combine to create a bright yet cosy atmosphere. A traditional stone fireplace with a coal-effect gas fire serves as an inviting focal point, making this an ideal space for both relaxation and entertaining.

The kitchen retains a classic feel with solid wood cabinetry and a range of integrated appliances, while overhead beams enhance its rustic appeal. Adjoining this space is a practical utility room, offering additional storage and room for further appliances. The study provides a comfortable and functional workspace, complete with wooden flooring, exposed beams, and fitted furniture designed to accommodate two workstations—perfect for modern home working. From here, a doorway leads into a light-filled conservatory overlooking the garden, offering an uplifting space to enjoy throughout the seasons.

The upper floors host four well-proportioned double bedrooms and three stylish bathrooms, making the home ideal for family living and guest accommodation alike. The principal bedroom, located on the first floor, benefits from fitted wardrobes and an en suite shower room. Two further double bedrooms on this level are served by a well-appointed family bathroom. The second floor features an additional double bedroom with a vaulted ceiling and wood-panelled sliding wall panels, providing excellent storage, along with its own en suite shower room. Externally, the property continues to impress. A private driveway leads to two garages, ensuring plentiful parking and storage. The beautifully maintained, south-facing rear garden offers a tranquil retreat—perfect for al fresco dining, gardening, or simply relaxing in the sunshine.



Combining timeless period elegance with modern comfort, this remarkable home represents a rare opportunity to acquire a truly historic residence where character and contemporary living coexist in perfect harmony.

FEATURES

- Sitting/Dining Room
- Study & Conservatory
- Kitchen
- Utility & Cloakroom
- 4 Bedrooms & 3 Bathrooms
- Two Garages
- Driveway with Extensive Private Parking
- Large South Facing Garden with Summer House.

SITUATION

Bricklands Farmhouse is situated at the heart of the very pretty medieval village of Lingfield located approximately half way between London and the south coast. The village boasts a timber framed Tudor style church and numerous architectural examples from the Tudor period. Notably a punishment cage, built in 1773 and 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 Lingfield Park Golf Course is a regular haunt for many in the district. The village has social events, clubs and societies such as the Lingfield and Dormansland Rifle Club which caters for a wide variety of competition shooters 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.

VIEWS

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 and on entering the village turn immediately right after passing the Shell garage onto Newchapel Road. The property will be found shortly along on the left-hand side.





PROPERTY INFORMATION

- Services: All main services
- Local Authority: Tandridge District Council
- Council Tax band: F (£xx for 2025/26)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Approximate Gross Internal Area = 208.5 sq m / 2244 sq ft
 Outbuildings = 38.5 sq m / 414 sq ft
 Total = 247.0 sq m / 2658 sq ft
 (Including Garages)



 = Reduced headroom below 1.5m / 5'0"



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. (ID1288307)
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