THE PADDOCK

HARE LANE, LINGFIELD,
SURREY, RH7 6JB



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Introducing The Paddock

The Paddock offers a rare opportunity to secure one of just seven luxury, bespoke new build homes in Lingfield, Surrey. Each property has been individually designed and incorporates a superior specification throughout. From expansive, sociable living spaces and beautifully fitted kitchens to large bedrooms and stunning bathrooms and en-suites, these homes enjoy a sense of grandeur throughout.

Set within a gated development, all seven detached homes occupy a generous plot and incorporate high-quality external materials, which reflect the local vernacular. Large feature windows flood the interiors with natural light, while perfectly framing the stunning countryside views.







WELCOME TO LINGFIELD, SURREY

Enjoy open countryside and a thriving community

The Paddock is set amidst glorious open countryside, while still benefiting from being within close proximity to Lingfield's high street, where you can access a host of local amenities.

The village has a great sense of community and runs many local events throughout the year, including the popular Edenbridge & Oxted Agricultural Show, which runs over the August bank holiday.

Residents in Lingfield can enjoy a charming and peaceful Surrey village, while still accessing fast connections into the Capital, Gatwick Airport, nearby East Grinstead and beyond. The area boasts an excellent selection of both state and independent schools, making it an ideal choice for commuters and families alike.

Local Area



A convenient village location

While the village itself is perfectly equipped to meet your daily needs, the historical, market town of East Grinstead, with its medieval high street is close by. Here you can access an array of independent shops, cafes and restaurants along with some stunning period architecture. Just a short drive away, the attractive town of Oxted offers another excellent choice for shopping, dining and leisure.

For some serious retail therapy, both the County Mall Shopping Centre in Crawley and the Belfry Shopping Centre in Redhill are under 10 miles away. Or why not jump on a direct train to London Victoria, and access all that the Capital has to offer.

The area also offers an array of dining options and there are traditional pubs aplenty. These include the Red Barn, a beautiful 16th century pub full of charm and character offering traditional pub fare and The Wire Mill, which delivers scenic views out over Wire Mill Lake, combined with great food and a friendly atmosphere.



Countryside pursuits and sporting facilities

Famous for its prominent all-weather course, nearby Lingfield Park Racecourse is both a local and a national favourite, hosting family days, live music, and popular race events, throughout the year. The area is also home to the Lingfield Nature Reserves, which offer around 26 acres of beautifully managed green space right on the edge of the village, providing both a tranquil escape and a hub for wildlife spotting.

The village has two golf courses. Horne Park Golf Course offers a beautifully managed nine-hole course and a welcoming clubhouse, while Lingfield Park Golf Club delivers an 18-hole course complete with a golf lounge and pro shop.


The Wire Mill

Well connected by road and rail

Lingfield boasts excellent transport links. The village is served by Lingfield railway station on the East Grinstead Line, which offers frequent direct services to East Grinstead (in under 10 minutes), as well as London Victoria and London Bridge (both accessible in under 50 minutes).

By road, Lingfield is well connected. It is just 15 minutes from the M25 (junction 6) and the M23 (junction 10), opening up fast access to London, Gatwick Airport (9.6 miles away) and the broader motorway network.

Local bus services link Lingfield to neighbouring towns such as East Grinstead, Edenbridge, Dormansland and beyond.

Superb schooling

Lingfield itself is home to Lingfield Primary School, a popular school, which is rated as Good by Ofsted. In addition, there are a number of other primary schools, all within easy reach of The Paddock, including Burstow Primary School, St Stephen's CE Primary School and Felbridge Primary School. All of which are rated Good by Ofsted.

For secondary education, the highly regarded Lingfield College is situated on the edge of the village. An independent school, it caters for children from nursery age, through to sixth form. There is also Imberhorne School, a well-respected comprehensive school rated as Good during its last Ofsted inspection, which is just four miles from the development, along with St Piers School. A school for children and young people with special educational needs.




REIGATE
THE PADDOCK
LONDON GATWICK AIRPORT
CRAWLEY
EAST GRINSTEAD
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In the Area

SCHOOLS

1. Lingfield Primary School (3.0 miles)
2. St Stephen's CE Primary School (3.2 miles)
3. Lingfield College (3.8 miles)
4. Felbridge Primary School (4.0 miles)
5. Imberhorne Secondary School (4.1 miles)
6. Burstow Primary School (4.2 miles)
7. St Piers School (4.2 miles)

SHOPPING

8. Tesco Express (2.8 miles)
9. Morrisons (2.9 miles)
10. Waitrose & Partners (5.5 miles)
11. County Mall Shopping Centre (9.5 miles)
12. Belfry Shopping Centre (9.8 miles)

OUTDOOR

13. British Wildlife Centre (1.1 miles)
14. Horne Park Golf Course (1.5 miles)
15. National Trust – Harewoods (3.7 miles)
16. Lingfield Park Racecourse (3.8 miles)
17. Lingfield Park Golf Club (4.1 miles)
18. National Trust – Standen House (7.0 miles)

LIFESTYLE

19. Red Barn Pub (1.3 miles)
20. The Wire Mill (2.5 miles)
21. The Star Inn (3.1 miles)
22. Lingfield Train Station (3.5 miles)
23. The Plough Inn (4.2 miles)
24. Chartham Park Golf & Country Club (4.8 miles)





THE HOMES

HOME 1 - 4,316 SQ FT - DETACHED - 4-BEDROOM

HOME 2 - 4,214 SQ FT - DETACHED - 4-BEDROOM

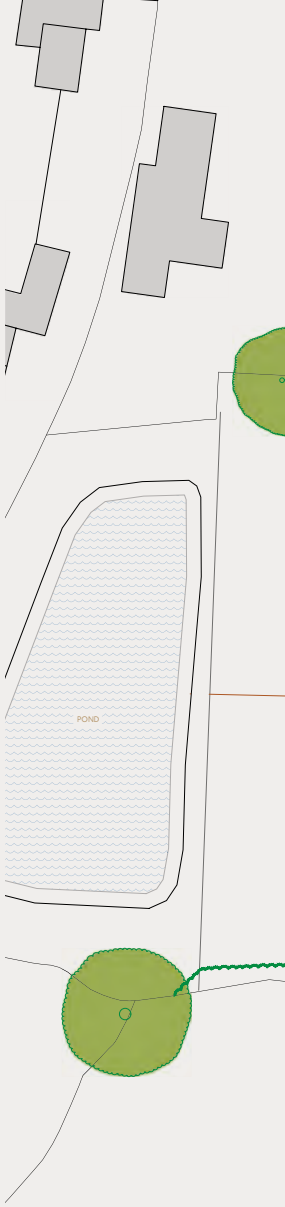
HOME 3 - 4,214 SQ FT - DETACHED - 4-BEDROOM

HOME 4 - 3,585 SQ FT - DETACHED - 4-BEDROOM

HOME 5 - 3,585 SQ FT - DETACHED - 4-BEDROOM

HOME 6 - 3,662 SQ FT - DETACHED - 4-BEDROOM

HOME 7 - 3,357 SQ FT - DETACHED - 4-BEDROOM





G indicates garage



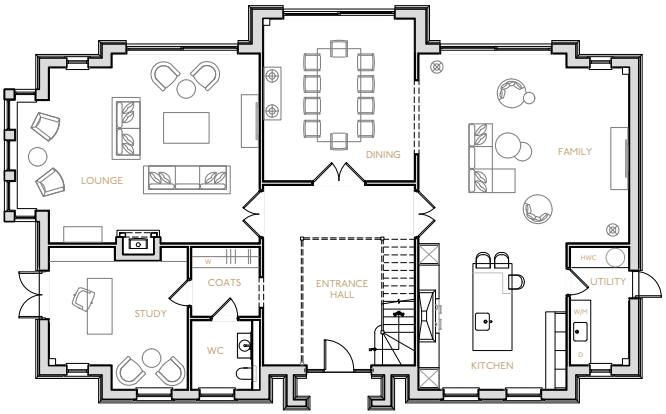
COMPUTER GENERATED IMAGE OF HOME 1. MATERIALS AND LANDSCAPING MAY VARY FROM THOSE SHOWN HERE.

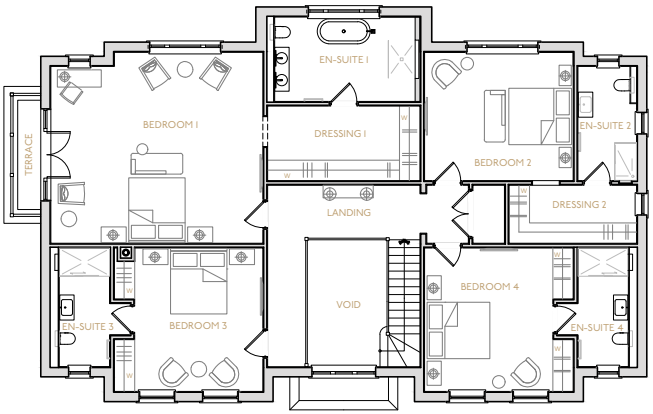
Home One

TOTAL AREA: 401m² ~ 4,316ft²

BEDROOMS: 4







GROUND FLOOR

KITCHEN: 4740mm x 4725mm ~ 15'7" x 15'6"

FAMILY ROOM: 6765mm x 6090mm ~ 22'2" x 20'

DINING ROOM: 4860mm x 5215mm ~ 15'11" x 17'1"

LOUNGE: 7800mm x 6090mm ~ 25'7" x 20'

STUDY: 4445mm x 4575mm ~ 14'7" x 15'

FIRST FLOOR

BEDROOM 1: 6765mm x 6090mm ~ 22'2" x 20'

BEDROOM 2: 4740mm x 4090mm ~ 15'7" x 13'5"

BEDROOM 3: 4740mm x 4575mm ~ 15'7" x 15'

BEDROOM 4: 4740mm x 4575mm ~ 15'7" x 15'

W depicts suggested location of wardrobe/s



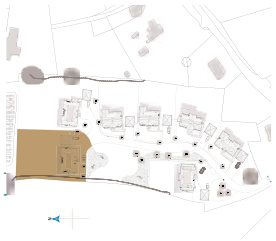
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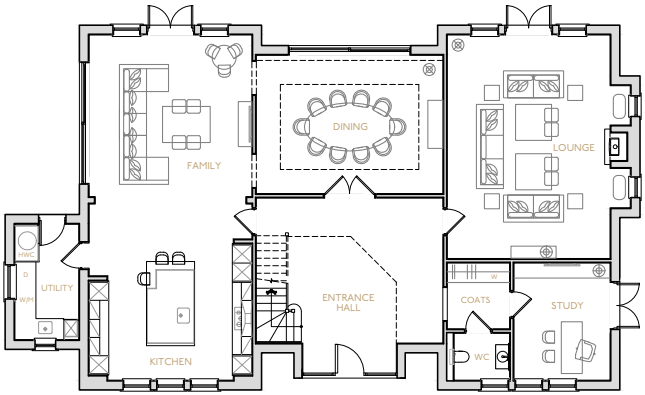


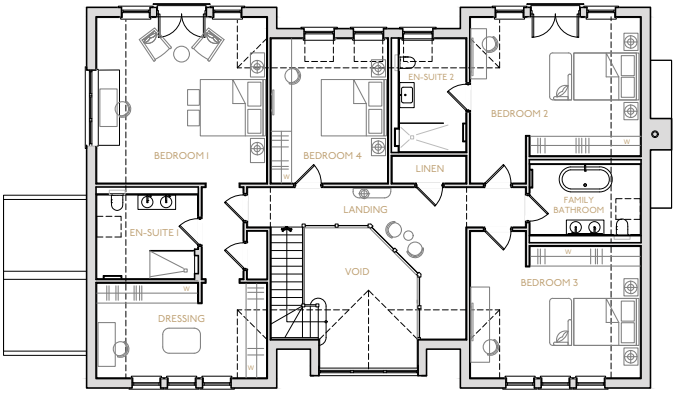
Home Two

TOTAL AREA: 391m² ~ 4,214ft²

BEDROOMS: 4







GROUND FLOOR

KITCHEN: 5415mm x 5850mm ~ 17'9" x 19'2"

FAMILY ROOM: 5415mm x 5640mm ~ 17'9" x 18'6"

DINING ROOM: 6210mm x 4605mm ~ 20'4" x 15'1"

LOUNGE: 5415mm x 7440mm ~ 17'9" x 24'5"

STUDY: 3195mm x 3900mm ~ 10'6" x 12'10"

FIRST FLOOR

BEDROOM 1: 5415mm x 5280mm ~ 17'9" x 17'4"

BEDROOM 2: 5415mm x 5280mm ~ 17'9" x 17'4"

BEDROOM 3: 5415mm x 4650mm ~ 17'9" x 15'3"

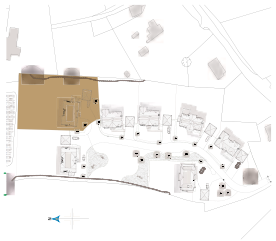
BEDROOM 4: 3710mm x 4605mm ~ 12'2" x 15'1"

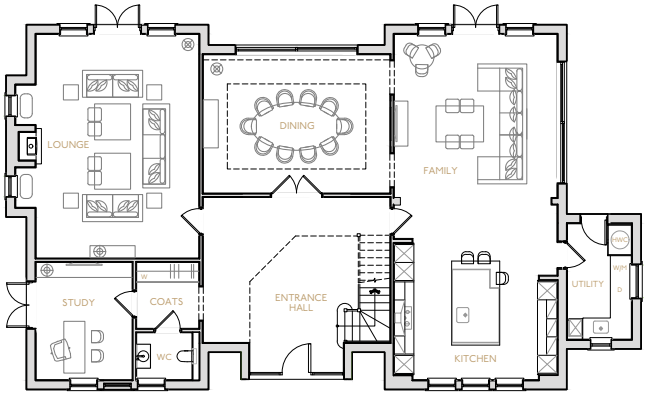
W depicts suggested location of wardrobe/s

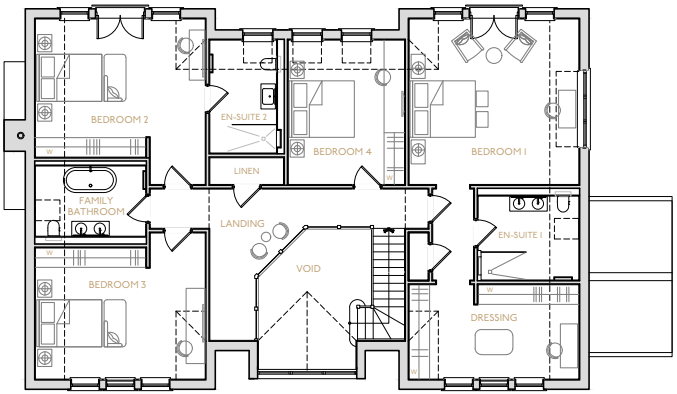
Home Three

TOTAL AREA: 391m² ~ 4,214ft²

BEDROOMS: 4







GROUND FLOOR

KITCHEN: 5415mm x 5815mm ~ 17'9" x 19'1"

FAMILY ROOM: 5415mm x 5680mm ~ 17'9" x 18'8"

DINING ROOM: 6210mm x 4605mm ~ 20'4" x 15'1"

LOUNGE: 5415mm x 7440mm ~ 17'9" x 24'5"

STUDY: 3195mm x 3900mm ~ 10'6" x 12'10"

FIRST FLOOR

BEDROOM 1: 5415mm x 5280mm ~ 17'9" x 17'4"

BEDROOM 2: 5415mm x 5280mm ~ 17'9" x 17'4"

BEDROOM 3: 5415mm x 4650mm ~ 17'9" x 15'3"

BEDROOM 4: 3710mm x 4605mm ~ 12'2" x 15'1"

W depicts suggested location of wardrobe/s



COMPUTER GENERATED IMAGE OF HOMES 4 & 5 (L-R). MATERIALS AND LANDSCAPING MAY VARY FROM THOSE SHOWN HERE.

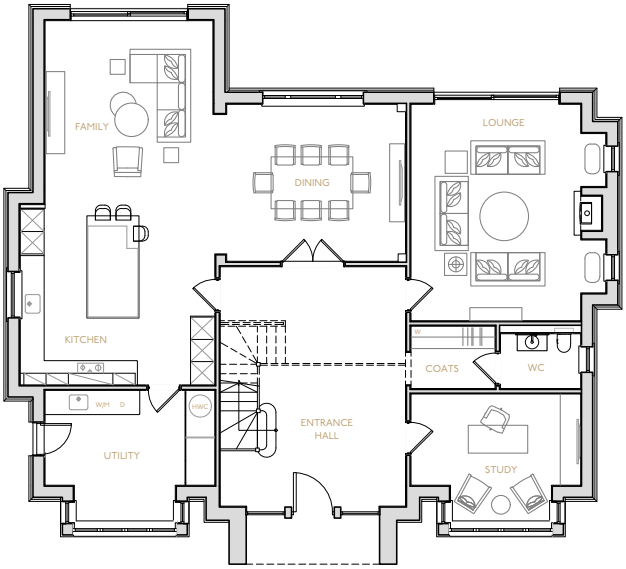


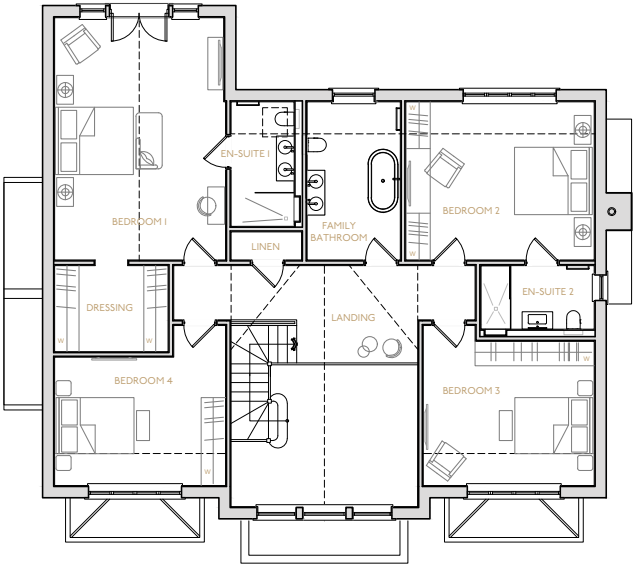
Home Four

TOTAL AREA: 333m² ~ 3,585ft²

BEDROOMS: 4







GROUND FLOOR

KITCHEN: 5240mm x 4855mm ~ 17'2" x 15'11"

FAMILY ROOM: 5240mm x 4950mm ~ 17'2" x 16'3"

DINING ROOM: 5185mm x 4225mm ~ 17' x 13'10"

LOUNGE: 4565mm x 5825mm ~ 15' x 19'1"

STUDY: 4565mm x 3465mm ~ 15' x 11'4"

FIRST FLOOR

BEDROOM 1: 4565mm x 6475mm ~ 15' x 21'3"

BEDROOM 2: 5030mm x 4215mm ~ 16'6" x 13'10"

BEDROOM 3: 4590mm x 4280mm ~ 15'1" x 14'

BEDROOM 4: 4565mm x 4280mm ~ 15' x 14'

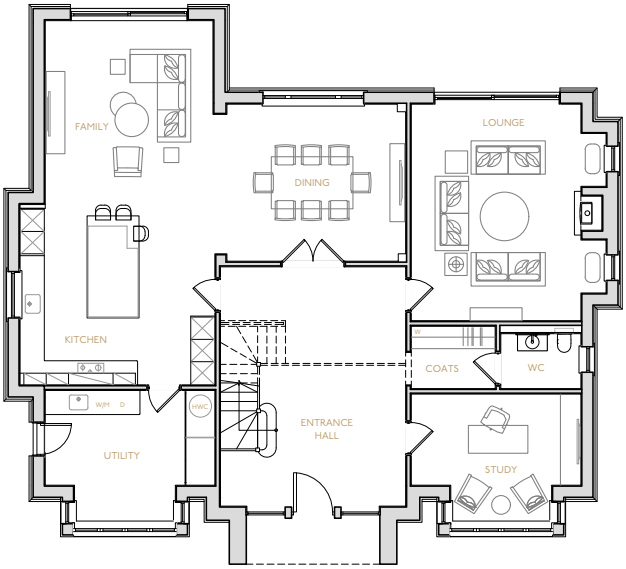
W depicts suggested location of wardrobe/s

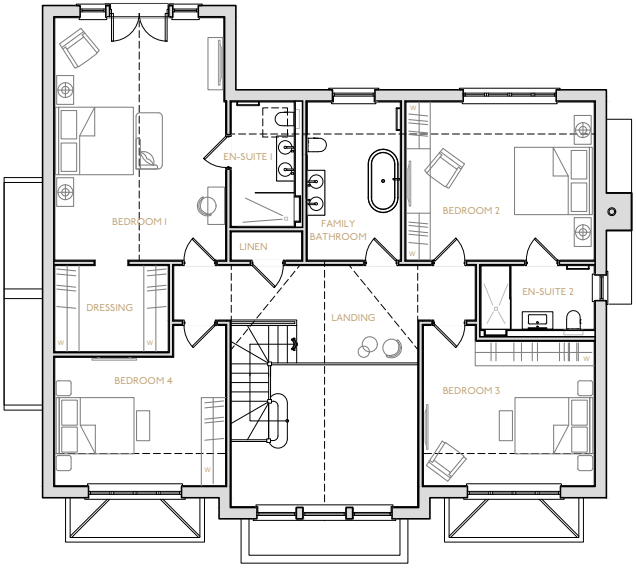
Home Five

TOTAL AREA: 333m² ~ 3,585ft²

BEDROOMS: 4







GROUND FLOOR

KITCHEN: 5240mm x 4855mm ~ 17'2" x 15'11"

FAMILY ROOM: 5240mm x 4950mm ~ 17'2" x 16'3"

DINING ROOM: 5185mm x 4225mm ~ 17' x 13'10"

LOUNGE: 4565mm x 5825mm ~ 15' x 19'1"

STUDY: 4565mm x 3465mm ~ 15' x 11'4"

FIRST FLOOR

BEDROOM 1: 4515mm x 6475mm ~ 14'10" x 21'3"

BEDROOM 2: 5030mm x 4215mm ~ 16'6" x 13'10"

BEDROOM 3: 4590mm x 4280mm ~ 15'1" x 14'

BEDROOM 4: 4565mm x 4280mm ~ 15' x 14'

W depicts suggested location of wardrobe/s



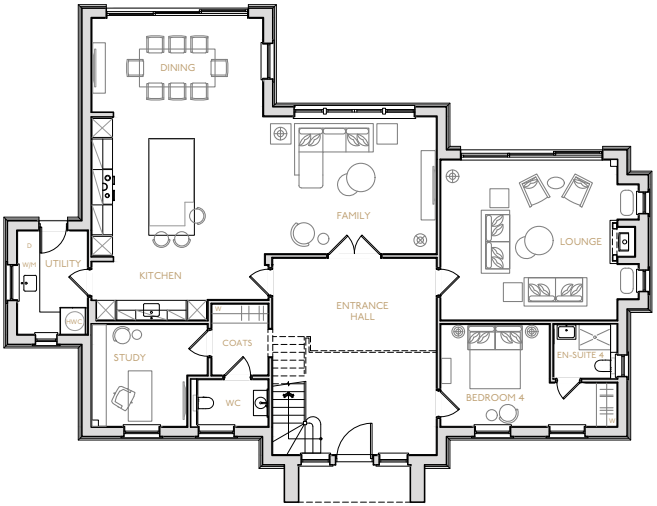
COMPUTER GENERATED IMAGE OF HOMES 6 & 7 (L-R). MATERIALS AND LANDSCAPING MAY VARY FROM THOSE SHOWN HERE.



Home Six

TOTAL AREA: 340m² ~ 3,662ft²
BEDROOMS: 4







GROUND FLOOR

KITCHEN: 5145mm x 6595mm ~ 17'9" x 21'8"
FAMILY ROOM: 5480mm x 4340mm ~ 18'2" x 14'3"
DINING ROOM: 5415mm x 2980mm ~ 17'9" x 9'9"
LOUNGE: 5580mm x 5055mm ~ 18'4" x 16'7"
STUDY: 3655mm x 3230mm ~ 12' x 10'7"
BEDROOM 4: 5580mm x 3230mm ~ 18'4" x 10'7"

FIRST FLOOR

BEDROOM 1: 5190mm x 5420mm ~ 17' x 17'9"
BEDROOM 2: 5590mm x 4050mm ~ 18'4" x 13'3"
BEDROOM 3: 5585mm x 4255mm ~ 18'4" x 13'11"

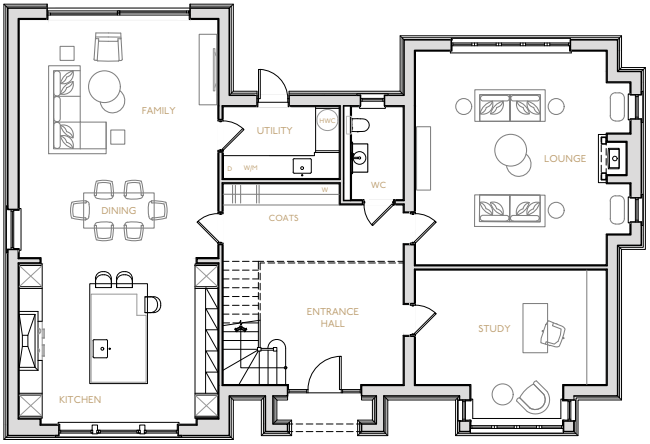
W depicts suggested location of wardrobe/s

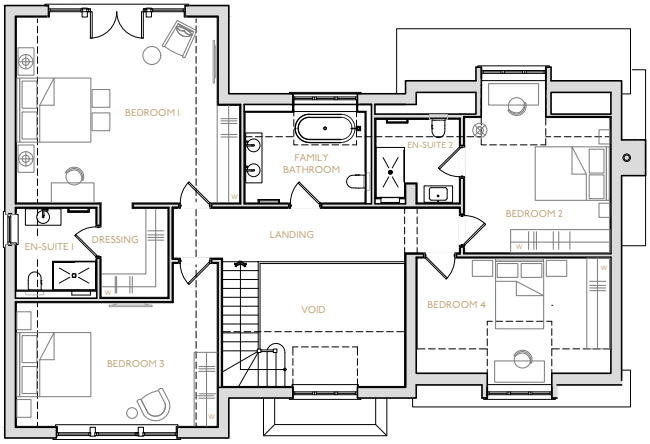
Home Seven

TOTAL AREA: 312m² ~ 3,357ft²

BEDROOMS: 4







GROUND FLOOR

KITCHEN: 5640mm x 4730mm ~ 18'6" x 15'6"

FAMILY/DINING ROOM: 5640mm x 6760mm ~ 18'6" x 22'2"

LOUNGE: 5415mm x 6065mm ~ 17'9" x 19'11"

STUDY: 5415mm x 4210mm ~ 17'9" x 13'10"

FIRST FLOOR

BEDROOM 1: 6270mm x 5205mm ~ 20'7" x 17'1"

BEDROOM 2: 4080mm x 3800mm ~ 13'5" x 12'6"

BEDROOM 3: 5630mm x 3475mm ~ 18'6" x 11'5"

BEDROOM 4: 5440mm x 2545mm ~ 17'10" x 8'4"

W depicts suggested location of wardrobe/s



SPECIFICATION



It's all in the detail

All of our new homes at The Paddock in Lingfield benefit from a superior specification throughout. We take care over every detail to deliver exceptional interiors, which impress from the moment you enter through the front door. At Bruckland, we pride ourselves on crafting bespoke new homes, which stand the test of time – and The Paddock is no exception.

High-end wood-effect flooring runs throughout the downstairs living areas, creating a sense of space and flow between rooms, while plush carpets offer warmth and comfort underfoot in all bedrooms.

Our fully fitted kitchens incorporate beautiful cabinetry, stone worktops and high-end, built-in appliances – making them the perfect place to cook, dine and socialise. Our bathrooms and en-suites aim to replicate a spa-like retreat, all enjoying classic sanitaryware, stylish ceramic tiles and premium fixtures and fittings throughout.

At Bruckland, we aspire to deliver a sense of opulence throughout each of our homes, while always ensuring that every room is designed with day-to-day living in mind, seamlessly blending everyday practicality with timeless luxury.

Every home includes an energy-efficient air source heat pump, ensuring comfort and sustainability for years to come.

Our promise to you extends beyond aesthetics. We provide a 10-year structural warranty on all Bruckland homes, offering you complete reassurance and confidence in the lasting quality of your new home.

Specification

Kitchen

Fully fitted shaker kitchen with a stone worktop (homes 1, 4, 5, 6 & 7)
Contemporary walnut-effect kitchen with stone worktop (homes 2 & 3)
Soft close doors and drawers
Antique brass cabinet handles
Siemens induction hob (homes 2, 3, 4 & 5)
Built-in Elica extractor
Siemens integrated oven (homes 2, 3, 4 & 5)
Rangemaster (homes 1, 6 & 7)
Microwave and warming drawers (homes 2 & 3)
Siemens integrated fridge
Siemens integrated freezer
Siemens integrated dishwasher
Quooker patinated brass hot tap
Undermounted white sink
Pendant lighting above the island
Caple wine cooler
Pull out bin cabinets

Bathrooms, en-suites and WC

Premium sanitaryware
Dual flush WC with concealed cistern, soft close seat and cover
LED light within niches in both family bathroom and en-suites
Vanity units with soft close drawers
Electric heated towel rail to all bathrooms and en-suites
Shaver point to all bathrooms and en-suites
Thermostatic two-way diverter for the controls within bath
En-suites with large shower enclosures include fixed shower heads and handheld wand
Porcelain wall and floor tiling
Brushed brass fixtures to principal bedroom en-suite
Decorative wallpaper in WC

Interior finishes and features

Matt paint finish to all rooms
Vanity unit with a countertop sink with a Carrara worktop in WC, family bathroom and bedroom 1 en-suite
Three panel internal doors (homes 1, 4, 5, 6, & 7)
Contemporary internal doors (homes 2 & 3)
Porcelain tiles in bathrooms
Large format porcelain tiled floor in hallway, family room, kitchen and WC (home 1)
Herringbone tiled floor in hallway, family room, kitchen, utility and WC (homes 2, 3, 4, 5, 6 & 7)
Carpet to lounge, study, all bedrooms and landing
Carpeted staircase runner (homes 1, 4, 5, 6 & 7)
Carpeted staircase (homes 2 & 3)
Architectural metal balustrading with stained black oak handrail (homes 1, 4, 5, 6 & 7)
Glass balustrade with stained black oak handrail (homes 2 & 3)
Classical skirting and architrave profile (homes 1, 4, 5, 6 & 7)
Stepped skirting and architrave profile (homes 2 & 3)
Ornate plaster cornice to ground floor (homes 1, 4, 5, 6 & 7)
Coffered ceiling (homes 2 & 3)

Heating, electrical and lighting

Air source heat pump
Thermostatically controlled underfloor heating throughout
Log burner to the lounge
Black faceplates to sockets and light switches
Downlights to kitchen, hallway/landing, bathrooms and WC
Pendant lighting above kitchen island, dining room and to all bedrooms
LED lighting to kitchen
Dimmable pendants in family room and dining area
USB sockets under island & either side of the bed in bedroom 1
TV points to all bedrooms, family area and study
Pre-wired Cat 6 data distribution
Heat and smoke detectors mains wired throughout
Mechanical extract ventilation to bathrooms and WC
EV charger installed

Utility room

Fully-fitted shaker kitchen with a stone worktop (homes 1, 4, 5, 6 & 7)

Contemporary walnut-effect kitchen with stone worktop (homes 2 & 3)

Space provision for washing machine and tumble dryer

Storage water tank/cylinder

External specification

Automatic LED lighting on dusk till dawn sensor

Porcelain tile paving to paths and patios

Private double garage with power, light, and automated garage doors plus private driveway parking

Landscaped front garden

Rear garden incorporates porcelain patio and turfed area

External tap to rear of property

Exterior double socket to rear

Main private road entrance

High-security double glazed aluminium windows

High-security front entrance door with multi-point locking system

High-security aluminium sliding doors





BRUCKLAND DEVELOPMENTS



About us

Bruckland Developments is a premium developer specialising in high-end residential properties across the South East of England.

With years of experience and a reputation for excellence, we specialise in creating beautiful homes of outstanding quality. Our experienced team of architects, designers, and builders collaborate closely to craft beautiful, bespoke homes.

We believe that true luxury lies in the detail. From the architectural design to the finishing touches, every aspect of our homes is carefully considered to create a seamless blend of aesthetics and functionality. Each project is testament to our ability to blend traditional craftsmanship with modern innovation, resulting in residences that are both beautiful and functional. This timeless character ensures that our properties remain stylish and desirable for generations to come. Our portfolio features an array of stunning homes that showcase our commitment to quality and luxury.

Our reputation for excellence is built on a foundation of integrity, quality, and exceptional customer service. We take pride in our ability to deliver homes that not only meet but exceed our clients' expectations.

BRUCKLAND
DEVELOPMENTS

The Paddock

Hare Lane, Lingfield, Surrey, RH7 6JB

Bruckland Developments

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info@brucklanddevelopments.com
01737 931332

We work in partnership with our chosen delivery partner JVB Construction Ltd to deliver all of our new build developments across London and the South East. With a shared ethos and a passion for delivering premium homes of a high standard, we work together as a united team to produce exceptional homes for our customers.

JVB CONSTRUCTION

Warranty provider:

Protek Warranty

Consumer Code for NEW HOMES

This brochure is designed to provide an overview of the development and does not form a contract. Computer generated images and landscaping are indicative and actual details may vary. Whilst the floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide. Dimensions are taken from the widest points and may vary from actual and are within a tolerance of +/- 5%. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture, or appliances. The specification detailed can be subject to change at any time, without prior notice. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Wardrobes in some properties may vary. Please confirm the most up-to-date details with our sales advisor upon reservation. Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Journey times where shown are taken from a variety of sources including Google and TfL and may vary depending on travel conditions and time of day.



THE
PADDOCK

HARE LANE, LINGFIELD,
SURREY, RH7 6JB