



Dormans Park, West Sussex

Dormans Park

An imposing 5 bedroom refurbished residence with triple garage complex in this sought-after private park.

SUMMARY

- Reception Hall, with oak staircase
- Triple Aspect Drawing Room with period stone fireplace
- Dining Room with hardwood, dark oak floors and French Doors to the rear terrace
- Kitchen/Breakfast Room with porcelain tiled floor, white wooden units under white granite work surfaces. American style fridge freezer, gas range cooker, dishwasher and wine cooler
- Family Room with relaxed dining area
- Utility Room with integrated appliances and a new boiler providing hot water to the newly installed central heating system
- Master Suite - dual aspect with en-suite bathroom
- Guest bedroom with en-suite shower room
- 2 further double bedrooms
- Single bedroom/Study
- Family Bathroom
- Triple Garage with garden room and first floor studio
- Level landscaped gardens, mature borders of rhododendrons and mature shrubs, paved terrace adjacent to kitchen and family room
- About 0.88 of an acre in all

DESCRIPTION

Originally built in the early 1900's, the property has been subject to an extensive program of refurbishment and extension, which combines period

features with contemporary living.

The house is approached through a set of electronically operated gates to a gravelled driveway, flanked by lawns on either side. A particular feature is the substantial triple garage complex, with electrically operated doors. On the ground floor (behind the garaging bays) is a large garden room with french doors to the outside. There is a cloakroom and plumbing in place for a kitchenette which a new owner could install. On the first floor, there is a large studio, ideal for a variety of uses.

LOCATION

The origins of the park date back to the 1800s. It originally comprised of over 200 acres of farmland and woodland. Following the arrival of the railway, with London just 28 miles away, it became a peaceful environment in which to live. Today, it offers an interesting variety of houses, both old and new, in tranquil surroundings.

The property is within about 2.5 miles from the old market town of East Grinstead with its wide selection of shops, stores and supermarkets. Dormansland village is about 1 mile with village amenities and pretty church, whilst Lingfield is about 2.5 miles with local shops and the renowned Lingfield Park Racecourse.

There is a good choice of schools, in both the state and independent sector. For commuters, Dormans Station is just under 1 mile away. The station provides a service to Croydon and London (about 50 minutes). For national travel by road, junction 6 of the M25 (Godstone) is about 10 miles away. For the international traveller, Gatwick airport is about 9 miles distant.

For more information on this private estate, please visit our own dedicated site: www.dormanspark.com



2.5
MILES

East Grinstead
town centre



13.7
MILES

Tunbridge
Wells town
centre



1

MILE
Dormans
station

REIGATE

1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD

27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED

72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

DORKING

01306 793105

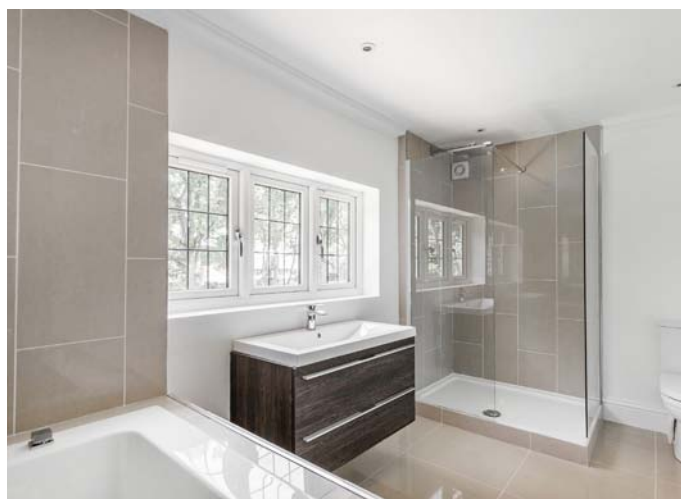
TUNBRIDGE WELLS

01892 280110

LONDON

020 3096 7217









Approximate Gross Internal Area = 248.9 sq m / 2679 sq ft
(Including Reduced Headroom)
Studio = 56.8 sq m / 611 sq ft (Excluding Void)
Sun Room = 28.7 sq m / 309 sq ft
Garage = 57.0 sq m / 613 sq ft
Total = 391.4 sq m / 4213 sq ft

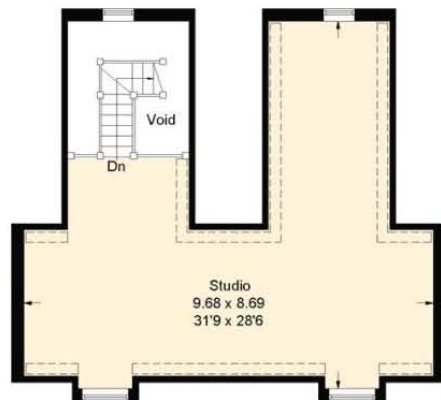
= Reduced headroom below 1.5m / 5'0"



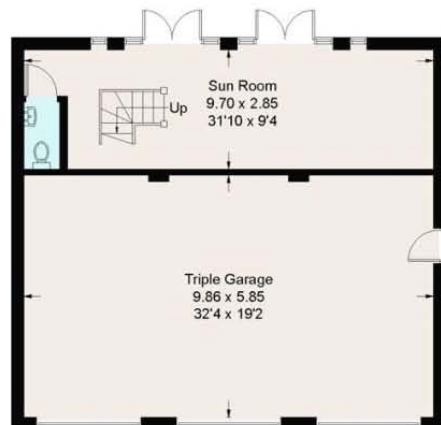
First Floor



Ground Floor



Garage - First Floor

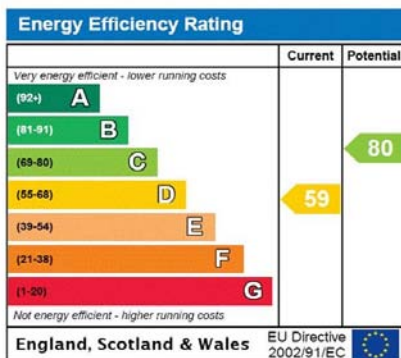


(Not Shown In Actual Location / Orientation)

Garage - Ground 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. (ID236993)

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