



Dormans Park

Private
Estates 

Prime Property from Robert Leech Estate Agents

www.privateestatesglobal.com

Dormans Park, West Sussex (London 28 miles)

A stunning newly constructed state-of-the-art residence in this sought after private park

DESCRIPTION

Whistler Lodge is a newly built home of 5,200 square feet set on the secluded Plas Newydd Road off Eden Vale in the prestigious Dormans Park Estate. This exceptional home, of conventional construction, is now ready for immediate occupation. The distinctive design incorporates high gabled areas of glass, merging the interior accommodation with the outdoor environment. Electronic gates and an impressive driveway terminate in front of the house. Every detail is being finished to the highest standard, including a Stormer kitchen with an impressive under floor spiral wine cellar, a bespoke Smet staircase, beautiful oak windows, Rako mood lighting system and individually designed Ripples bathrooms. Externally, there is ample parking, a detached double garage and fully landscaped gardens. There are rural views to the rear, with an important Southerly aspect.

Key Features

- Stunning double height entrance hall with bespoke "Smet" staircase
- Designer "Stormer" kitchen with fully integrated appliances
- Bespoke wine cellar from "Spiral Cellars"
- "Ripples" bespoke designer bathrooms with free standing baths and feature tiling
- "Rako" mood lighting system throughout
- Wood burning stove to principal reception room, in feature full height fire place
- Under floor heating
- Fully landscaped front and rear gardens, the latter with Southerly aspect
- Tenure: freehold

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

LOCATION

The property occupies an enviable position in this exclusive estate, tucked away in a no-through lane.

Situated on the West Sussex/Surrey borders, Dormans Park originally comprised of over 200 acres of farmland and woodland. Following the arrival of the railway in the Victorian period 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 estate borders the old village of Dormansland, with its local store, pretty church and 2 public houses, whilst Lingfield is about 2.5 miles with local shops and the renowned Lingfield Park Racecourse. The old market town of East Grinstead is within 2.5 miles away, with its wide selection of shops, stores and supermarkets.

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.



2.5
Miles
East Grinstead
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

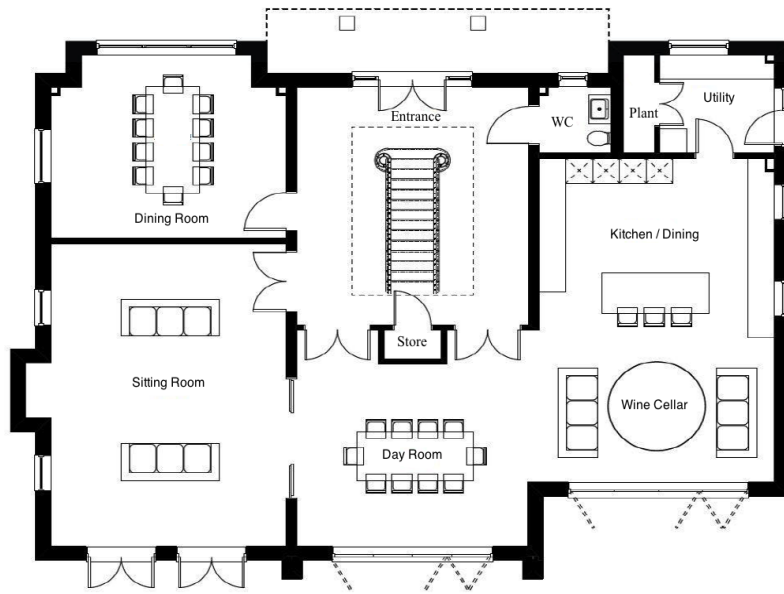
TUNBRIDGE WELLS
01892 280110

LONDON
020 3096 7217









Ground Floor

Entrance Hallway

Kitchen / Dining Room
18' 9" x 25' 9" (5.71m x 7.85m)

Sitting Room
24' 2" x 17' 2" (7.37m x 5.23m)

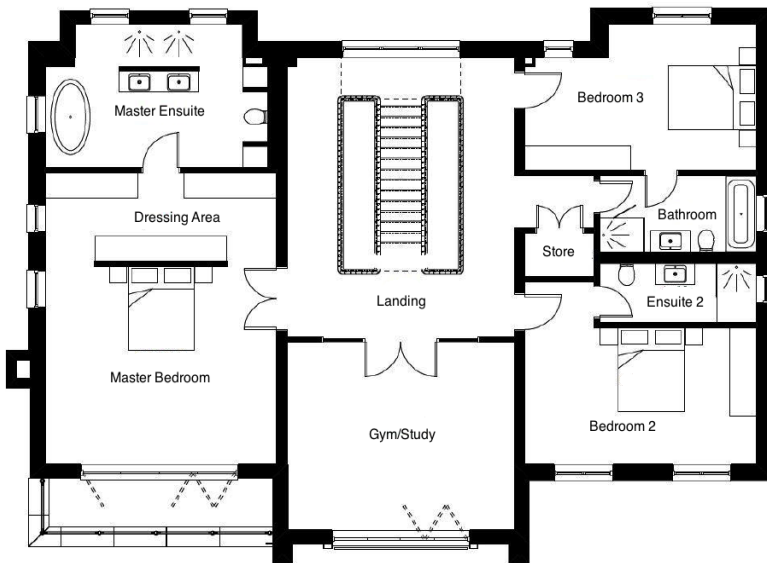
Utility Room
10' 4" x 11' 4" (3.15m x 3.45m)

Plant Room

Dayroom
17' x 17' 3" (5.18m x 5.26m)

Dining Room
17' 2" x 16' 1" (5.23m x 4.90m)

Store Cupboard X1



First Floor

Gym / Study
14' 6" x 17' 1" (4.42m x 5.21m)

Master Bedroom
22' 7" x 17' 2" (6.88m x 5.23m)

Dressing Area

En-Suite
17' 2" x 11' 1" (5.23m x 3.38m)

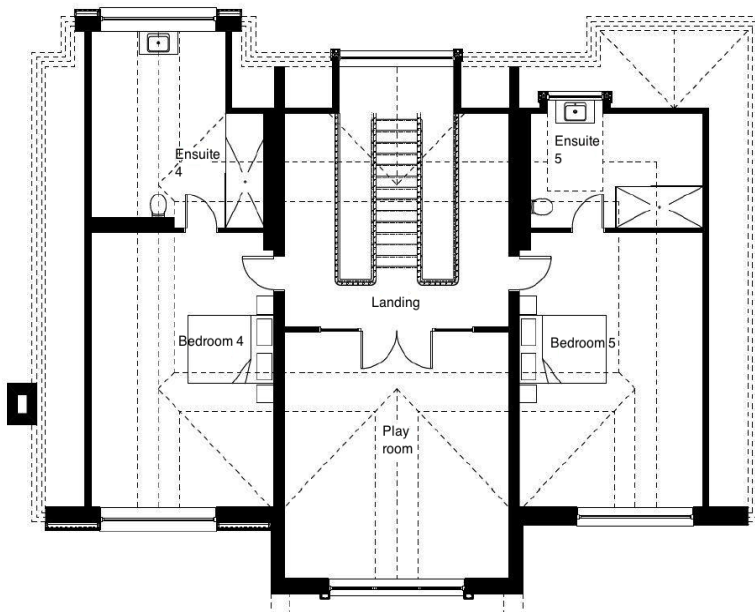
Bedroom 2
10' 6" x 17' 2" (3.20m x 5.23m)

En-Suite
4' 6" x 11' 7" (1.37m x 3.53m)

Bedroom 3
17' 2" x 17' 4" (5.23m x 5.28m)

Family Bathroom
4' 6" x 11' 7" (1.37m x 3.53m)

Store Cupboard X1



Second Floor

Playroom
16' 9" x 17' 1" (5.11m x 5.21m)

Bedroom 4
17' 7" x 13' 9" (5.36m x 4.19m)

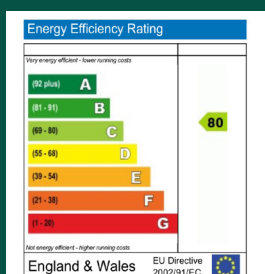
En-Suite
13' x 14' 1" (3.96m x 4.29m)

Bedroom 5
17' 9" x 13' 9" (5.41m x 4.19m)

En-Suite
13' 9" x 9' 2" (4.19m x 2.79m)

Disclaimer

All information has been taken from the developers brochure and is subject to verification. Please note all interior photographs are taken from the Show Home.



DISCLAIMER. THE PROPERTY MISDESCRIPTIONS ACT 1991. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.

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Robert Leech

ESTD 1989