



# Dormans Park

West Sussex

Private  
Estates 

Prime Property from Robert Leech Estate Agents

[www.privateestatesglobal.com](http://www.privateestatesglobal.com)



# A distinctive, individually designed and recently constructed detached 5 bedroom house in wonderful part walled gardens of 1.25 acres in this private park.

## Ground Floor

- Well proportioned Entrance Hall. Staircase with oak ballustrading
- Double Aspect Drawing Room, feature brick fireplace with woodburning stove. 2 sets of double doors to:
- Magnificent Garden Room/Conservatory. 2 sets of double doors to terrace
- Study
- Hall Cloakroom
- Dining Room
- Impressive bespoke Kitchen/Breakfast Room, comprehensive range of base and wall cupboards, granite work surfaces, fully integrated with Siemens equipment. Ceramic tiled floor. Bi-folding doors to terrace. Door to:
- Utility Room, door to garden

## Lower Floor

- Hallway area, extensive storage cupboards, door to service cupboard
- Shower Room
- Cinema/TV Room
- Large 'L' shaped area currently used as gym and games room. Bi-folding doors to terrace
- Bedroom, en-suite shower room. Door to garden

## First Floor

- Double Aspect Master Bedroom Suite, range of bespoke in-built wardrobes, en-suite bathroom
- 3 further bedrooms, 1 with en-suite shower room
- Family Bathroom

## Outside

- Impressive stone and brick pillared entrance, automatic gates with entry phone, bonded gravel driveway providing ample car parking space
- Detached Garage Complex with 2 sets of remote controlled double doors
- Stunning part walled landscaped gardens which enjoy a sunny south-westerly aspect
- Upper terrace in natural stone adjacent to garden room and kitchen, ideal for alfresco entertaining
- Lower stone terrace adjacent to lower floor
- Extensive lawns and outstanding views over adjacent countryside.
- In all, approximately 1.25 acres.

## Special Features

- Balance of 10 year LABC warranty
- CAT 6 and TV points to principle rooms
- Fitted smoke & heat detectors
- Solar panels supplementing hot water system
- Oak internal doors
- Bathrooms and en-suites are finished with luxurious white porcelain sanitary ware

## DESCRIPTION

This striking house was constructed in 2014 by local builders Kavbro to a high specification reflecting meticulous attention to detail, and there are many contemporary features throughout. There is a comprehensive system of gas fired central heating with radiators to the first floor and underfloor heating to the lower levels. Windows are double glazed, hardwood framed, some fitted with 'colonial' style shutters. Principle areas to the ground floor have engineered oak flooring. The accommodation extends to 4762 sq.ft and is extremely adaptable. The lower level (currently utilised as a leisure area with bedroom) has its own entrance, therefore could be an annexe/separate suite.

## LOCATION

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.

Occupying a prominent position in this private park, the property is within 2.5 miles of 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. There is a footpath from the park leading directly to the station. 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](http://www.dormanspark.com)



**2.5**  
MILES

East Grinstead



**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









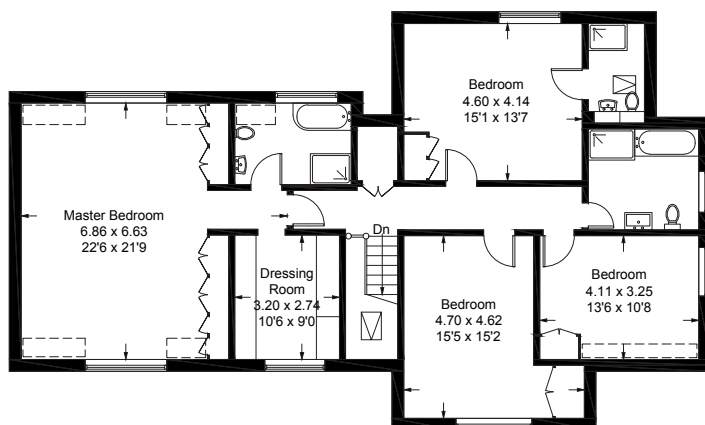






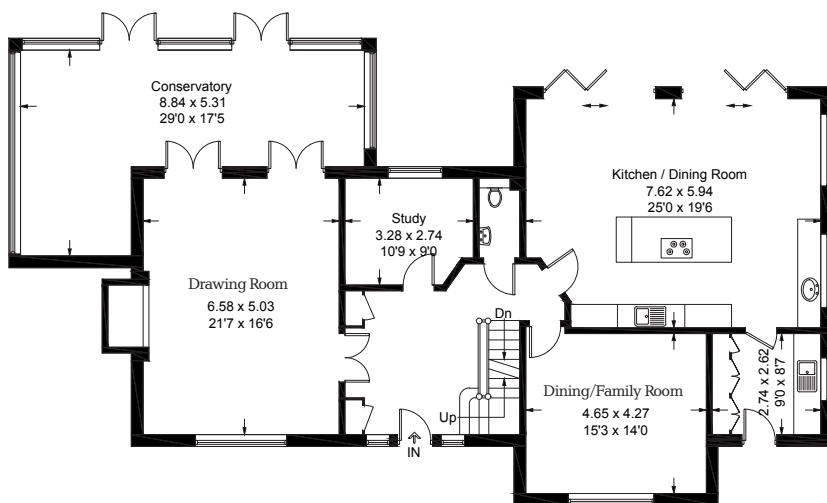


Approximate Gross Internal Area = 442.4 sq m / 4762 sq ft  
Garage = 46.9 sq m / 505 sq ft  
Total = 489.3 sq m / 5267 sq ft

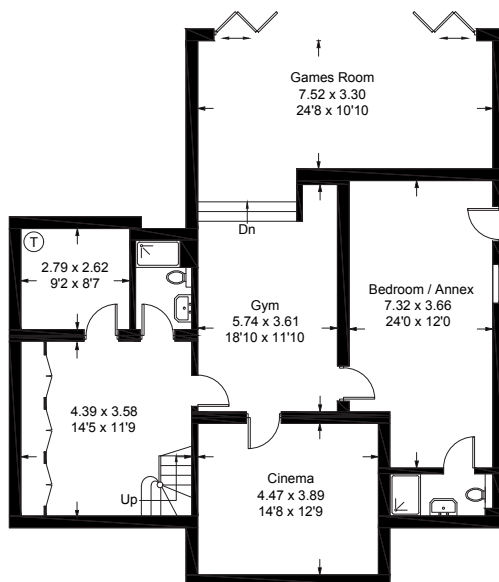


= Reduced headroom below 1.5m / 5'0

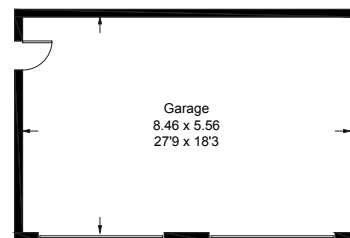
**First Floor**



**Ground Floor**



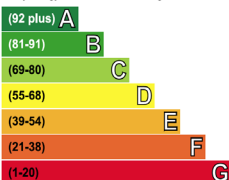
**Basement Floor**



(Not Shown In Actual Location / Orientation)

#### Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| 85      | 88        |

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