



Dormans Park
West Sussex

Private
Estates



Prime Property from Robert Leech Estate Agents

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A distinctive 5/6 bedroom detached house set in an elevated position in this sought after private park

Ground Floor

- Entrance Hall, useful in-built cupboard
- Drawing Room, double aspect room, fireplace with attractive stone surround and marble slips, display cabinets to either side. Double doors to terrace and double doors to:
- Dining Room
- Wood Panelled Sitting Room, double aspect, extensive bookshelves
- Kitchen/Breakfast Room, extensive range of matching base and wall cabinets, granite work surfaces incorporating twin bowl sink, larder cupboard, door to
- Utility Room, door to garden
- Bedroom, in-built wardrobe
- Adjacent shower room

Lower Ground Floor

- Double garage, double doors to:
- Games Room
- Separate Wine Cellar, door to boiler room

First Floor

- Spacious landing area, walk-in eaves cupboard
- Master Bedroom, double aspect, in-built wardrobes, en-suite shower room
- Bedroom 2, in-built wardrobe, walk-in cupboard
- Bedroom 3, in-built wardrobe
- Bedroom 4, in-built wardrobe, this room intercommunicates to:
- Bedroom 5, walk-in cupboard, access to loft
- Family Bathroom, bath with electric shower above

Outside

- Brick pillared entrance with double iron gates
- Long driveway with large car parking area
- Terrace to front of property, ideal for alfresco entertaining, distant views
- Lawned garden including Orchard
- About one third of an acre in all



DESCRIPTION

Constructed in the mid 1960's, this modern detached residence was designed to take advantage of the sloping site and provides adaptable family accommodation, which includes a lower ground floor. In all, the house extends to 3637 sq feet. The main reception room is intercommunicating with the Dining Room, as well as an outside terrace, creating an area ideal for entertaining. There is the benefit of gas fired central heating and double glazing. The gardens are a particular feature with many specimen trees, including an established magnolia.

LOCATION

The house occupies a prominent corner position in this private estate. 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 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.



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

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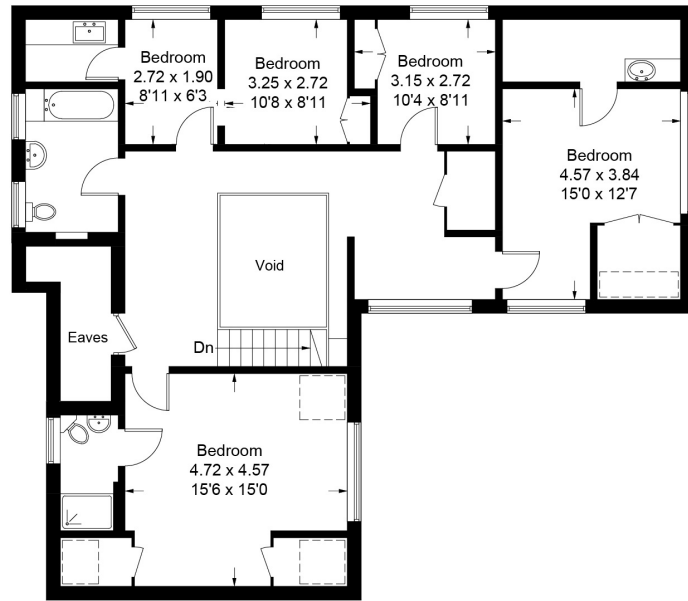




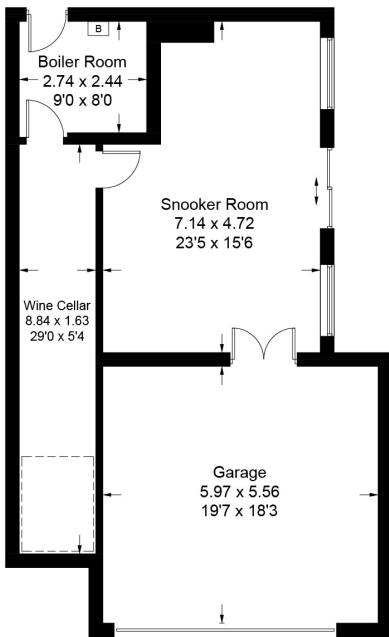
Approximate Gross Internal Area = 337.9 sq m / 3637 sq ft
 (Including Garage / Wine Cellar / Excluding Void)



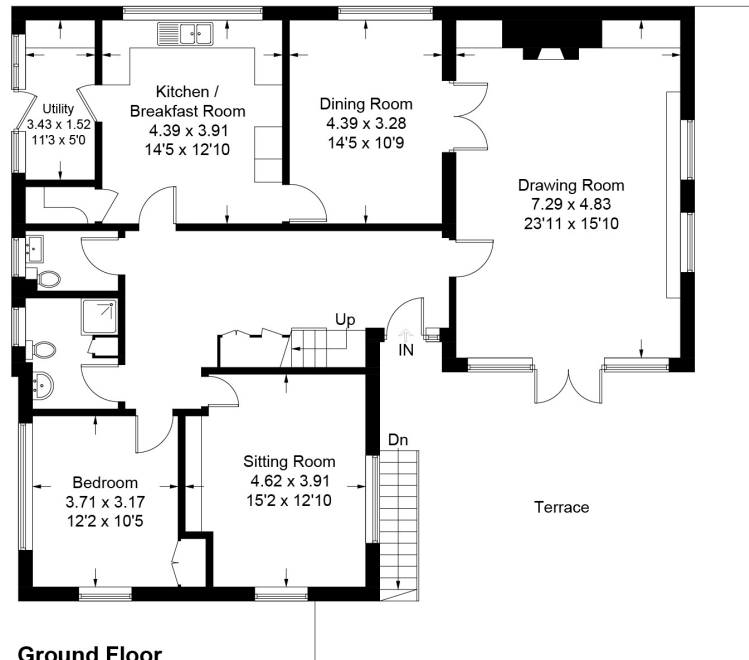
 = Reduced headroom below 1.5m / 5'0



First Floor



Lower Ground Floor



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. (ID445213)

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Energy Efficiency Rating

Very energy efficient - lower running costs

- (92 plus) **A**
- (81-91) **B**
- (69-80) **C**
- (55-68) **D**
- (39-54) **E**
- (21-38) **F**
- (1-20) **G**

Not energy efficient - higher running costs

Current	Potential
41	76

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.

R545 Printed by Ravensworth



ESTD 1989