



Dormans Park

Private
Estates



Prime Property from Robert Leech Estate Agents

www.privateestatesglobal.com

A magnificent recently constructed family home with a detached triple garage and private gated entrance. Adjacent paddock of approximately 2 acres available to purchase by separate negotiation.

Ground Floor

- Entrance Hall. Bespoke oak staircase, roof lantern above
- Double Aspect Sitting Room, brick fireplace surround and hearth with an oak bressumer beam surrounding a contemporary-style wood burning stove. French windows opening onto rear terrace
- Double Aspect Dining Room, view over front garden and side lawn
- Study, built-in shelves to one side and a built-in desk and cupboards to the other
- Bespoke Stoneham kitchen/breakfast/family room with a range of wall, floor and drawer cabinets finished in walnut and complemented with a hand-painted island unit. Granite worktops. Integrated appliances including 5 zone ceramic induction hob with retractable extractor behind, 2 electric ovens, steam oven, coffee maker, wine fridge, dishwasher and full height fridge-freezer. A long peninsular unit provides a useful breakfast bar. Bi-folding doors to garden
- Utility room with space for washing appliances and cloakroom to one side

First Floor

- Master bedroom suite with views over the garden, en suite bath/shower room and fitted dressing room
- 3 further first floor double bedrooms, all with fitted wardrobes and en suite facilities

Second Floor

- 2 second floor double bedrooms, one currently used as a media room and the other as a games room
- Jack and Jill bath/shower room
- Study

Additional Features

- Oak joinery including engineered flooring in the entrance hall
- Two-panelled oak veneered internal doors with chrome furnishings
- Underfloor heating with digital controls Oak joinery including engineered flooring in the entrance hall
- Integrated smoke alarm system
- Approximately 7 years remaining of a Premier Warranty

Outside

- Landscaped garden to the rear, mainly laid to lawn, with a terrace that spans the rear of the house and is accessed from the sitting room and family room
- Landscaped grounds to the front
- Ample driveway parking
- Detached triple bay garage

- About 0.57 of an acre in all
- Opportunity to purchase a 2.3 acre adjoining paddock by separate negotiation. There are two overage agreements relating to the paddock and any future development, one in favour of the builders, Millwood Designer Homes Ltd and a new one in favour of the current owners. Both agreements last for ten years although the Millwood overage agreement has already run for approximately four years. The maximum overage payable will be 20%. Both agreements are available on request from this office.

DESCRIPTION

Built in 2014 by Millwood Homes, the property is immaculately presented with a wealth of contemporary fixtures and fittings. The impressive kitchen/breakfast/family room is the heart of this beautiful home and runs the length of the property and features aluminium bi-fold doors to one end that open out to provide a fabulous view of the rear garden and beyond. Traditional features include an elegant inglenook fireplace in the drawing room, whilst the media room and state-of-the-art kitchen provide the contemporary luxuries for modern living.

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 at the entrance to 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.



3.6

MILES

East Grinstead



0.5

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

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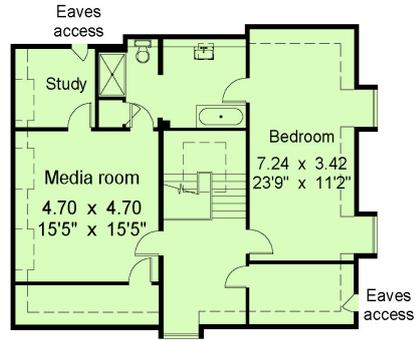
Gross internal area (approx.)

House - 506.0 sq m (5446 sq ft)

Garage - 51.9 sq m (558 sq ft)

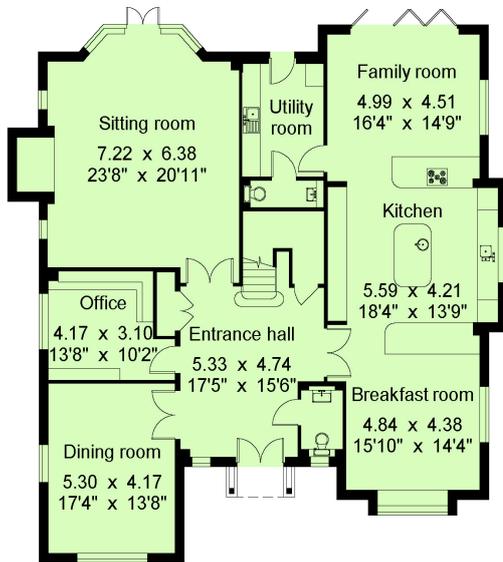
For identification only - Not to scale

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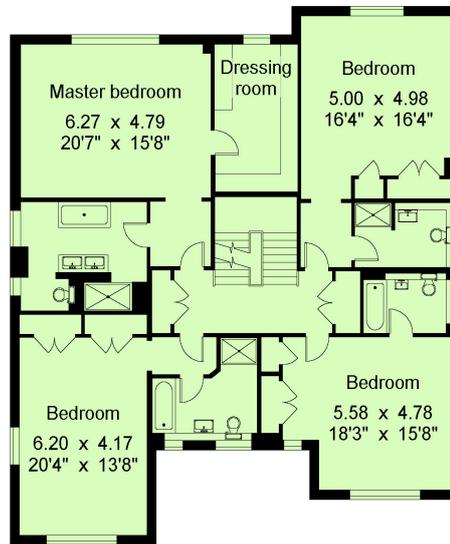


Second floor

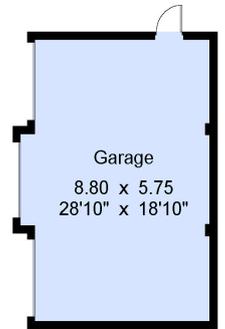
----- Restricted height



Ground floor



First floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	85	88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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