



Dormans Park, West Sussex



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Private
Estates



Prime Property from Robert Leech Estate Agents
London & Global Marketing

A distinctive, energy efficient detached 5 bedroom home with adaptable accommodation extending to 4670 square feet. Situated in this private park.

This immaculately presented, energy efficient, detached modern house was built in 2015 by Scandia-Hus, and is located in the exclusive private Dormans Park. The property offers adaptable family accommodation arranged over three floors with the benefit of gas underfloor heating. Outside, there is a detached double garage and ample parking.

Ground Floor

- Impressive Kitchen with wide range of cream gloss fitted cupboards, black granite work surfaces, integrated appliances including Bosch coffee machine, Rangemaster Professional kitchen range, central island with breakfast bar
- Sitting Area/Sun Room - magnificent arched full height windows and French doors leading out to a roof terrace overlooking the garden
- Large Utility Room with gloss cupboards and black granite worktops
- Lounge with inglenook fireplace with Jotul multi fuel stove. Doors to roof terrace
- Dining Room/Study
- Cloakroom with WC and hand basin

First Floor

- Master Bedroom, en-suite bathroom and dressing room
- Bedroom 2
- Bedroom 3
- Family bathroom
- Attractive sitting area on the landing

Lower Ground Floor

- Bedrooms 4 and 5 both have luxuriously designed fully tiled en-suites
- Sitting room/games room (wired for home cinema use) with doors leading out to the rear terrace and garden
- Plant Room- serves as a clothes airing room

Outside

- Double garage with fully automated timber doors, side door, power and light
- Gardens of about 0.39 of an acre

Location

The house occupies a prominent position in this private park. The origins of Dormans 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 old market town of East Grinstead is about 2.5 miles away. Dormansland village is just over 1 mile with village store and pretty church, whilst Lingfield is about 2.5 miles offering local shopping facilities, the renowned Racecourse, and the highly regarded Lingfield College, an independent day school. For commuters, Dormans Station is just over 1 mile away. For the international traveller, Gatwick airport is about 9 miles distant.



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MILES
EAST
GRINSTEAD



1
MILE
DORMANS
STATION



9
MILES
GATWICK
AIRPORT

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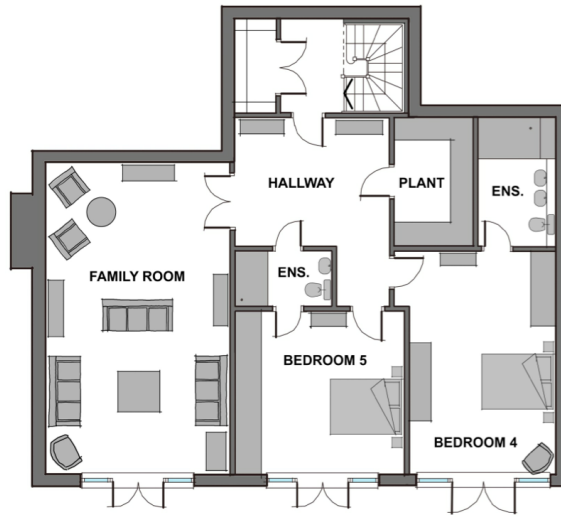
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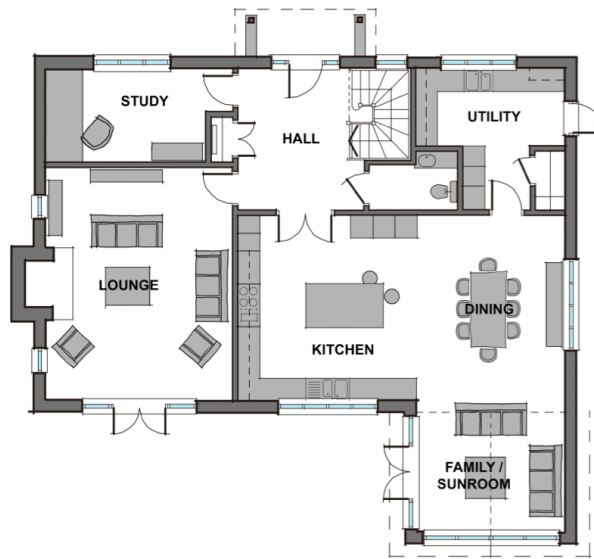






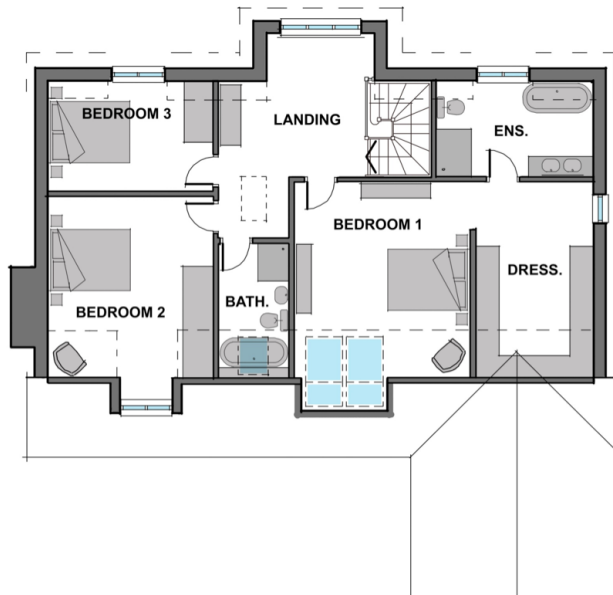
Lower Ground Floor
(158 SQ.M)

Family/Media Room	5.0 x 8.4m
Hallway	4.2 x 3.5m
Plant Room	2.1 x 3.5m
En-suite	2.1 x 3.5m
Bedroom 4	3.9 x 6.0m
Bedroom 5	4.6 x 4.4m
En-suite	2.6 x 1.5m



Ground Floor
(155 SQ.M)

Hallway	3.4 x 3.8m
Study	5.0 x 2.5m
Utility	3.9 x 2.0m
Lounge	5.0 x 6.2m
Kitchen/Dining	8.7 x 4.9m
Family/Sunroom	3.9 x 3.5m



First Floor
(121 SQ.M)

Master Bedroom	4.4 x 4.9m
Dressing Room	3.0 x 4.9m
Master En-suite	3.9 x 2.4m
Bedroom 2	4.2 x 4.6m
Bedroom 3	4.2 x 2.8m
Bathroom	1.8 x 3.4m

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.

