



Dormans Park

Private Estates. 

PRIME PROPERTY FROM ROBERT LEECH
LONDON & GLOBAL MARKETING



An attractive four bedroom house situated on a 'no through' road in this sought after private park. Glorious views over adjacent countryside.

This distinctive part tile hung detached family house occupies a wonderful position, with uninterrupted views from the gardens. The property has the advantage of 2 sitting rooms, as well as a separate study and a conservatory. The kitchen also features a gas fired AGA.



Summary of Accommodation

- Entrance Hall
- Cloakroom with WC
- Double Aspect Reception Room with woodburner, 2 sets of double doors to patio
- Study
- Kitchen with gas fired aga, range of matching base and wall cupboards, space for appliances, gas hob. Doors to:
 - Further reception room/TV room, leading to:
 - Conservatory, side door and double doors to garden
 - Utility room, inner lobby, door to garden, door to:
 - Integral garage 5.9m x 5m
 - Cellar accessible via a reduced height from the garden
- Master Bedroom, range of inbuilt wardrobes, door to en-suite shower room
- 3 further bedrooms
- Family bathroom with bath and separate shower cubicle
- Gas fired central heating

Outside

The front of the property is well screened from the lane, with mature hedging. A gravel driveway provides ample parking space, and access to the garage.

To the rear, a picturesque patio is ideal for entertaining, with steps down to level lawn, with delightful views over the fields beyond.

NB. there is an annual charge towards the maintenance of the private roads in Dormans Park.

Location

The Oaks is situated on a 'no through road' in Dormans Park. The origins of the 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, and the renowned Racecourse.

There is an excellent choice of independent schools in the area, including Lingfield College, Brambletye, Ardingly College, Worth and Cumnor House.

For commuters, Dormans Station can be accessed via a footpath. For the international traveller, Gatwick airport is about 9 miles distant.

Freehold

Council tax band G

Local council: Tandridge

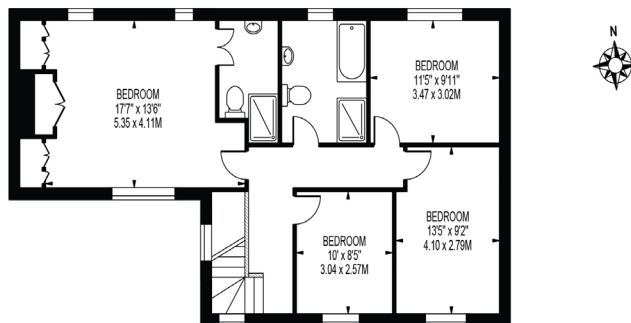




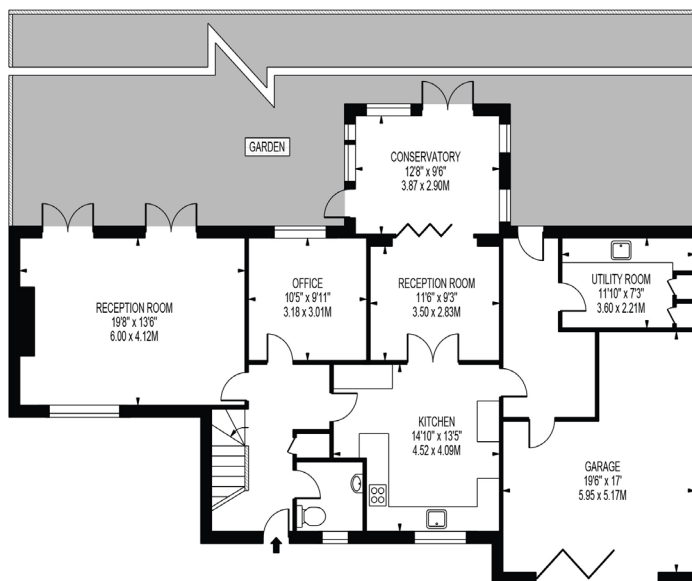
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2261 SQ FT - 210.02 SQ M
(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 269 SQ FT - 24.96 SQ M



FIRST FLOOR



GROUND FLOOR



FOR ILLUSTRATION PURPOSES ONLY

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