



Longmead, Dormans Park

Private  
Estates. 

PRIME PROPERTY FROM ROBERT LEECH  
LONDON & GLOBAL MARKETING



**A contemporary detached 5 bedroom residence set amidst secluded grounds of just under one acre, in this sought after private park.**

With open views over its own gardens, this detached single story residence has been the subject of a comprehensive program of refurbishment and enlargement, creating a contemporary family home. The fully fitted open plan kitchen is the hub of the house, with access to both sitting and dining areas. Large areas of glass seamlessly take the living accommodation into the outdoor environment and optimise the views. A full width south westerly terrace is ideal for entertaining. There is also a detached garden room, currently used as a gym and suitable for a variety of uses. The lawned gardens and woodland are extremely secluded, extending in all to just under one acre.



## Summary of Accommodation

- Entrance Hall** porcelain tiled flooring, rear sliding doors to garden
- Superb Kitchen/Breakfast /Family Room**, well appointed kitchen incorporating 'blackened oak' veneer cabinets and contrasting base units in white. Extensive Quartz work surfaces including breakfast bar, integrated Fisher & Paykel equipment. Porcelain tiled flooring. Sliding doors opening to 'entertaining terrace'.
- Double Aspect Living/Dining Room** feature fireplace with wood burning stove, sliding doors to terrace, solid hardwood flooring
- Utility Room**
- Inner Hallway** from the entrance hall serves additional living accommodation and the bedroom suites
- Cloakroom**
- Shower room**
- Study**
- TV Room**
- Master Bedroom** a double aspect room, range of inbuilt wardrobe cupboards, sliding doors to terrace, door to:
- Exceptionally well appointed en-suite bath/shower room** with twin basins
- Bedroom 2** well appointed en-suite bath/shower room
- 3 further bedrooms** with an adjacent bath/shower room
- Integrated double garage** with internal access door to boot room
- Double glazed windows
- Gas central heating throughout

## Outside

- Garden room/Gym/Home office**
- Garden Store**

Longmead is approached by automatic gates. The grounds are a particular feature of the property, benefitting from this private location. There is a large parking area to the front, flanked by a large area of lawn and a stepping stone pathway. An extensive rear terrace is ideal for alfresco entertaining and enjoys a south westerly aspect. Steps down lead to a large expanse of lawn which borders natural woodland. In all, the gardens extend to just under 1 acre.

## Location

Longmead occupies a secluded setting, situated at the end of 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.

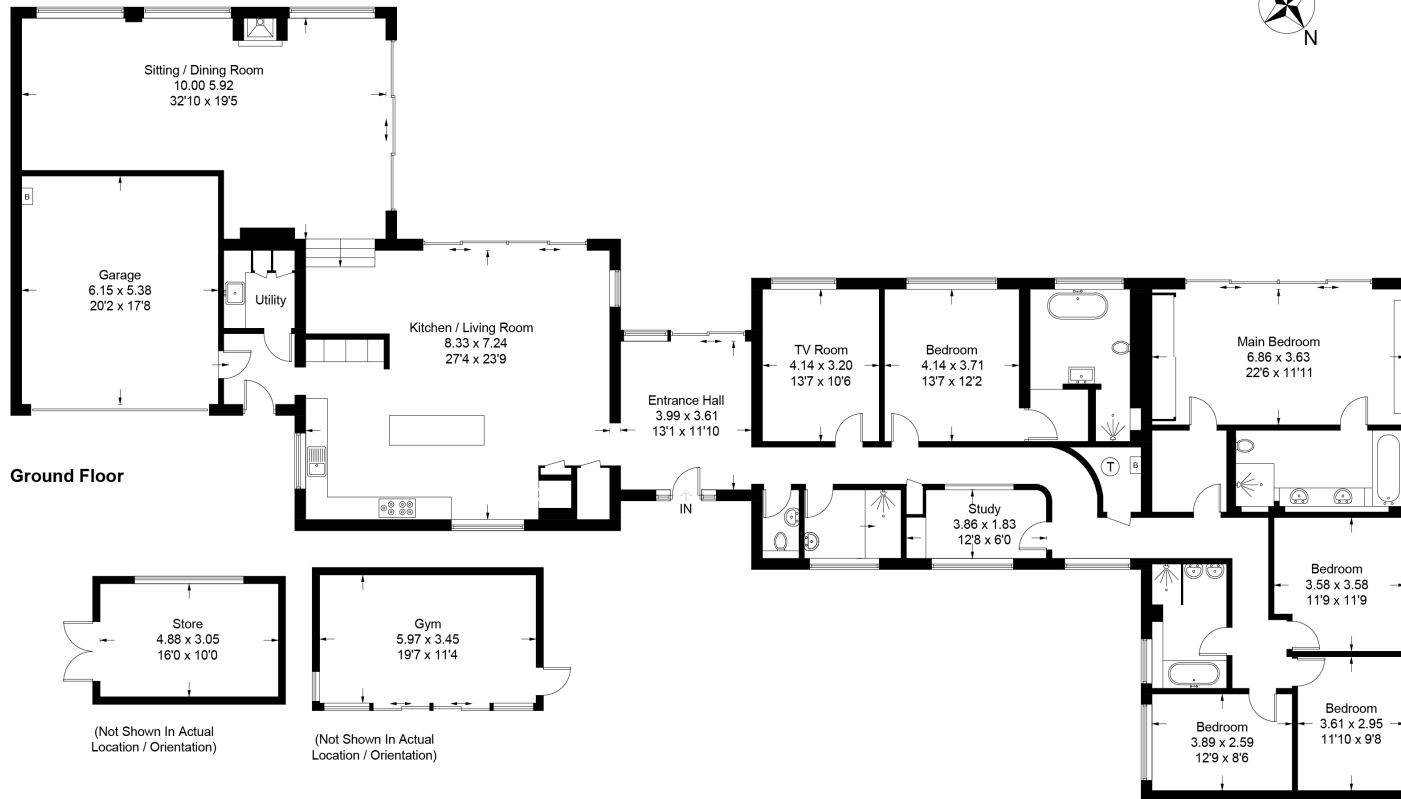
For commuters, Dormans Station can be accessed via a footpath. For the international traveller, Gatwick airport is about 9 miles distant.

**Freehold**  
**Council tax band G**  
**Local council: Tandridge**





Approximate Gross Internal Area = 346.2 sq m / 3726 sq ft  
Gym / Store = 35.5 sq m / 382 sq ft  
Total = 381.7 sq m / 4108 sq ft



Ground Floor

(Not Shown In Actual  
Location / Orientation)

(Not Shown In Actual  
Location / Orientation)

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. (ID989550)

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