



Dormans Park, West Sussex
Central London just 29 miles

Private
Estates. 

PRIME PROPERTY FROM ROBERT LEECH
LONDON & GLOBAL MARKETING



A once in a lifetime opportunity to acquire a detached four bedroom woodland sanctuary set in about 8.5 acres and situated in this sought-after private park.

The property was constructed for the present owner circa 1958 and an additional large reception room was added in the late 1960's. The house is approached by a long, private driveway, which meanders through the natural landscape. Owned by the same family for over 60 years, the property would now benefit from a programme of improvement. This represents, therefore, an exceptional canvas for a buyer to create a unique, peaceful retreat in their own style and taste. There is ample space to extend, or possibly replace the current house, subject to planning consent. Purchasers are advised to consult with the local authority, Tandridge District Council, in respect of their personal requirements.



Summary of Accommodation

- Entrance Hall
- Cloakroom
- Dining Room, opening to:
- Double Aspect Living Room, door to:
- Double Aspect Music Room/Further Reception room
- Study, door to garden
- Kitchen
- Utility Room, door to garden
- Principle Bedroom, En-Suite Shower Room
- 3 Further Bedrooms
- Family Bathroom
- Separate WC

Outside



- Double Garage, replacement gas boiler, personal door to side
- Established area of garden to the front, paved terrace, lawn, inset herbaceous bed and large expanse of lawn to the rear of the house.
- Woodland immediately borders the gardens, an outstanding feature of the property and a haven for wildlife, with many specimen trees and pretty brook. In all, the grounds extend to ABOUT 8.5 ACRES

Location

The property occupies a commanding, elevated position 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.

Dormansland village is just over 1 mile away with Church, post office and village shop, whilst Lingfield is 2.5 miles, offering local shopping facilities, and the renowned Racecourse. For more comprehensive shops, including Waitrose, the old market town of East Grinstead is about 2.5 miles away.

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

Gas fired central heating

Services: Mains water, electricity, drainage

Council tax band G

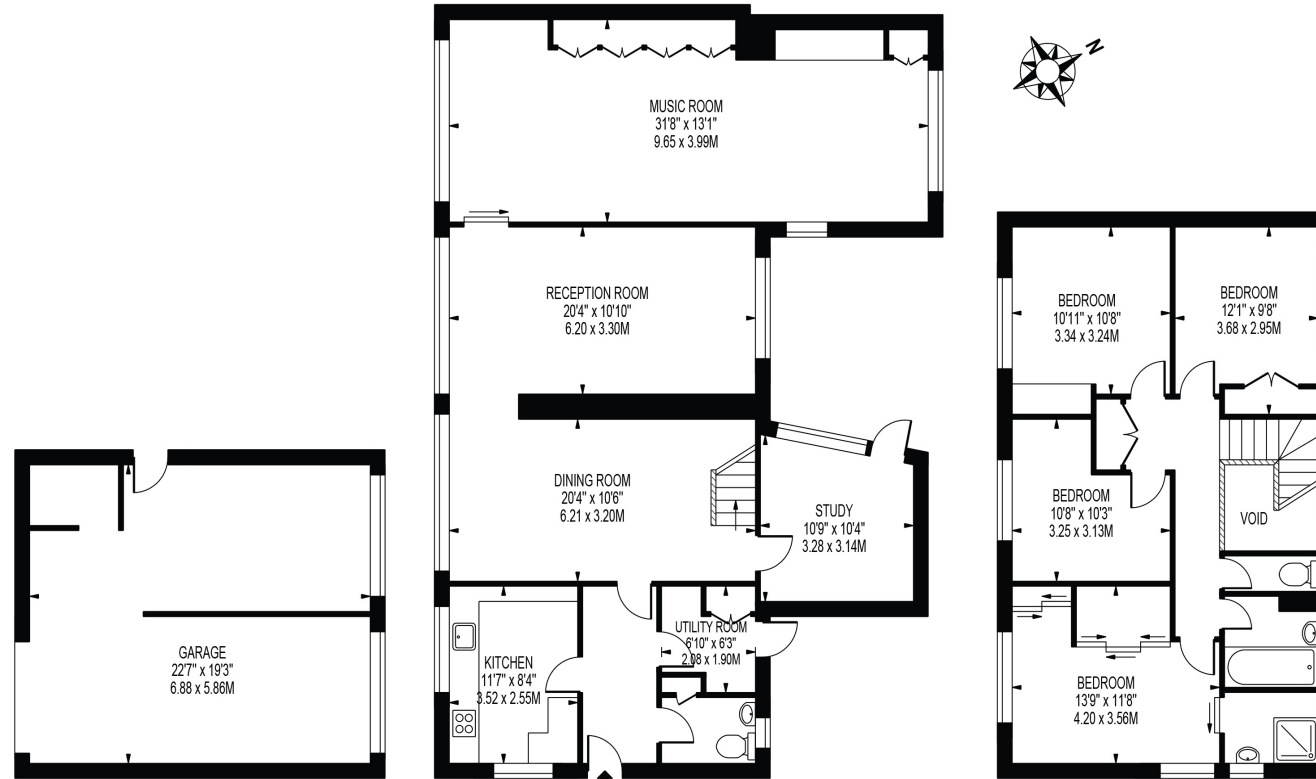
Local council: Tandridge

There is an annual maintenance charge for the upkeep of the private roads.





APPROXIMATE GROSS INTERNAL FLOOR AREA: 1901 SQ FT - 176.61 SQ M
 (EXCLUDING GARAGE & VOID)
 APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 434 SQ FT - 40.32 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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