



Dormansland, Surrey

Robert
Leech . 



What a property! Robert Leech are proud to present this exceptional 5 bedroom high spec detached family home with double garage, set in a very private and secluded gated development of only 3 other properties in Dormansland.



This exceptional 5-bedroom detached family home, presented by Robert Leech, is nestled within a private gated development of just four properties in Dormansland, offering both luxury and privacy.

Key Features:

Spacious Layout: The home boasts a variety of living areas, perfect for flexible family living.

Smart Home Technology: Equipped with CAT 5 and IPAD home hubs, controlling heating, lighting, and security.

Elegant Entrance Hall: Leads to a large sitting room with a bay window, feature fireplace and inset ceiling speakers.

High-Spec Kitchen/Dining Room:

Designer Kitchen by Woodkraft: Features high gloss and walnut faced wall and base units.

Blue Labrador Granite Work Surfaces: Includes a stainless steel double sink with Quooker mixer tap and waste disposal unit.

Built-In Appliances: Two Miele warming trays, Miele 90cm wide self cleaning oven, Miele steam oven, Miele coffee machine, integrated Sub Zero fridge and freezer, integrated dishwasher, and a full height Sub Zero dual zone wine fridge.

Central Island: Soft closing drawers and granite work surfaces with an inset Miele 6 zone ceramic hob, underneath features a built-in Miele 90cm wide Pyrolytic oven and a fitted circular glass table, extending to comfortably seat 8 adults.

Additional Features: Ceramic tiled flooring with underfloor heating, wall mounted contemporary radiator, inset ceiling lighting and speakers, integrated iPad for automation controls, double glazed windows and patio doors with wooden shutters opening to a sun patio ideal for entertaining.

Utility Room:

Fitted Units: Includes two built-in Miele combination microwave ovens and a cupboard housing space for a washing machine and tumble dryer.

Storage: Large adjoining store room/pantry.

Additional Features: Ceramic tiled heated flooring, downlighters, and a glazed door to the side.

Family Room: Adjacent to the kitchen with access to the garden patio, inset mood lighting in coving and ceiling speakers.

Stylish Bathrooms: All bathrooms are decorated in a contemporary, neutral style.

Master Suite: Includes fitted wardrobes/media unit with a hide away vanity area.

A fully tiled en-suite bathroom and a walk-in wardrobe/dressing area.

Additional Bedrooms: Four further large bedrooms, one with a shower en-suite, and a high-standard family bathroom with a bath and separate double shower enclosure.

Front Garden: Brick paved driveway and carport providing ample parking.

Outside lights, shrub borders, covered entrance vestibule, and side gate to garden.

Double Garage: Hormann electric double garage, with klikflor tiled flooring, pitch roof storage area and power and lights.

Rear Garden: Large paved terrace area with lawn area to rear and side. Stepping stone pathway leading to a raised composite decking area and rotating garden pod.

This property offers luxurious and modern living in a highly sought-after location.

At a glance

- Private Gated Development
- Detached
- Three Reception Rooms
- High Spec Kitchen/Diner
- Utility Room
- Five Bedrooms
- Large Main Bedroom with En-suite And Dressing Area
- Double Garage With Good Size Private Driveway
- Good Access To The M25 and Gatwick

Location

Situated in the popular village of Dormansland close to the local primary school and amenities. There is a local Post Office, shop, park, tennis courts and several good local public houses within walking distance. Lingfield Village two miles away offers a range of every day shop and amenities. For a larger range of shops, restaurants and leisure facilities. East Grinstead can be found 3 miles away.

Intrigued?

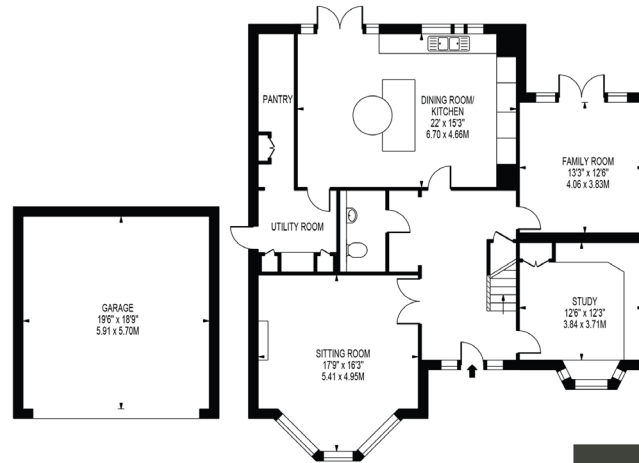
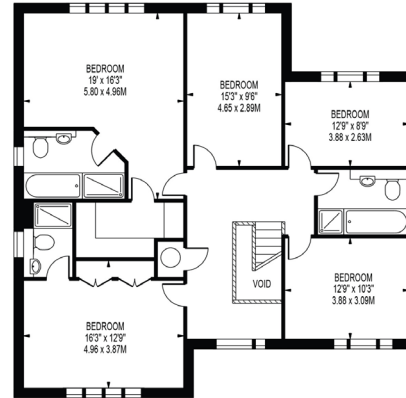
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LANE END
APPROXIMATE GROSS INTERNAL FLOOR AREA: **2526 SQ FT - 234.68 SQ M**
(EXCLUDING GARAGE & VOID)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **363 SQ FT - 33.69 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

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