



Morven Court, Dormansland £1,000,000

Robert
Leech 



Morven Court originally formed part of Morven House, which was built in the 1840's. Morven House was built by John Elphinstone, an East Indian Merchant and gifted to his secretary, John Hochee, who came with him when he returned to England from China. The garden of Morven Court contains several Chinese influenced trees – a large magnolia and three Ginkgo trees – which are believed to date back to when the house was first built.

The house contains many original features, including high ceilings, reclaimed radiators, original sash windows, 3 cast iron fireplaces (one original and two reclaimed), original and reclaimed floorboards and original flagstone floor in the entrance hall.



In the mid 20th century, Morven House was divided into three separate dwellings and Morven Court is one of these. Morven Court is a separate property with its own gardens and approach, via Electric gates, from Ford Manor Road.

Approximately 1/3 of an acre, with 2 distinct gardens – (1) a flagstone walled courtyard with vine covered pergola, dining area and stone BBQ, and (2) the main landscaped garden, which is partly walled, comprising a large lawn area and mature planting including (David Austin) old roses, wisteria, honeysuckle, lavender, foxgloves, peonies, yew, and beech hedging.

Full fibre broadband – 900Mbps.
The house is approximately 1760 square feet of living space consisting of four generous bedrooms, 2 bathrooms, orangery/sitting room, dining room, office/study and kitchen.

The house and gardens have been lovingly restored to a very high standard by the current owners, over the 27 years they have lived here.



At a glance

- Orangery/sitting with flagstone floor, under floor heating, overlooking the main garden.
- Dining Room - with access to a small cellar used for wine storage.
- Kitchen (Kutchenhaus kitchen installed August 2019) walk in pantry. WiFi appliances.
- Downtairs bathroom with Hansgrohe Axor fixings
- Four generous bedrooms
- Family bathroom, cast iron bath and Hansgrohe Axor fittings (CP Hart installed Sept 22)
- 2 Separate Landings including additional storage
- Original Sash windows, which were professionally renovated and draft-proofed 5 years ago
- Approximately 1/3 of an acre with two distinct gardens
- Gravel Driveway with parking areas for 4 - 5 cars
- Separate Garage (300 Square Feet)
- Garden House with Electricity

Location

Ford Manor Road is a quiet no through road which opens onto open countryside, including views of the Ford Manor Estate. Ford Manor Road adjoins green belt land which is designated as an Area of Outstanding Natural Beauty.

Mainline Rail services from Lingfield and Dormansland stations (both within 1 ½ miles) direct to London Victoria and London Bridge (approx. 45 minutes).

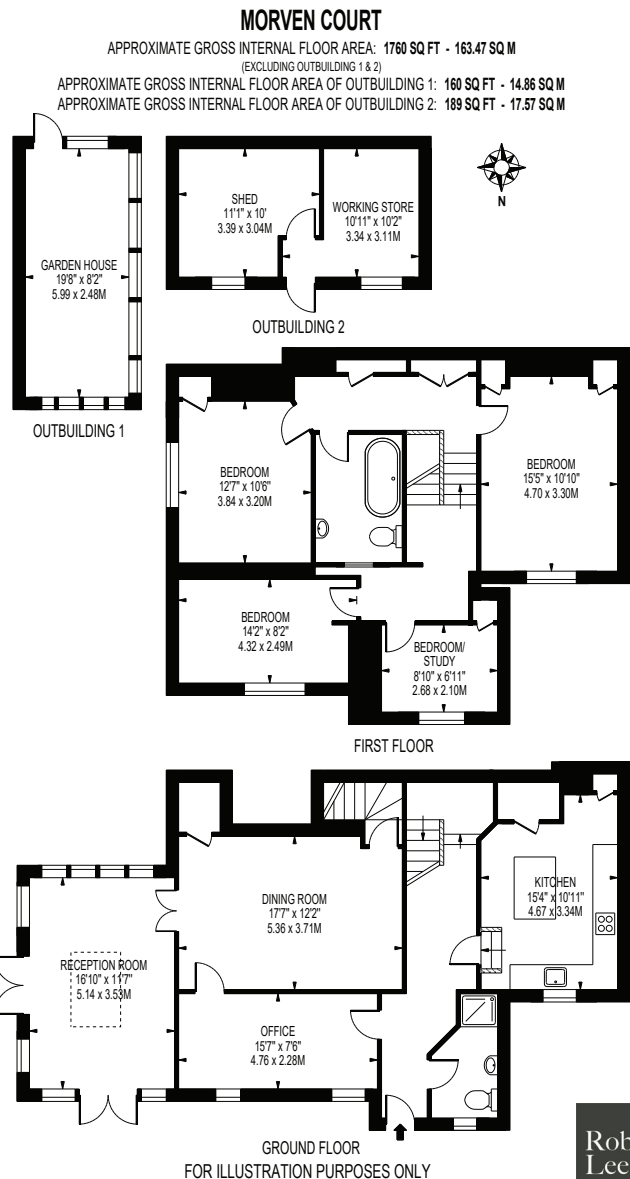
Intrigued?

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Robert Leech 

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