



Dormans Park, West Sussex

Private
Estates. 

PRIME PROPERTY FROM ROBERT LEECH
LONDON & GLOBAL MARKETING



A striking and contemporary detached 5 bedroom family home - extensive leisure facilities and pool. Private park setting.

This stunning contemporary house, completed in 2023, features sleek architectural lines, expansive glass windows and doors which seamlessly blend indoor and outdoor spaces. The open plan living area is flooded with natural light, showcasing a stylish kitchen equipped with integrated appliances. Outside, the extensive leisure facilities include a detached games complex and outdoor pool, surrounded by landscaped terraces, perfect for relaxation and entertaining. Ideal for family life, the property is immaculate throughout and offered for sale with no onward chain.



Summary of Accommodation

Ground Floor

- Grand Entrance Hall, staircase with glazed panels
- Cloakroom
- Sitting Room, doors opening to terrace, feature 'fireplace', division to:
- Dining area with doors to terrace, opening to:
- Impressive Kitchen with comprehensive range of contemporary units with integrated Miele appliances. Matching island with breakfast bar.
- Utility Room with storage and space for appliances
- Cinema Room
- Study

First Floor

- Principal bedroom with fully fitted dressing room, en-suite bathroom
- 2 further bedrooms, both with en-suites and fitted wardrobes, one with Juliet balcony overlooking garden

Second Floor

- 2 double bedrooms with fitted storage
- Well appointed shower room

Outside

- Gated driveway, terminating in front of the house and garage, ample parking space, established borders
- Garage with storage area, WC
- Heated swimming pool (approx 8m x 4m) with recessed automatic safety cover. Paved surround and full width terrace, immaculate gardens with landscaped lawn, further terraces ideal for entertaining
- Outstanding Leisure Complex, entertaining area with bar, BBQ kitchen area, hot tub
- Garden stores, outside WC
- In all, the grounds extend to about one third of an acre



Location

The origins of Dormans 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.

Additional Information

- Air Source Heat Pump for heating and hot water.
- Underfloor heating throughout, air conditioning.
- Mechanical Ventilation with Heat Recovery system.
- Fully integrated intruder and smoke alarm, CCTV.
- Control4Smart Home.
- Mains electricity, mains water, mains drainage.
- There is an annual payment for the upkeep of the private roads in Dormans Park (currently £450 pa).
- Council Tax Band H.

Freehold

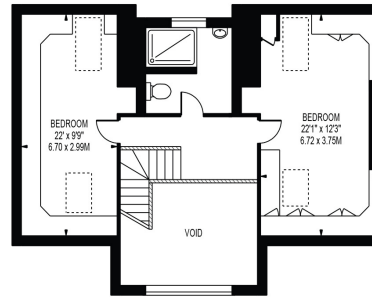




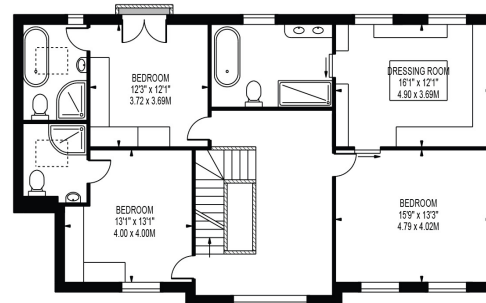
Gross internal area (approx) 341.3 sq m/ 3673 sq ft

Games room/hot tub 57.2 sq m/ 615 sq ft

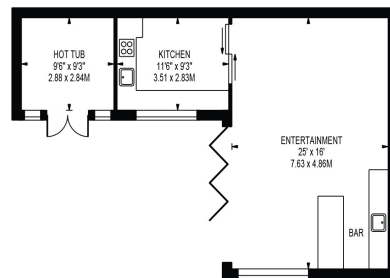
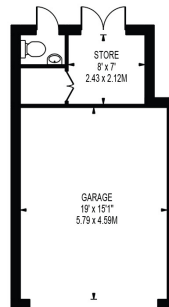
Garage/Stores 35.3 sq m/ 379 sq ft



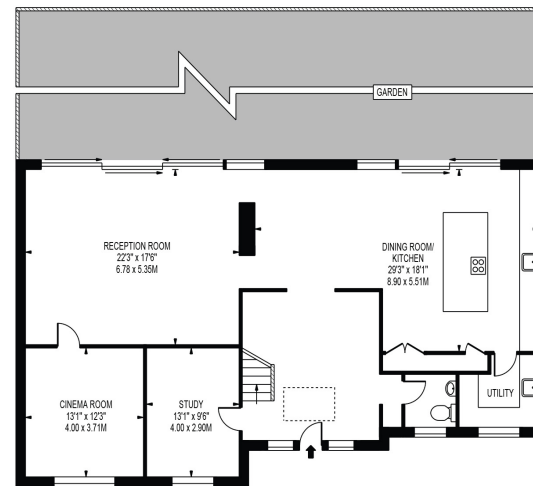
SECOND FLOOR



FIRST FLOOR



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