



Dormans Park, West Sussex

Private
Estates. 

PRIME PROPERTY FROM ROBERT LEECH
LONDON & GLOBAL MARKETING



An elegant and well-proportioned detached late Victorian residence in a private park with southerly gardens and grounds extending to about 1.5 acres gently sloping to a stream.

This elegant Victorian home has been upgraded in a style which respects the architecture of the original home. Period features, typical of the era, include fireplaces (one with wood burning stove), large bay windows and high ceilings. These features are complimented by modern finishes, including 'classic' style kitchen with gas fired AGA, and modern bathroom suites. The extensive accommodation extends to about 5,000 sq ft to include 5 bedrooms on the first floor, with additional space on the top floor, recently utilised as a large home office area, extending to 52 ft. Stepping outside, there is a gated 'carriage' driveway leading to the garage and outbuildings. The grounds are a particular feature, with further outbuildings, and lawns gently descending to a stream.



Summary of Accommodation

Ground Floor

- Open porch to:
- Reception hall, views of the rear garden
- Cloakroom, low-level WC and wash hand basin
- Study with fireplace
- Living room with feature open fire and bay windows overlooking to the garden
- Utility room, access to large four room cellar
- Family/games room with fireplace and bay window to the rear aspect
- Formal dining room with log burning stove
- Kitchen/breakfast room with comprehensive range of wall and base level units in a traditional style, sink and drainer. AGA four oven cooker to high fireplace recess. Central island with breakfast bar.
- Garden Room/Conservatory, ceramic flooring, views over the rear gardens

First Floor

- Principle bedroom with French doors leading to the Juliet balcony overlooking the rear garden
- En-suite bathroom with low-level WC, his and her wash hand basins, roll top bath with mixer taps, double shower suite and a separate entrance from the landing
- Family bathroom with a low-level WC, wash hand basin, bath with mixer taps and a separate shower suite
- Double bedroom
- Three further double bedrooms, all enjoying dual aspect views
- Landing, door to staircase leading to:

Second floor

Impressive loft room which is 52 foot long, a versatile space currently used as home office, potential for further bedrooms/annexe.



Outside

The gated driveway provides space for multiple vehicles and leads to the garage/workshop. The secluded gardens, with southerly aspect, nestle on the fringe of Dormans Park. There is a stone terrace adjacent to the rear of the house, ideal for entertaining. Further outbuildings include a large, modern summerhouse. The garden slopes gently downward, leading the way towards a serene stream which meanders through the landscape, and forms the boundary to the property.

Location

The property is situated in a rural position on the outskirts of this private park, enjoying a southerly aspect to the rear of the house. 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.

Freehold

Gas fired central heating.

Mains water and electricity. Drainage to be verified.

Council Tax Band H.

There is an annual payment for road maintenance to the Dormans Park Trust.

Additional woodland beyond the stream may be available to purchase by separate negotiation.





01342 837783

pauldixon@robertleech.com

29 High Street Lingfield
Surrey RH7 6AA

robertleech.com



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.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457

Private
Estates.

PRIME PROPERTY FROM ROBERT LEECH
LONDON & GLOBAL MARKETING