



Dormans Park, West Sussex

Private
Estates. 

PRIME PROPERTY FROM ROBERT LEECH
LONDON & GLOBAL MARKETING



A distinctive 5/6 bedroom detached house set in an elevated position in this sought after private park

Originally constructed in the mid 1960's, this modern detached home has recently been improved and redecorated with a contemporary twist, including an impressive entrance hall with a galleried landing and glazed balustrading. Designed to take advantage of the sloping site, the house provides adaptable family accommodation, which includes a lower ground floor. The kitchen has been re-modelled with sleek units incorporating integrated equipment. The main reception room is intercommunicating with the Dining Room, as well as an outside terrace, creating an area ideal for entertaining, which also enjoys wonderful views. In all, the property extends to 3819 sq feet. There is the benefit of gas fired central heating and double glazed windows. The gardens extend to about one third of an acre, with many specimen trees, including an established magnolia.



Summary of Accommodation

Ground Floor

- Impressive Entrance Hall, galleried landing, glass balustrading
- Drawing Room, double aspect room, double doors to terrace and double doors to:
- Dining Room
- Family Room
- Double Aspect Study or further bedroom
- Adjacent cloakroom
- Kitchen/Breakfast Room, one wall fully fitted with matching base and wall cupboards, integrated equipment, 'island' unit incorporating sink bowl, door to garden
- Pantry

Lower Ground Floor

- Double garage, double doors to:
- Games Room/Gym
- Separate Wine Cellar, door to store room

First Floor

- Spacious galleried landing area, useful eaves storage cupboard
- Principle Bedroom, double aspect, in-built wardrobes, en-suite shower room, white suite
- Bedroom 2, a large guest room, in-built cupboards and vanity unit
- Bedroom 3, in-built wardrobe
- Bedroom 4, in-built wardrobe, this room inter-communicates to:
- Bedroom 5, walk-in cupboard
- Family Bathroom, white suite including freestanding bath



Outside

- Brick pillared entrance with double iron gates
- Long driveway with large car parking area
- Terrace to front of property, ideal for alfresco entertaining, westerly aspect and distant views
- Lawned garden including Orchard
- About one third of an acre in all

Location

The house occupies a prominent corner position 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

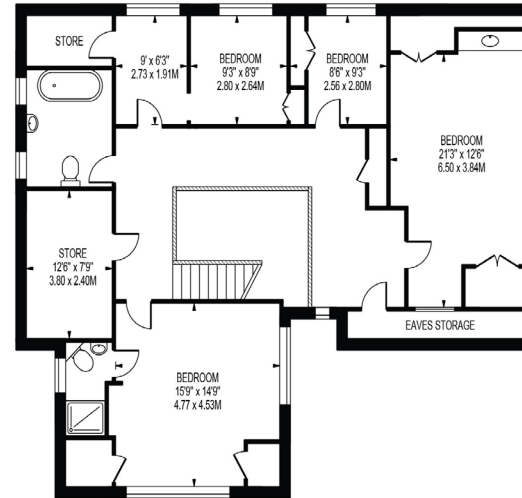
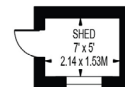
Gas fired central heating, double glazed windows
Council tax band G
Local council: Tandridge

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

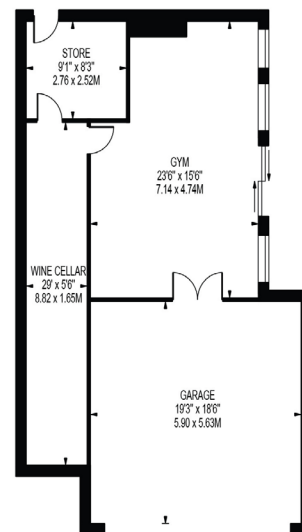




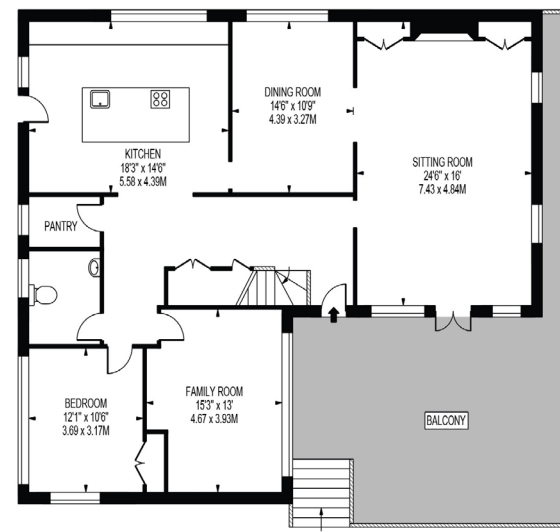
APPROXIMATE GROSS INTERNAL FLOOR AREA: **3819 SQ FT - 354.76 SQ M**
 (INCLUDING EAVES STORAGE, GARAGE & EXCLUDING SHED)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: **38 SQ FT - 3.57 SQ M**
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **358 SQ FT - 33.22 SQ M**
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: **35 SQ FT - 3.27 SQ M**



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

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		76 C
55-68	D		
39-54	E	41 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

01342 837783

pauldixon@robertleech.com

29 High Street Lingfield
 Surrey RH7 6AA

robertleech.com



PRIME PROPERTY FROM ROBERT LEECH
 LONDON & GLOBAL MARKETING