



Dormans Park, West Sussex

Private
Estates. 

PRIME PROPERTY FROM ROBERT LEECH
LONDON & GLOBAL MARKETING



A STUNNING 5/6 BEDROOM RECENTLY CONSTRUCTED TUDOR STYLE COUNTRY HOUSE NESTLING WITHIN GROUNDS OF OVER HALF AN ACRE IN PRIVATE PARK

This distinctive detached double fronted residence was constructed in 2017 by Scandia-Hus. With fifty years experience, Scandia have gained a reputation for successfully combining the best of Swedish technology, British craftsmanship and style resulting in a significant number of bespoke, energy efficient homes being built throughout the United Kingdom. The extensive family accommodation extends to 5,666 sq ft and features a magnificent kitchen-breakfast-garden room with doors to terrace. On the upper floors, bathrooms are well appointed and fully tiled. Approached by automatic gates, the wide driveway provides ample car parking and leads to the double garage. Set in grounds of over half an acre, the formal gardens extend to three sides of the property.



Summary of Accommodation

Ground Floor

- Impressive, Well Proportioned Entrance Hall. Oak flooring, oak staircase to first floor
- Cloakroom. White suite
- Beautiful Lounge. Inglenook fireplace with heavy timber mantle, woodburning stove, double doors to garden
- Family/Dining Room/Snug. Attractive bay window to front
- Study
- Magnificent Kitchen/Breakfast/Garden Room. Extensive range of contemporary, yet classic style base cupboards with quartz working surfaces, matching wall cupboards and tall storage cupboard. Fully integrated equipment (large fridge/freezer, small fridge, dishwasher, 2 ovens, microwave, plate warmer). Central island incorporating breakfast bar, dining area, porcelain tiled floor, opening to: the garden room, a delightful area with vaulted ceiling, large areas of glass where the 'inside meets outside' and double doors to garden
- Utility Room. Deep butlers sink, range of cupboards with quartz work surfaces, store cupboards, freezer, porcelain tiled floor, door to garden
- Useful Boot Area. Door to garden and door to 2nd Cloakroom with white suite

First Floor

- Galleried Landing with windows overlooking gardens to the front, this area could easily be utilised as an additional study/library. Staircase to 2nd floor.
- Principle Bedroom Suite with door to:
- Dressing Room with fitted cupboards and hanging space, high level storage over, door to:

- Luxury Ensuite Bathroom. White suite including freestanding bath, shower compartment with 'rainshower' head.
- Guest Bedroom. Ensuite Bathroom and dressing area
- Two further bedrooms each with inbuilt wardrobes and ensuite shower rooms

Top Floor

- 5th Bedroom. Useful eaves storage
- Media Room/6th Bedroom. Useful eaves storage
- Family Bathroom. White suite, combined shower

Specification

- Solid oak interior doors
- Triple-glazed windows
- Air ventilation system
- Underfloor gas fired central heating with individual thermostats

Outside

Detached Double Garage approx 9m x 6.23m with light and power.

Well manicured and landscaped gardens to the front with expanse of lawn, inset beds including mature conifers, and low level hedging. The gardens wrap around the western side of the house, where there is a large area of lawn, interspersed with specimen trees, large greenhouse and patio with flower borders. To the rear, there is a further terrace with steps up to level lawn, low level hedging, timber garden store. In all, the grounds extend to about 0.6 of an acre.



Location

The property enjoys an open aspect to the front in this private park. 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

Council tax band H

Local council: Tandridge

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



APPROXIMATE TOTAL INTERNAL FLOOR AREA: 5666 SQ FT - 526.42 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 1286 SQ FT - 119.49 SQ M



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 | 88 B | 91 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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