



Dormans Park, West Sussex

Private
Estates. 

PRIME PROPERTY FROM ROBERT LEECH
LONDON & GLOBAL MARKETING



A STRIKING AND CONTEMPORARY DETACHED 6 BEDROOM RESIDENCE WITH POOL AND LEISURE COMPLEX – PRIVATE PARK SETTING

This individual detached residence has been the subject of extensive renovations and additions, creating a bright, contemporary home with adaptable accommodation extending to just over 3,400 sq feet, which includes 2 ground floor bedrooms with bathroom. Ideal for family living, the house features a fully integrated kitchen-breakfast room, dedicated cinema room and four well-appointed bathrooms/shower room to the first floor.

The property is approached by automatic cedar gates which open to a block paved driveway providing ample parking space and leads to a detached double garage. Granite paved pathways connect to entertaining terraces and expanses of level lawns and low maintenance artificial grass. The main patio area is located off the dining room, with granite retaining wall and steps to upper lawn. The SWIMMING POOL has a wide paved surround and an electronically controlled cover for heat retention. A CEDAR CLAD BAR/GAMES ROOM is located adjacent to the pool area and is, therefore, perfect for entertaining.



Summary of Accommodation

Ground Floor

- Entrance Hall. A glazed 'wall' incorporates glazed double doors to:
- Dining Room. Wide folding doors to garden, which in turn create a 'through vision' from the hallway to the outside space
- Superbly fitted double aspect kitchen with integrated appliances and a central island, complimented by adjacent breakfast bar
- Double Aspect Sitting room. Sliding doors to terrace, recessed and concealed ceiling lighting, wall opening to dining room with feature flame effect fire
- Double Aspect Snug
- Cinema room with recessed and concealed ceiling lighting, bar area and cloakroom
- Two double bedrooms each with inbuilt wardrobes and shower room

First Floor

- Landing: Impressive glazed balustrading and staircase to ground floor
- Principal Double Aspect Bedroom. Ensuite bathroom with walk-in shower, white suite of 'his and hers' wash basins and a separate bath
- 3 further double bedrooms all with built-in storage and ensuite shower or bathrooms
- First floor study



Outside

- DOUBLE GARAGE personal door to rear
- CEDAR CLAD LEISURE/GAMES ROOM, insulated and with underfloor heating, bar area
- RAISED OPEN POOL with air source heat pump

Location

The property is situated in a no through road 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

Gas fired central heating.

Mains water and electricity. Private drainage.

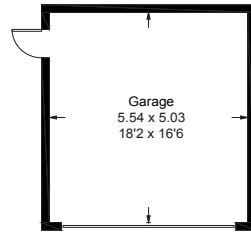
Council Tax Band G

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



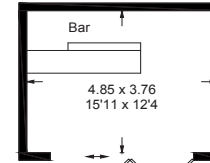


Approximate Gross Internal Area = 317.5 sq m / 3417 sq ft
 Garage / Outbuilding = 46.2 sq m / 497 sq ft
 Total = 363.7 sq m / 3914 sq ft

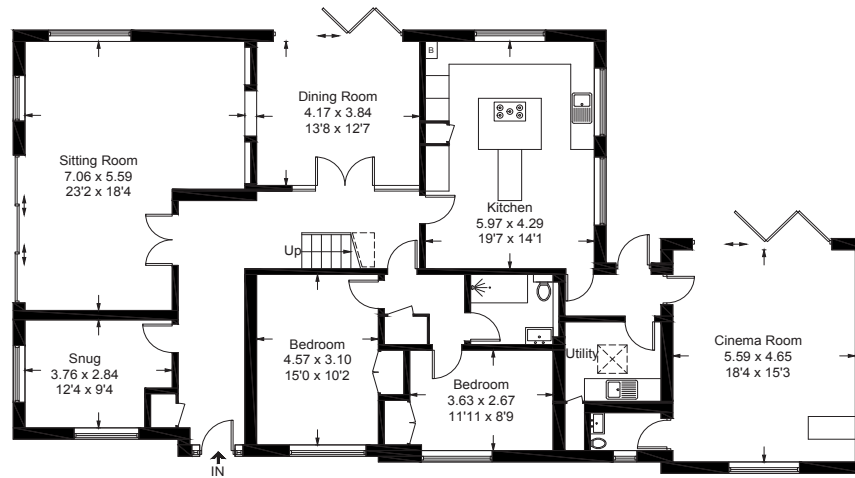


(Not Shown In Actual Location / Orientation)

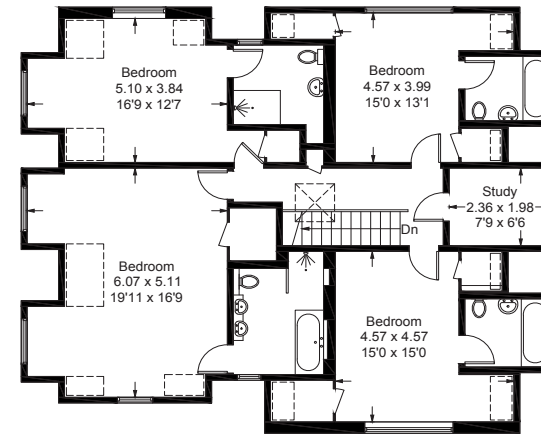
[Dashed line] = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1206977)
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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