



Dormans Park, West Sussex



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Private Estates



Prime Property from Robert Leech Estate Agents

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A detached cottage style residence with 4 bedrooms, 2 bathrooms and double garage in this private park

This detached cottage style property was constructed circa 1997 and the current owners have occupied the property since it was built. Internally, there is a wealth of character with many exposed timbers and there is also the benefit of gas fired underfloor heating. Outside, the property is approached through a 5 bar gate. There is a detached double garage with first floor storage area. The gardens extend to about half an acre with large expanses of lawn, herbaceous borders and many specimen trees. The grounds enjoy a good measure of seclusion.

Ground Floor

- Recessed Entrance Porch to Entrance Hallway
- Cloakroom
- Triple Aspect Sitting Room – feature inglenook style fireplace with heavy oak bressumer
- Further Reception Room – feature fireplace with exposed brickwork and woodburning stove. A double aspect room with double door to garden
- Family Room
- Kitchen/Dining Room - with a range of farmhouse style base and wall cupboards, recess with exposed brickwork, space for Range oven, deep Butler's sink, terracotta tiled floor, vaulted ceiling to dining area, double doors to garden
- Utility Room, gas fired boiler, door to garden
- Pantry

First Floor

- Principal Bedroom – range of inbuilt wardrobes
- En-suite Bathroom – white suite of bath, hand basin, WC and shower cubicle
- 3 Further Bedrooms – 2 with inbuilt wardrobes
- Family Bathroom – white suite of bath, hand basin, WC and shower cubicle
- Landing

Outside

- Double garage, internal staircase to first floor storage area
- Driveway providing ample car parking space
- Gardens and grounds of about half an acre

LOCATION

The house occupies a secluded position 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.

The old market town of East Grinstead is about 2.5 miles away. Dormansland village is just over 1 mile with village store and pretty church, whilst Lingfield is about 2.5 miles offering local shopping facilities, the renowned Racecourse, and the highly regarded Lingfield College, an independent day school.

For commuters, Dormans Station is just over 1 mile away. For the international traveller, Gatwick airport is about 9 miles distant.



Private Estates
London & Global Marketing
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2.5
MILES
EAST
GRINSTEAD



1.2
MILES
DORMANS
STATION



9
MILES
GATWICK
AIRPORT

robertleech.com

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

REIGATE
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Surrey RH2 9AA
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LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457




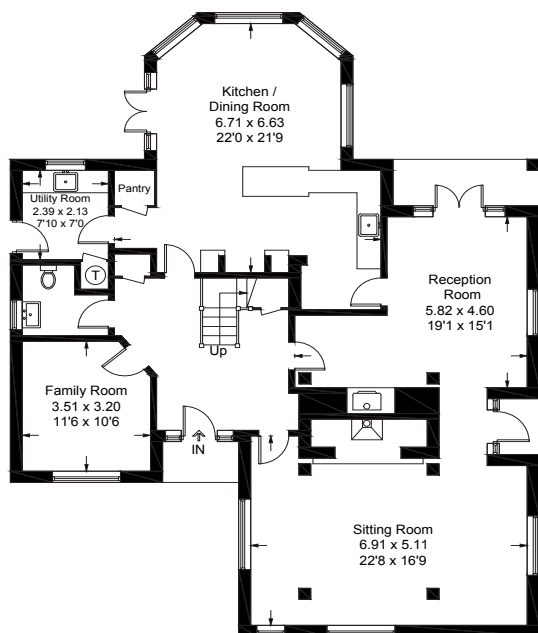




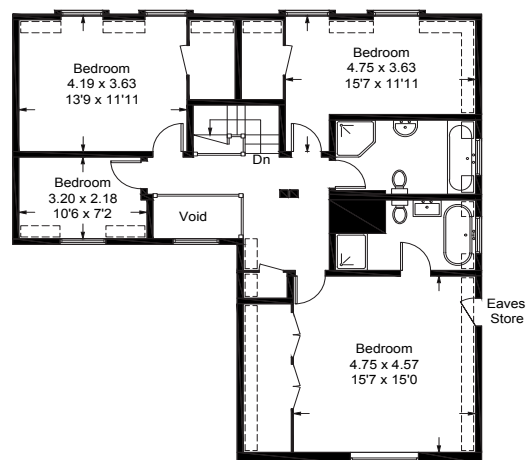


Approximate Gross Internal Area = 236.9 sq m / 2550 sq ft
 Outbuilding = 57.1 sq m / 615 sq ft
 (Including Garage / Excluding Void)
 Total = 294 sq m / 3165 sq ft

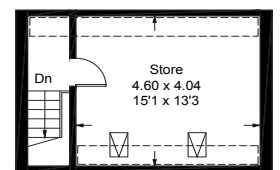
 = Reduced headroom below 1.5m / 5'0



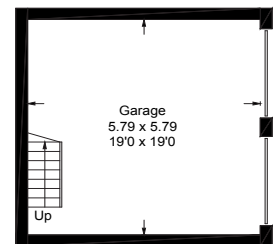
Ground Floor



First Floor



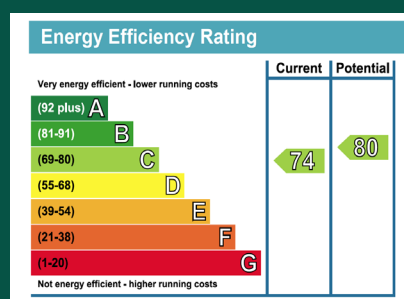
Outbuilding - First Floor



Outbuilding - Ground Floor
 (Not Shown In Actual Location / Orientation)

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. (ID660957)

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DISCLAIMER. THE PROPERTY MISDESCRIPTIONS ACT 1991. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.



ESTD 1989