



Dormans Park, West Sussex

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Private
Estates



Prime Property from Robert Leech Estate Agents

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A contemporary 4 bedroom detached family home in secluded gardens of about one third of an acre. Private park setting.

This distinctive detached residence was constructed in the 1960s and has been thoughtfully updated by the current owners in a contemporary style. There is the benefit of gas fired central heating and underfloor heating to the hallway, kitchen/dining room and utility room. Replacement double glazed windows have been installed. There is a bright open plan living area, arranged as sitting room and kitchen-dining room which have bi-fold doors opening to a terrace, enjoying a south-westerly aspect.

Ground Floor

- Timber Entrance Door to Entrance Hall, glazed door with glazed panels to living area
- Cloakroom with WC and hand basin
- Impressive Kitchen/Dining Room, excellent range of German 'Rotpunkt' base and matching wall cupboards, Quartz work surfaces, integrated induction 5 ring hob, fan oven, convection oven and grill, dishwasher and fridge-freezer. Ceramic tiled floor, 2 sets of bi-fold doors opening to garden
- Triple Aspect Sitting Room with woodburning stove, woodblock flooring, fitted bookshelves, 2 sets of bi-fold doors
- Study, cupboard with hot water tank
- Utility Room with sink and storage cupboards, door to garage

First Floor

- Landing with open tread staircase
- Double Aspect Master Bedroom, in-built wardrobe
- En-Suite Shower Room, white suite of double shower, low level WC, hand basin
- 3 further Bedrooms, 2 are double aspect, all have built-in wardrobes
- Family Bathroom, part tiled with white suite of panelled bath, low level WC, hand basin, chromium plated heated towel rail

Outside

- Timber gates provide access to driveway and parking for several

vehicles

- Attached garage/workshop with power and lighting. Double doors at each end
- Paved dining terrace
- Pergola
- Established formal gardens enjoying a good measure of seclusion. Mainly lawn with specimen trees and pond
- Timber outbuilding with potential use as home office/hobby room (subject to any statutory consents which may be required)
- About one third of an acre in all

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 a 0.6 mile walk along a footpath. For the international traveller, Gatwick airport is about 9 miles distant.



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2.5
MILES
EAST
GRINSTEAD



0.6
MILE
DORMANS
STATION



9
MILES
GATWICK
AIRPORT

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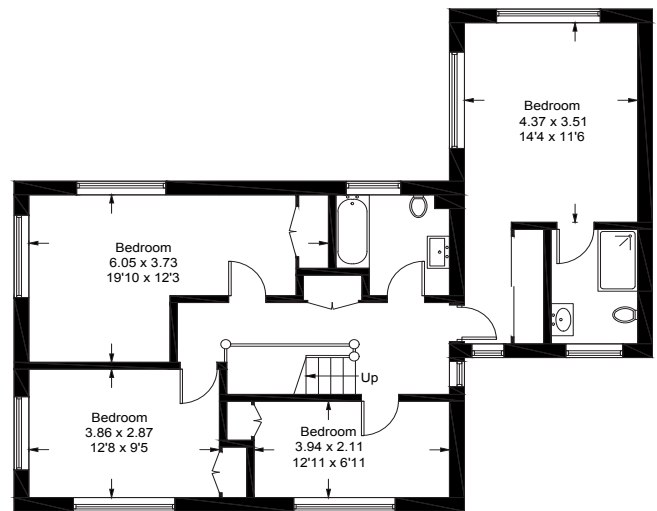
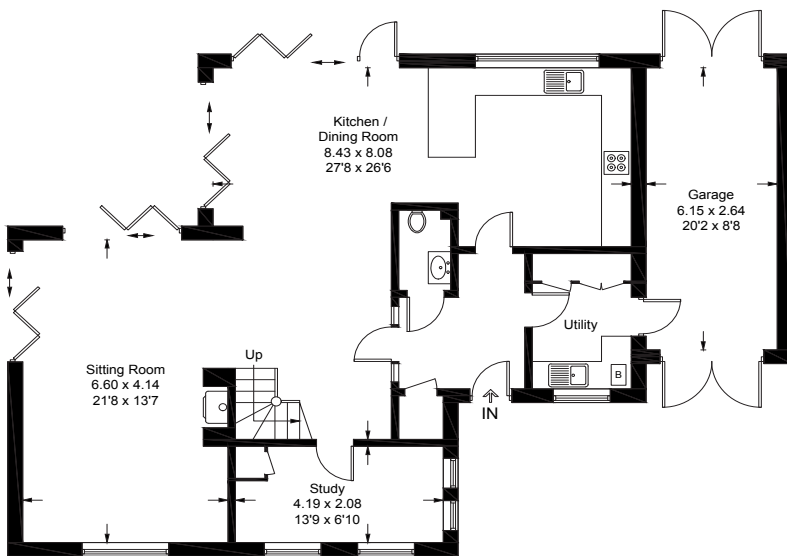




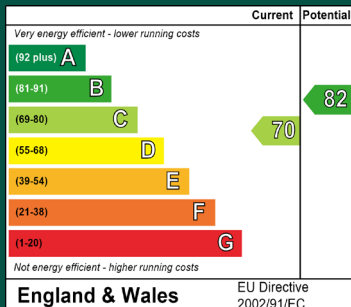




Approximate Gross Internal Area = 202.3 sq m / 2177 sq ft
(Including Garage)



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. (ID752436)
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ESTD 1989