



Broadleaf House West Hill, Dormans Park, East Grinstead, West Sussex,
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J A M E S D E A N
E S T A T E A G E N T S

Broadleaf House has been sympathetically extended & renovated to exacting standards. This unique family home encompasses modern living without compromise, with each room within the house being thoughtfully designed. Character, style, detail & precision is evident when walking through Broadleaf House.

Situated within the prestigious Dormans Park in Sussex, this home occupies a generous level plot, the property itself is positioned just off centre providing a truly wonderful private driveway via electric gates, with a triple garage & car port and a rear westerly facing garden. The layout of this truly magnificent homes is seamless, thoughtfully designed, each room flows naturally the choice and material finish is exceptional, from the differing choice of floor material to textured walls give



this home a warm homely feel. The Kitchen/Family room is a great space either for everyday living or entertaining family & friends. Again, the design & detail has been well thought out, every element of the layout works whether you're a keen chef or just love entertaining, this space lends itself to any occasion.

Upstairs & from the galleried landing, doors open to four double bedrooms, two with ensuite facilities & the principal family bathroom. Each bedroom offers a distinctive hotel vibe, each room offers individual personality & character.

Outside, the front & side is bordered with timber estate fencing complimented by a laurel hedgerow. Electric gates open to a sweeping driveway with a mature Olive tree taking up a prominent position. The triple garages have been finished with plastered walls, light & power & a shower room including toilet. There is loft access & storage across the three garages. The oak framed car port offers covered parking for three cars.

The rear garden is mainly laid to lawn, defined seating areas boarder the exterior of Broadleaf House, resin patios & a covered alfresco dining area make for wonderful spring/summer evening barbeques.

Guide Price £2,500,000



Floor plan



West Hill, RH19
 Approx. Gross Internal Floor Area 3478 sq.ft. (323.11 sq.m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
Current	Potential
71	81
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

TENURE:
 Council Tax Band: G

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