

FALACRE



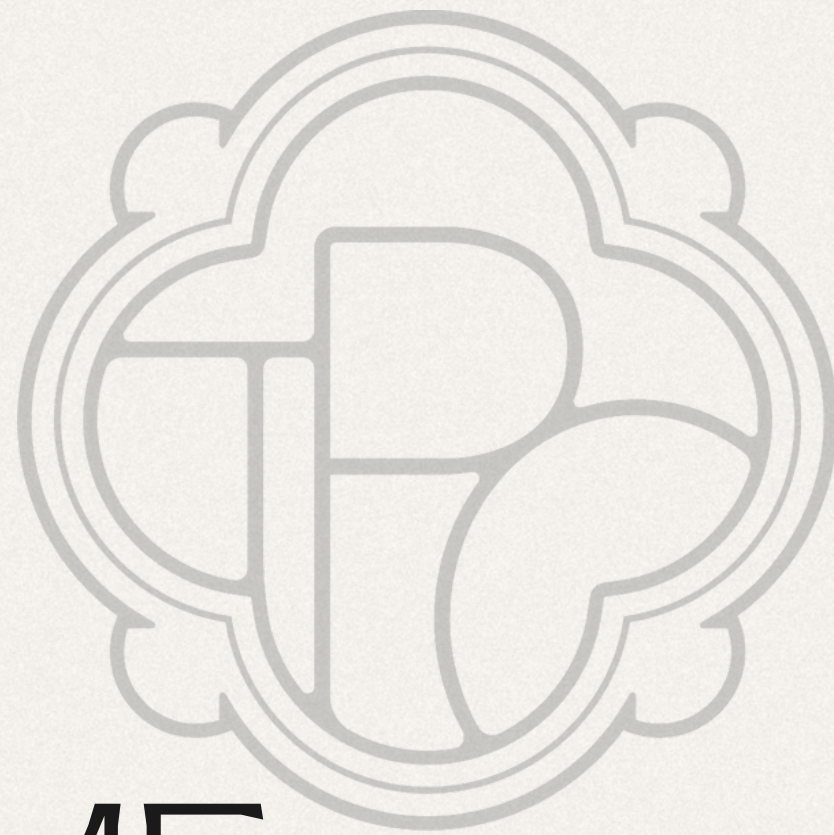
FALACRE
EDEN VALE
DORMANS PARK
RH19 2LT



DORMANS PARK, SURREY



FALACRE, EDEN VALE, DORMANS PARK, RH19 2LT



WELCOME HOME

A BEAUTIFULLY PRESENTED HOME IN A PRESTIGIOUS PRIVATE ESTATE

A residence of exceptional quality, Falacre is an immaculately presented family home in the desirable Dormans Park Estate.

Situated on a peaceful cul-de-sac, and on an elevated plot with an impressive outlook, the home comprises 6 bedrooms, extends to over 5500sqft and sits on a plot of over half an acre.

The house sits close to Dormans train station, and a range of very good local schools such as Brambletye, recently shortlisted for Independent Prep School of the year.



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GROUND FLOOR

Featuring a kitchen by Stormer, Rako lighting systems and a Spirals Cellars wine cellar, the ground floor of Falacre makes for a most wonderful entertaining space.

Accessed through the entrance hall, with the feature staircase sitting proudly in the centre, there are three reception rooms and the impressively spacious kitchen/family room to the rear.

The garden is accessible from multiple sets of bifold and patio doors, with the utility and plant rooms also accessible from the kitchen space.



FIRST AND SECOND FLOORS

The first floor is home to four of the six bedrooms, with the principal offering a double aspect outlook with a balcony looking south. The principal also benefits from plentiful built in storage, and an en suite bathroom.

Three further bedrooms complete the first floor, one with a balcony and two sharing a interconnected bathroom.

The second floor is home to two further bedrooms, both offering en suite bathrooms.



GROUNDS

Falacre sits in the centre of a 0.52 acre, elevated plot, with a wonderful outlook over the countryside in front of the home.

The plot is accessed by electric gates and a driveway, leading to the detached double garage. There is parking space for multiple vehicles, a well presented frontage leading up to the front door, and wide side access allowing easy access for gardeners/contractors when required.

The plot is located toward the south side of the estate, on a cul-de-sac, giving you a tranquil location without regular passing traffic.

THE PRIVATE OFFICE REAL ESTATE

Falacre, Eden Vale, East Grinstead, West Sussex

Gross Internal Area (Approx.)

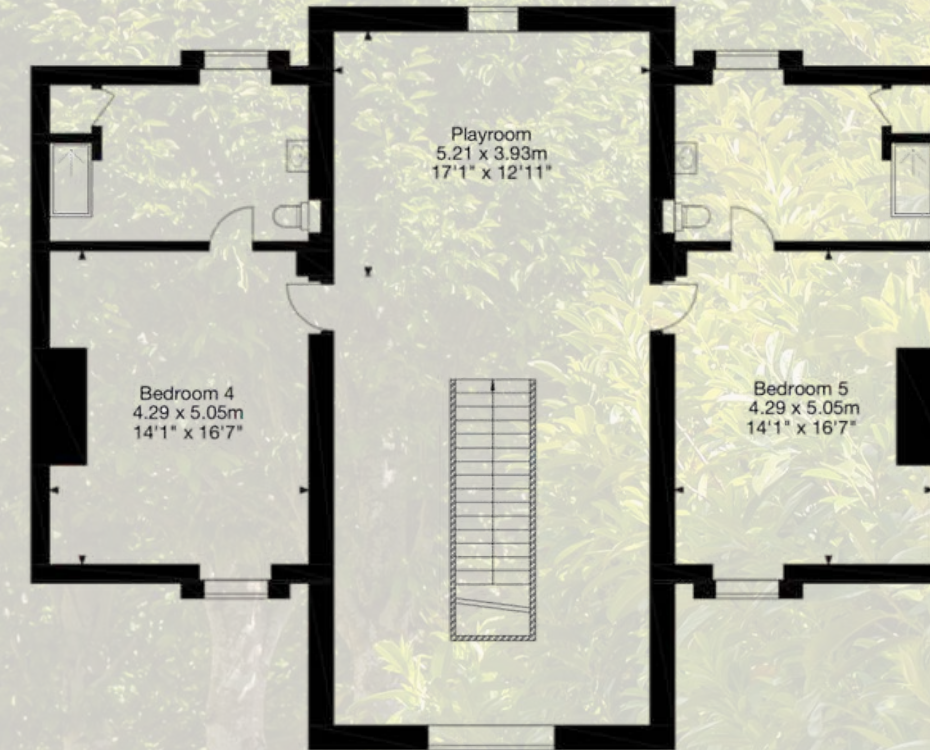
Main House = 477 sq m / 5,136 sq ft

Garage = 37 sq m / 399 sq ft

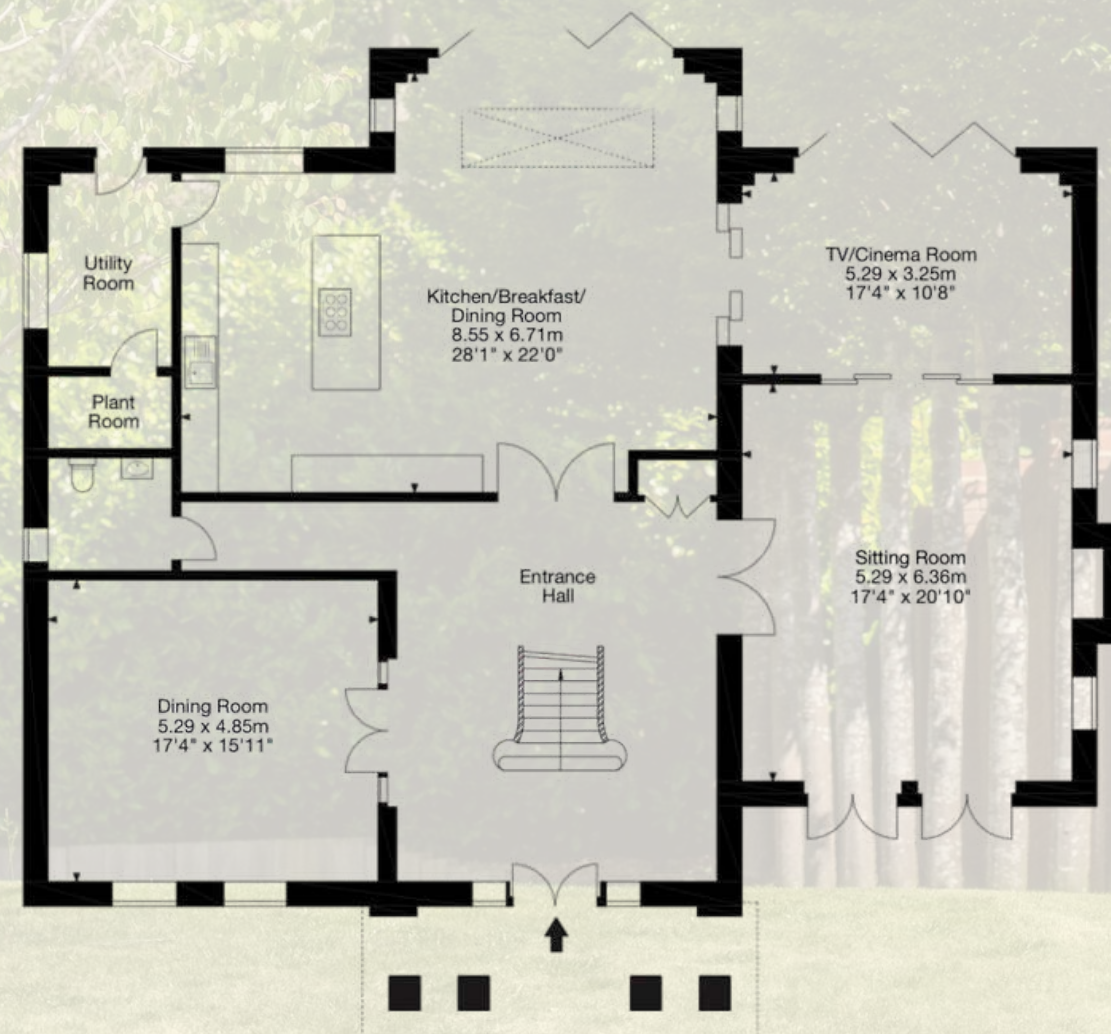
Total Area = 514 sq m / 5,535 sq ft



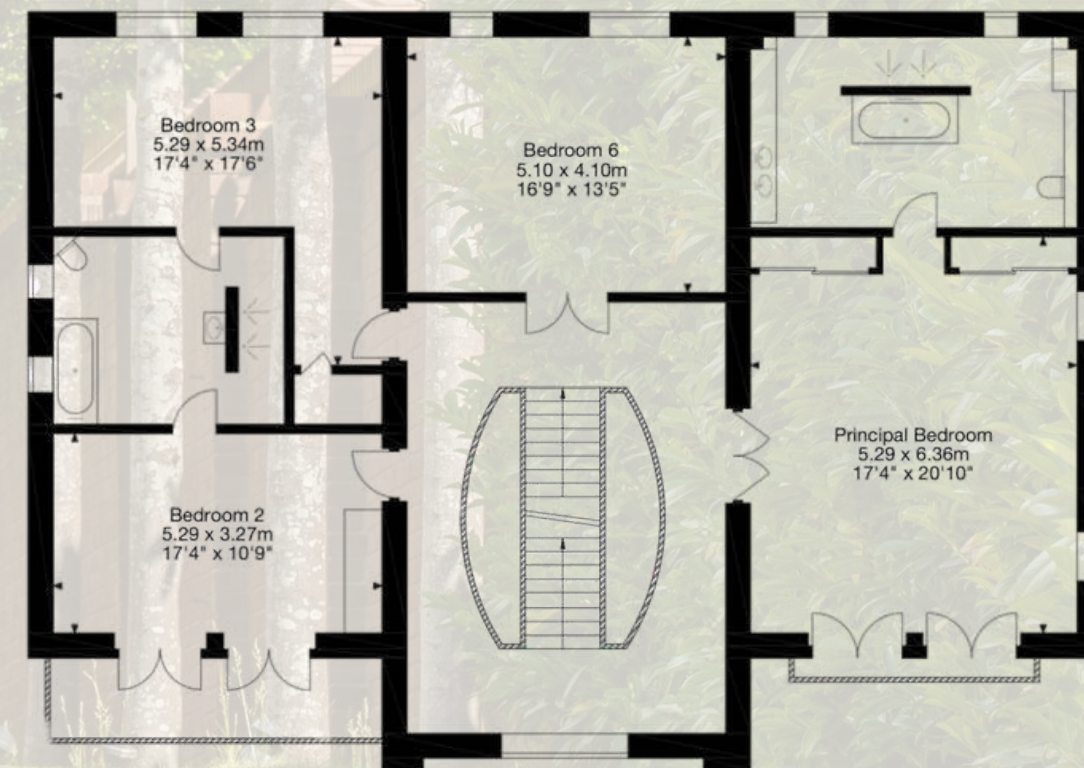
Garage



Second Floor



Ground Floor



First Floor





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