



The Anchorage, Dormans Park, Surrey

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# The Anchorage, Hillcrest, Dormans Park

A beautifully presented detached property offering well-proportioned family accommodation, totalling over 4700 sq ft. The property sits within lovely gardens which include a swimming pool, and is located in an exclusive private park on the Kent/Sussex/Surrey borders.

Dormans mainline station 0.8 of a mile (London Bridge/Victoria in about 53 minutes). Lingfield 2 miles. East Grinstead station 3.5 miles (London Bridge/Victoria from 59 minutes). M23(J9) 8 miles. M25(J6) 8.5 miles. Tunbridge Wells 14 miles. Gatwick airport 10 miles. London 29 miles. (All times and distances approximate)



**Tenure:** Freehold

**Local authority:** Tandridge District Council, Tel. 01883 722 000

**Council tax band:** H





## The Property

The Anchorage is believed to date back to 1888 with later additions and was one of the original houses on Dormans Park. It offers light and well-proportioned accommodation, beautifully presented with many period features. The present owners have much improved the house and it now boasts very good entertaining/reception space.

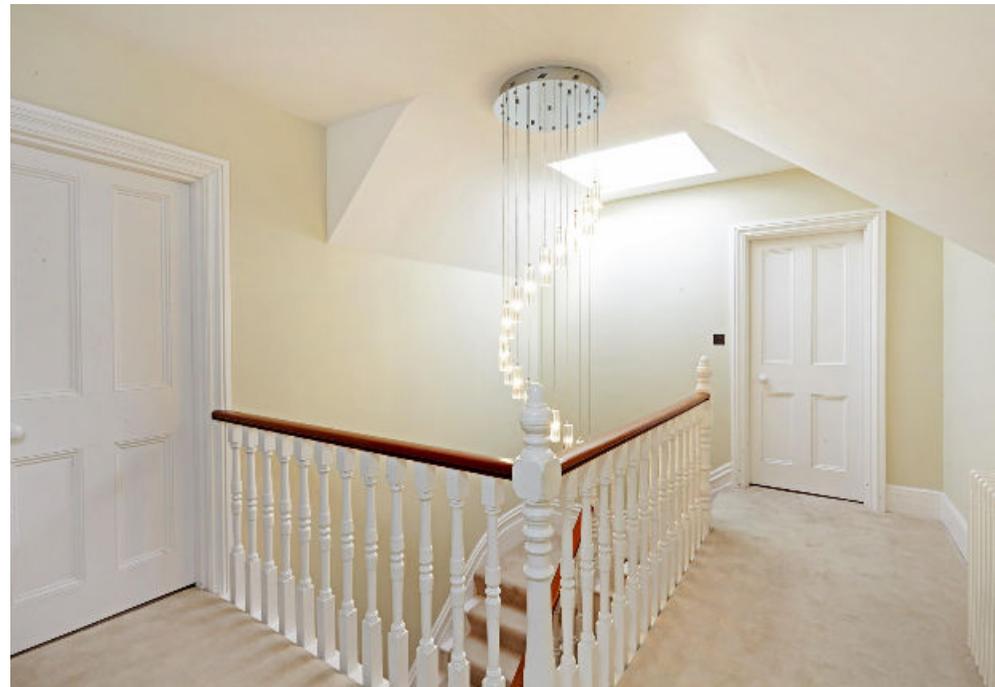
## Gardens and Grounds

The house is approached through an electronically operated gated entrance over a driveway leading to the parking area. Mature conifers flank the eastern boundary offering seclusion to the swimming pool area with pool house. The gardens are laid to lawn with a multitude of mature trees, shrubs and plants.

## Services

Mains water, gas and electricity. Gas-fired central heating. Mains drainage.





Substantial accommodation with five bedrooms on the first floor and one bedroom on the ground floor.

## Situation

The Anchorage is situated in an established setting in an exclusive private park on the Kent/Sussex/Surrey borders. Dormans mainline station is within walking distance (just over a mile) with a regular service to London. East Grinstead offers a wide range of shopping amenities serving all the usual day-to-day needs. Royal Tunbridge Wells is also within easy driving distance providing a further range of shops and cultural facilities.

The area is renowned for the quality of schools, both in the private and state sectors, including Notre Dame at Lingfield, Brambletye, Ashdown House, Cumnor House and Hazelwood School.

Leisure activities include riding and walking in the surrounding countryside; sailing at Bough Beech and on the south coast; racing at Lingfield; golf at Royal Ashdown, Forest Row, Chartham Park and East Grinstead. The Ashdown Forest is also close by and is the heart of the High Weald Area of Outstanding Natural Beauty and has national and international protection for a variety of wildlife.

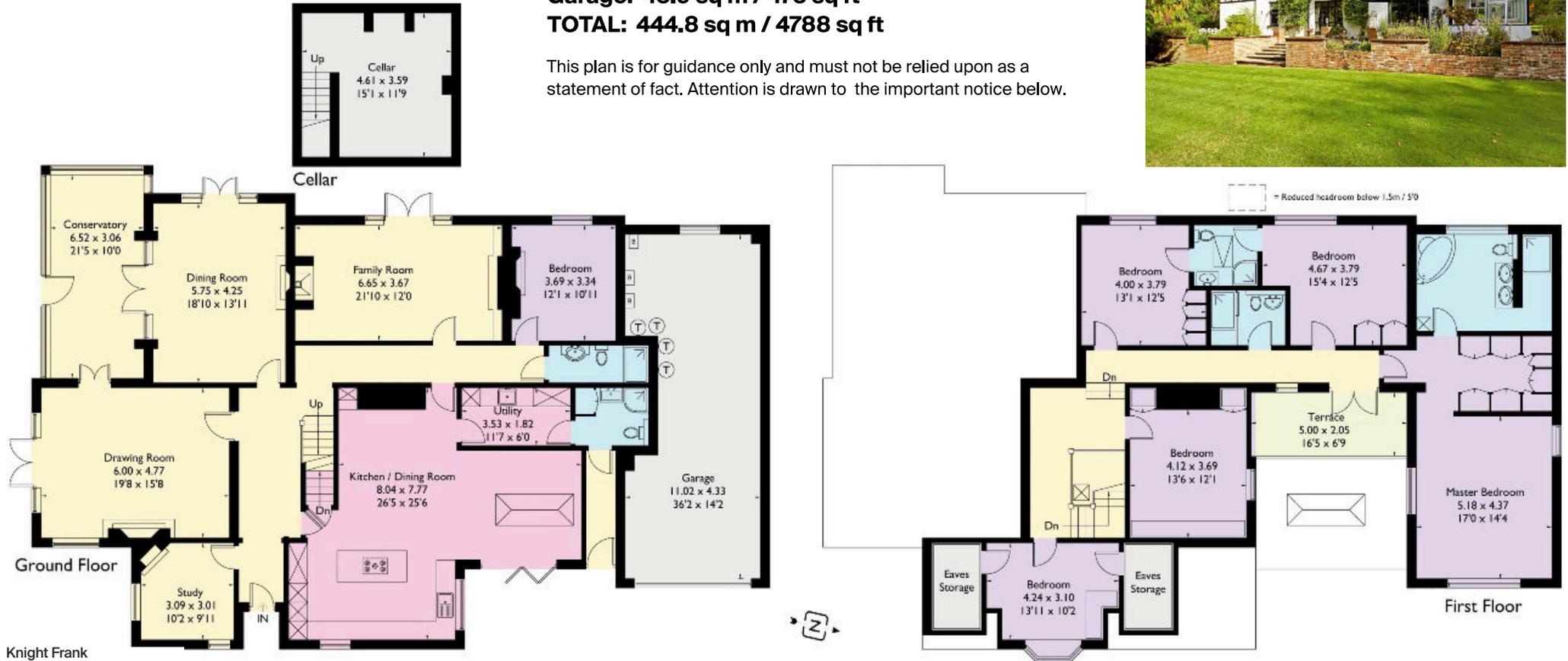
## Directions (RH19 2NE)

From the A22 in East Grinstead, take the Lingfield Road. Proceed for approximately 1.5 miles and then turn right (signposted Dormans station). After 0.75 of a mile, and before reaching Dormans Station, turn right into Dormans Park. Continue along the approach, and straight on to Furzefield Chase. Upon reaching the T-junction, turn right and take the second turning on your right into Hillcrest. The property will be found on the left-hand side.



**Approximate Gross Internal Floor Area**  
**House: 378.9 sq m / 4078 sq ft** (excluding eaves)  
**Cellar: 22.0 sq m / 237 sq ft**  
**Garage: 43.9 sq m / 473 sq ft**  
**TOTAL: 444.8 sq m / 4788 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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