



Dormans Park, West Sussex

Private
Estates.



PRIME PROPERTY FROM ROBERT LEECH
LONDON & GLOBAL MARKETING



A DETACHED PERIOD LODGE (NOT LISTED) WITH ATTRACTIVE ELEVATIONS OF PART MELLOW STONE UNDER A TILED ROOF. DELIGHTFUL GROUNDS WITH GARAGE, AGRICULTURAL BARN AND VIEWS OVER OWN LARGE POND. ABOUT 1.2 ACRES IN PRIVATE ESTATE SETTING.

The property is situated in a secluded corner of this private estate. 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. Dormansland village is just over 1 mile away with Church, post office and village shop, whilst Lingfield is 2.5 miles, offering local shopping facilities, and the renowned Racecourse. For more comprehensive shops, including Waitrose, the old market town of East Grinstead is about 2.5 miles away. There is an excellent choice of independent schools in the area, including Lingfield College, Brambletye, Ardingly College, Worth and Cumnor House. For commuters, Dormans Station can be accessed via a footpath. For the international traveller, Gatwick airport is about 9 miles distant.



Nestled amidst greenbelt woodland, the property was originally built around the turn of the last century as the lodge to the neighbouring country house. There are attractive elevations of part mellow stone. The accommodation is extremely adaptable to include three bedrooms to the first floor and four reception rooms on the ground floor. The property has been in the same family ownership for the last 60 years and would now benefit from upgrading to a buyers own style and taste. Stepping outside, there is the benefit of a detached garage and large detached agricultural barn. The gardens and grounds are a particular feature, where there are large expanses of lawns and wonderful views over the large pond.

Summary of Accommodation

Ground Floor

- Entrance Porch
- Dining Hall, woodburning stove
- Rear Reception room, door to Conservatory and double doors to garden
- Lounge, stone fireplace, double doors to terrace
- Conservatory, double doors to garden
- Kitchen/Breakfast Room, range of matching wall and base cupboards, also incorporating bowl and drainer. Further working surface forming breakfast bar. Door to conservatory, door to:
- Utility Room, long work surface with cupboards and equipment space, sink and drainer. Matching wall cupboards, door to:
- Office/Further Reception Room, door to garden
- Bathroom
- Separate WC/Cloakroom



First Floor

- Landing, folding doors creating 'snug' with mezzanine floor
- Bedroom One, with in-built cupboards, mezzanine floor
- En-Suite Shower Room, white suite
- Bedroom Two, with in-built wardrobe cupboards
- Bedroom 3, in-built cupboards, door to roof terrace with low ballustrading
- Shower Room
- Separate WC

Outside

- Gravelled driveway providing ample parking
- Detached Garage, double doors
- Agricultural concrete framed barn 13.6m x 7m internally, sub divided with rear workshop
- Extensive lawns, interspersed with mature specimen trees and hedges
- Delightful views over pond, which is situated beyond the lawns
- There is an area of land beyond the garden which provides views over the Wilderness Lake and a stream. This section of land is in a third party ownership, and is available by separate negotiation.

Freehold

Part double glazing, part secondary glazing.
Oil fired central heating. Outside boiler house.
Council tax band G
Local council: Tandridge

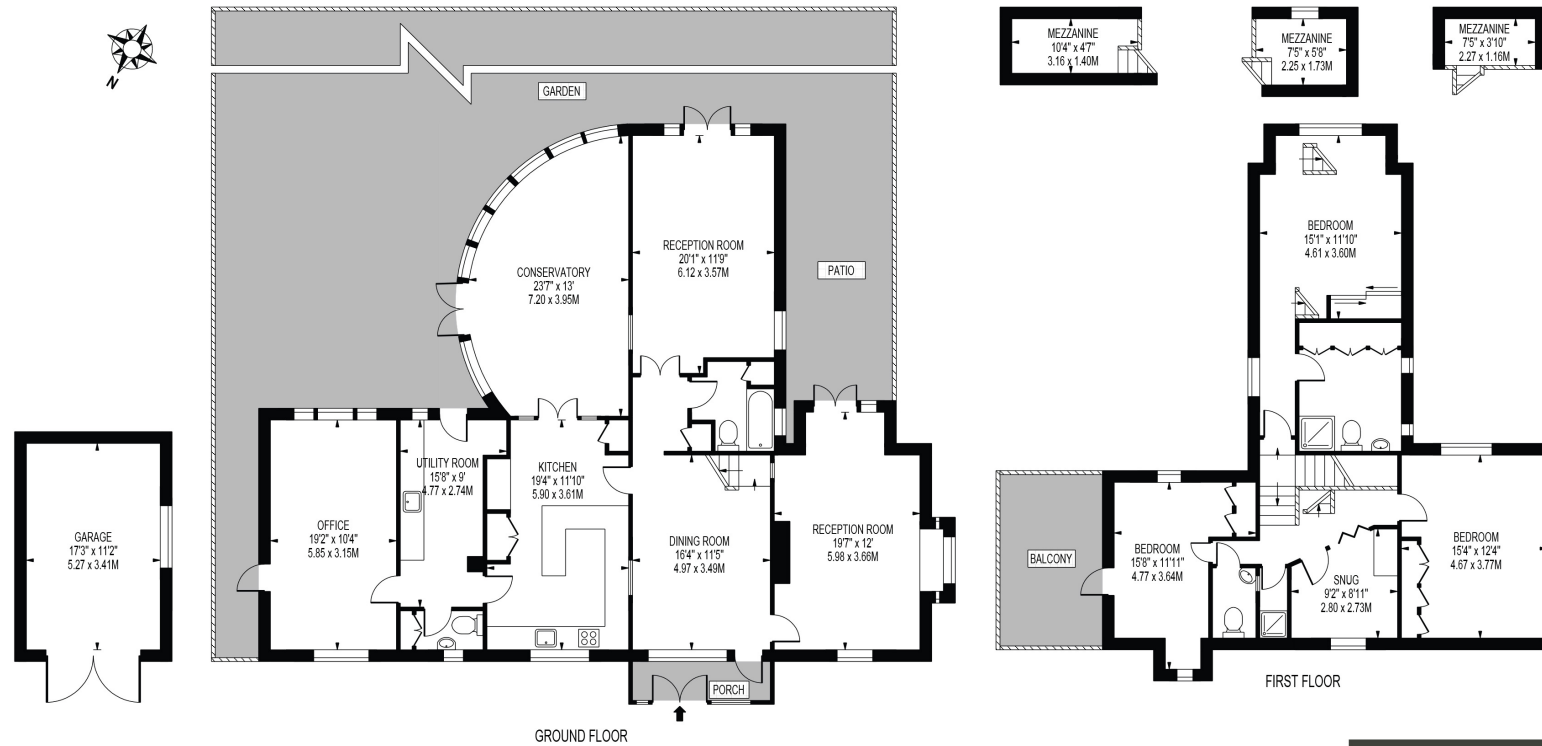
There is an annual maintenance charge for the upkeep of the private roads.





View of nearby Wilderness Lake

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2623 SQ FT - 243.68 SQ M
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 193 SQ FT - 17.97 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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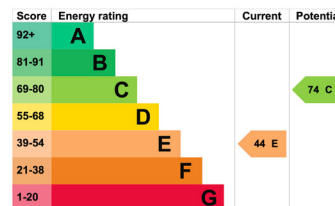
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