STONE



The Approach RH19

£2,500,000

“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”

The Stone Family



Where wrought-iron gates glide open to reveal a sweeping driveway bordered by mature planting, this remarkable detached residence begins to shape an impression of quiet, confident grandeur.

The approach here is cinematic: dappled light flickering across the stone, lawns unfurling to either side, and the house itself emerging with charm and character. Set within 1.1 acres of beautifully landscaped grounds, this home is sat within the soft romance of its natural surroundings.

The reception hall is nothing short of striking: volume and light, the sweeping staircase, and the gleam of polished floors. Welcoming, impressive and effortlessly refined. From here, the ground floor unfolds in a series of beautifully considered rooms, each with its own character. The reading room, quietly tucked away, offers a sanctuary for slow mornings, with windows framing leafy views and built-in cabinetry ready to house a curated library. The dining room carries a more formal air, its proportions ideal for candlelit suppers and celebrations that stretch long into the night.

The sitting room, by contrast, is all warmth and invitation, designed for relaxed family living. Beyond it lies the orangery a breath-taking space where an expanse of glazing draws the outside in. Here, the garden becomes an ever-changing work of art: autumn golds, winter frost, the first flush of spring, and high-summer abundance. It is the sort of room that becomes the heart of the home, transforming seamlessly from morning coffee spot to late-night entertaining space with the soft glow of lanterns playing off its glass walls.



At the centre of the home, the Tom Howley design kitchen delivers that modern blend of style and practicality that so many aspire to but few truly achieve. Neutral cabinetry, premium finishes and a substantial island create a calm, cohesive aesthetic. It is easy to imagine weekend gatherings here, with friends leaning comfortably around the island while supper simmers on the hob. The views stretch out across the gardens, encouraging a slower pace to daily routines. A thoughtfully designed utility room and well-positioned study complete this section of the home, offering functionality that supports the rhythm of family life.

Occupying the entire top floor, the principal suite is a truly exceptional private retreat. Generously proportioned and beautifully secluded, this is a space designed to feel like a home within the home. A private balcony overlooks the gardens, offering an elevated perspective across the grounds and uninterrupted views of the North Downs, creating a wonderfully peaceful setting for morning coffee or winding down at the end of the day. A substantial walk-in wardrobe provides ample space for even the most extensive of collections, while the luxurious four-piece bathroom suite completes the experience with a sense of understated indulgence. It is a suite in every sense: private, expansive and designed around the rituals of everyday life. Five further double bedrooms extend the home's generosity. Three enjoy their own ensuites and dressing rooms, making them ideal for guests or older children, while the remaining bedrooms share a family bathroom finished to an impeccable standard. From the landing, French doors open onto a south-facing balcony, a serene space perfectly positioned for sunlit starts and contemplative moments overlooking the grounds to the front of the property.

The outdoor lifestyle here is equally compelling and undeniably private. Terraces wrap around the property, each offering a distinct moment: a sunny spot for morning coffee, a shaded corner for reading, a generous area for summer lunches that drift into lazy afternoons. The heated outdoor swimming pool adds an aspirational note, its surrounding lawns and mature planting creating a secluded backdrop for swimming, sunbathing or casual poolside gatherings that feel reminiscent of a rural boutique hotel.











The detached one-bedroom annex is a masterstroke in versatility. Finished with the same care and attention as the main house, it provides a beautifully self-contained space complete with an open-plan kitchen-dining area, patio doors, a double bedroom with fitted storage, and a contemporary bathroom. Whether used for guests, extended family, staff or as an independent studio, it enhances the property's flexibility in a way that few homes can match. A gardener's room, double garage and extensive parking further bolster the estate's practicality.

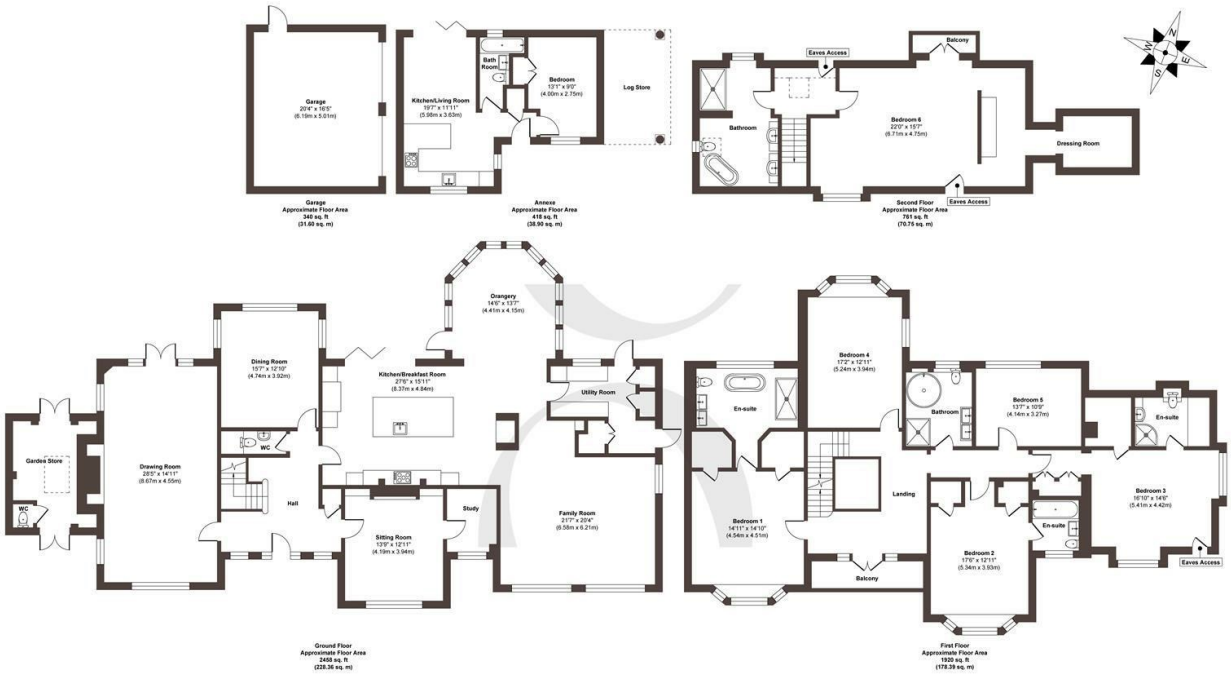
The prestigious Woodlands of Dormans Park adds another layer of desirability. One of East Grinstead's most sought-after residential enclaves, Dormans Park is celebrated for its woodland beauty, generous plots and enduring privacy. It feels rural and secluded, yet remains perfectly connected: superb transport links, boutique shopping, respected schools and rapid rail services to London and the South Coast ensure convenience without compromise.

Immaculately dressed and entirely turn-key, this residence embodies the very best of modern country living. It is a home where every detail has been carefully considered, every space designed with intention. More than simply impressive, it is deeply welcoming, a place that elevates daily life through its proportions, its setting and its unwavering commitment to quality. A rare opportunity to experience a lifestyle of genuine luxury, where comfort, beauty and tranquillity come together in perfect harmony.




STOP





Approx. Gross Internal Floor Area 5897 sq. ft / 548.00 sq. m (Including Garage/Annexe)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

STONE

The *Details*

- *5,800 sq ft of luxury living with a one-bedroom detached annex.*
- *Private gated entrance with sweeping driveway.*
- *1.1-acre plot with mature gardens and uninterrupted views.*
- *Heated outdoor pool with multiple terraces.*
- *Grand entrance hall with sweeping staircase.*
- *Four reception rooms including a stunning orangery.*
- *Stylish kitchen with large island, utility and study.*
- *Five double bedrooms, including a luxury primary suite.*
- *Prestigious Dormans Park location near excellent transport links.*

Energy Performance Certificate (EPC)

Band C

Council Tax Band

G

STONE

Let's *Talk*

01737 301 557
hello@stoneestateagents.co.uk
stoneestateagents.co.uk

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