



Dormans Park, West Sussex

Private
Estates. 

PRIME PROPERTY FROM ROBERT LEECH
LONDON & GLOBAL MARKETING



A distinctive and contemporary detached double fronted six bedroom home with southerly gardens and extensive views, set in this exclusive private park.

Set on a high vantage point within this exclusive private park, the property commands spectacular views to the rear. 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.



SPECIFICATION

- Traditional construction 2011 by Lusso Homes
- Underfloor heating to principle rooms, radiators to top floor
- Double glazed windows and doors
- Video entry system, alarm/CCTV system (can be monitored for annual fee)

ACCOMMODATION

- Imposing entrance hall, central staircase, cloakroom
- Double aspect drawing room, doors to garden
- Study/music room
- Family room, 2 sets of double doors to terrace
- Kitchen/breakfast room, 2 sets of double doors to terrace and fully integrated with double electric Siemens ovens, 5 burner induction hob, cooker hood, fridge and freezer, wine cooler
- Utility room, plumbing for washing machine, vent for tumble dryers, range of storage cupboards
- Integral double garage, personal door to side
- Galleried first floor landing, linen cupboard
- Master bedroom, part vaulted ceiling, 2 sets of doors to Juliet balconies
- Walk-in dressing room, natural light
- En-suite bathroom, white suite, central bath, mixer and shower, his and her basins, steam shower compartment, heated towel rail
- Bedroom 2, part vaulted ceiling, 2 sets of doors to Juliet balconies, ensuite bathroom
- Bedroom 3, in-built wardrobe, ensuite Shower



- Bedroom 4, in-built wardrobe, ensuite Shower
- Top floor landing, in-built cupboard
- Bedroom 5, ensuite shower
- Bedroom 6, ensuite WC with hand basin

OUTSIDE

- Carriage driveway, heavy timber automatic gates, flower borders flanking main entrance, side access to rear garden
- Wide south facing rear terrace, ideal for alfresco dining, barbeque area with water supply, far reaching views, mature herbaceous borders, variety of specimen shrubs including 'red robins'.
- Lower lawn with large timber summerhouse.

Freehold

Council tax band H.

Local council: Tandridge

Mains electricity, water and drainage.

Solar panels supplementing electricity supply.

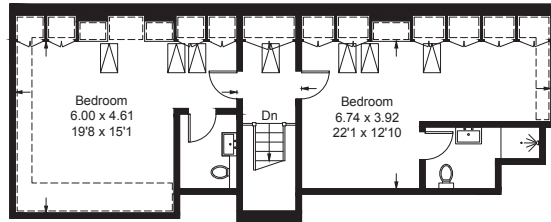
There is an annual maintenance charge for the upkeep of the private roads.



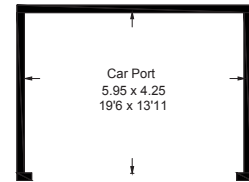


Approximate Gross Internal Area = 448.2 sq m / 4824 sq ft
 (Including Garage / Excluding Car Port)
 Outbuildings = 31.0 sq m / 334 sq ft
 Total = 479.2 sq m / 5158 sq ft

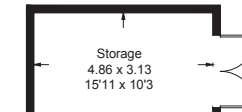
 = Reduced headroom below 1.5m / 5'0"



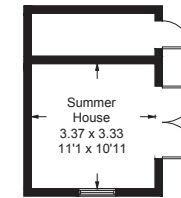
Second Floor



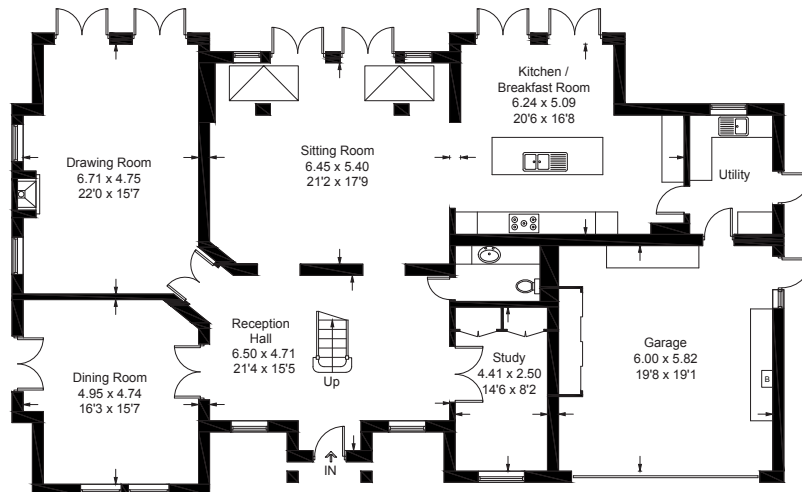
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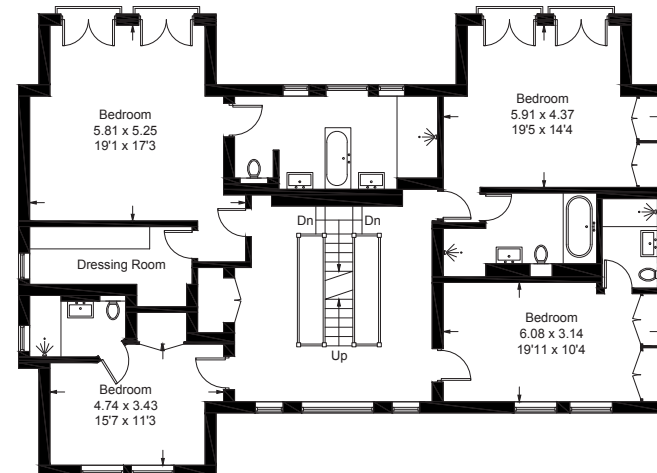
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(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

LINGFIELD
 27 High Street,
 Lingfield,
 Surrey RH7 6AA
 01342 837783

OXTED
 72 Station Road East,
 Oxted,
 Surrey RH8 0PG
 01883 717272

REIGATE
 1-3 High Street,
 Reigate,
 Surrey RH2 9AA
 01737 246246

LONDON
 121 Park Lane
 London
 W1K 7AG
 0207 0791457

01342 837783

pauldixon@robertleech.com

29 High Street Lingfield
 Surrey RH7 6AA

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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