

Guide Price

£1,250,000

Garnham
H Bewley

Swissland Hill, Dormans Park, East Grinstead



- Located In Dormans Park
- Impressive character home
- Stunning family/dining rooms
- Far-reaching countryside views
- Generous front garden plus separate paddock
- Ample parking for multiple vehicles
- Exceptional blend of charm and space
- Highly unique home

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



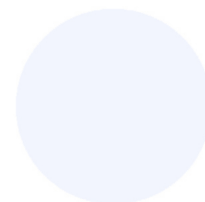
The Heights, Swissland Hill, Dormans Park, East Grinstead, Surrey RH19 2NA

Set within the exclusive private estate of Dormans Park, this remarkable residence is a masterclass in timeless elegance and refined country living. Rich in character and set against a backdrop of beautifully maintained grounds, the home commands sweeping views across its landscaped gardens and the surrounding countryside—offering a rare sense of privacy, space, and prestige.

From the moment you step inside, the scale and sophistication are undeniable. The ground floor unfolds into a spectacular open-plan kitchen and family space, designed for both everyday living and stylish entertaining. To the rear, a truly stunning family and dining room takes centre stage—bathed in natural light and perfectly positioned to capture picturesque garden views. With direct access to the patio, this space effortlessly blurs the line between indoor and outdoor living, creating an idyllic setting for gatherings or quiet relaxation.

Arranged across multiple floors, the home continues to impress at every turn. The first floor hosts a magnificent lounge and an additional family room, both opening onto an expansive balcony. Here, uninterrupted panoramic views stretch across the gardens and rolling countryside beyond—an extraordinary feature that defines the home's sense of escape and tranquillity. Every bedroom throughout the property enjoys these same captivating vistas, ensuring a consistent feeling of light, openness, and connection to nature.

Externally, the property is equally exceptional. A large, immaculately maintained front garden creates a striking first impression, while a separate paddock offers versatility for a range of lifestyle pursuits. Ample parking accommodates multiple vehicles with ease and additional outbuildings for storage. Inside, soaring high ceilings enhance the sense of grandeur in every room, while the seamless blend of period charm and flexible living spaces caters perfectly to modern family life. Homes within Dormans Park are both rare and highly coveted, offering a secure and private environment within easy reach of local amenities. This is more than a home—it is a statement property, delivering an extraordinary lifestyle that must be experienced to be truly appreciated.



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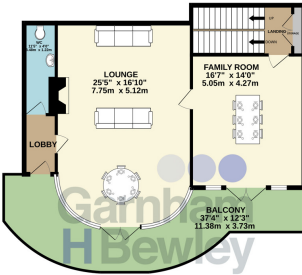
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Accommodation

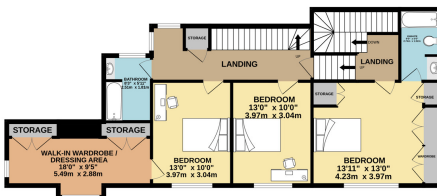
GROUND FLOOR
989 sq.ft. (92.9 sq.m.) approx.



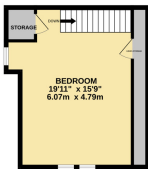
1ST FLOOR
1226 sq.ft. (113.7 sq.m.) approx.



2ND FLOOR
1059 sq.ft. (97.9 sq.m.) approx.



3RD FLOOR
308 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 3617 sq.ft. (336.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ground Floor

Entrance Hallway

Kitchen / Family Room

25' 5" x 16' 10" (7.75m x 5.13m)

Family / Dining Room

16' 6" x 4' 0" (5.03m x 1.22m)

Shower Room

16' 6" x 4' 0" (5.03m x 1.22m)

Utility Room

7' 1" x 4' 0" (2.16m x 1.22m)

Boot Room

5' 0" x 3' 8" (1.52m x 1.12m)

First Floor

Family Room

16' 7" x 14' 0" (5.05m x 4.27m)

Lounge

25' 5" x 16' 10" (7.75m x 5.13m)

WC

Balcony

34' 10" x 10' 0" (10.62m x 3.05m)

Second Floor

Bedroom

14' 0" x 13' 11" (4.27m x 4.24m)

Ensuite

9' 0" x 5' 0" (2.74m x 1.52m)

Third Floor

Bedroom

13' 0" x 10' 0" (3.96m x 3.05m)

Bedroom

13' 0" x 10' 0" (3.96m x 3.05m)

Walk-in Wardrobe / Dressing Area

18' 0" x 8' 0" (5.49m x 2.44m)

Bathroom

5' 3" x 5' 11" (1.60m x 1.80m)

Forth Floor

Bedroom

19' 11" x 15' 9" (6.07m x 4.80m)

Outside

Front Garden

Additional Paddock

Driveway Parking



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NEAREST TRAIN STATIONS

Dormans Station - 0.6 miles

East Grinstead Station - 1.7 miles

Lingfield Station - 1.8 miles

NEAREST SCHOOLS

Baldwins Hill Primary School, East Grinstead - 0.9 miles

Blackwell Primary School - 1.1 miles

St Mary's CofE Primary School, East Grinstead - 1.2 miles

Halsford Park Primary School - 1.4 miles

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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