



Dormans Park

West Sussex

Private
Estates 

Prime Property from Robert Leech Estate Agents

An impressive detached 7 bedroom country residence approaching 9,000 sq.ft, situated in private park. Grounds of 5.4 acres with private equestrian facilities and magnificent views.



1 mile
Dormans
station



2.5 miles
East Grinstead



9 miles
Gatwick



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

Open views over its own land and an abundance of space creates this ideal country residence for family living. Originally constructed in the 1960s, the house has since been enlarged by the current owners, featuring an amazing 'atrium' style family room, where large areas of glass seamlessly take the living accommodation into the outdoor environment, optimising the views.

Ground Floor

- Well proportioned and imposing Entrance Hall, semi-circular staircase to first floor
- Spectacular 13.65m x10m Family Room, located at the heart of the house, ideal for entertaining. Vaulted and beamed ceiling, feature raised central gas fire, patio doors to terrace
- Double aspect formal Drawing Room with an open fireplace with marble surround
- Magnificent double aspect Kitchen/Breakfast Room, bespoke fittings by 'Mark Wilkinson' including base and complimentary wall cupboards, built-in appliances including two Miele ovens, a coffee machine and a microwave. Gas fired AGA with 4 ovens, 2 hot plates and gas hob
- Dining room
- Utility room
- Master Bedroom, with luxurious ensuite bathroom, walk-in shower and roll top 'Chadder and Co' bath
- Bedroom Two, ensuite of a similar specification
- Four further double bedrooms and three well appointed bathrooms
- Study
- Cloakroom

First Floor

- Three good sized rooms with a variety of uses. Currently arranged as a cinema room, games room and storage
- Gas fired central heating to main residence

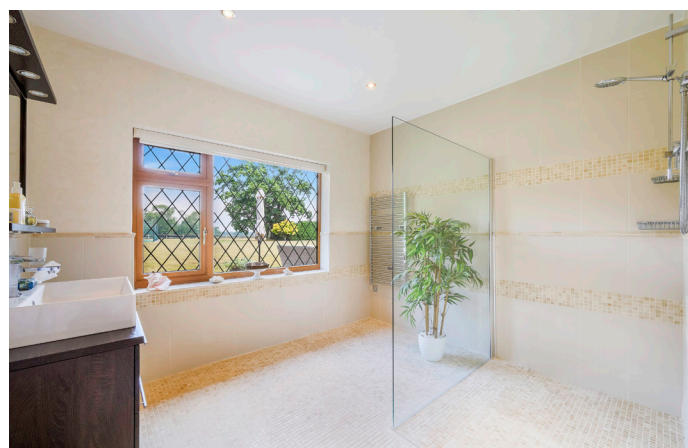
Outside

The property is approached by 2 sets of heavy wrought iron gates to a carriage driveway. This leads to a **detached double garage** with a workshop. Above the garage, there is a self contained **annexe** with kitchen, bedroom, sitting room and shower room. Secluded gardens surround the property, with large Indian Sandstone terrace, flanked by large expanses of lawn. To the east, a raised terrace incorporates a sheltered barbeque/bar, plus an area with a pizza oven. There is a **tennis court** to the rear of the formal gardens. Beyond this, there is a large field and **paddock with triple stable block and tack room**.

LOCATION

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. This property occupies a prominent position in the park, with extensive views over its own land and the countryside beyond.

The old market town of East Grinstead is about 2.5 miles away. Dormansland village is just over 1 mile with village store and pretty church, whilst Lingfield is about 2.5 miles offering local shopping facilities, the renowned Racecourse, and the highly regarded Lingfield College, an independent day school. For commuters, Dormans Station can be accessed via a footpath. For the international traveller, Gatwick airport is about 9 miles distant.



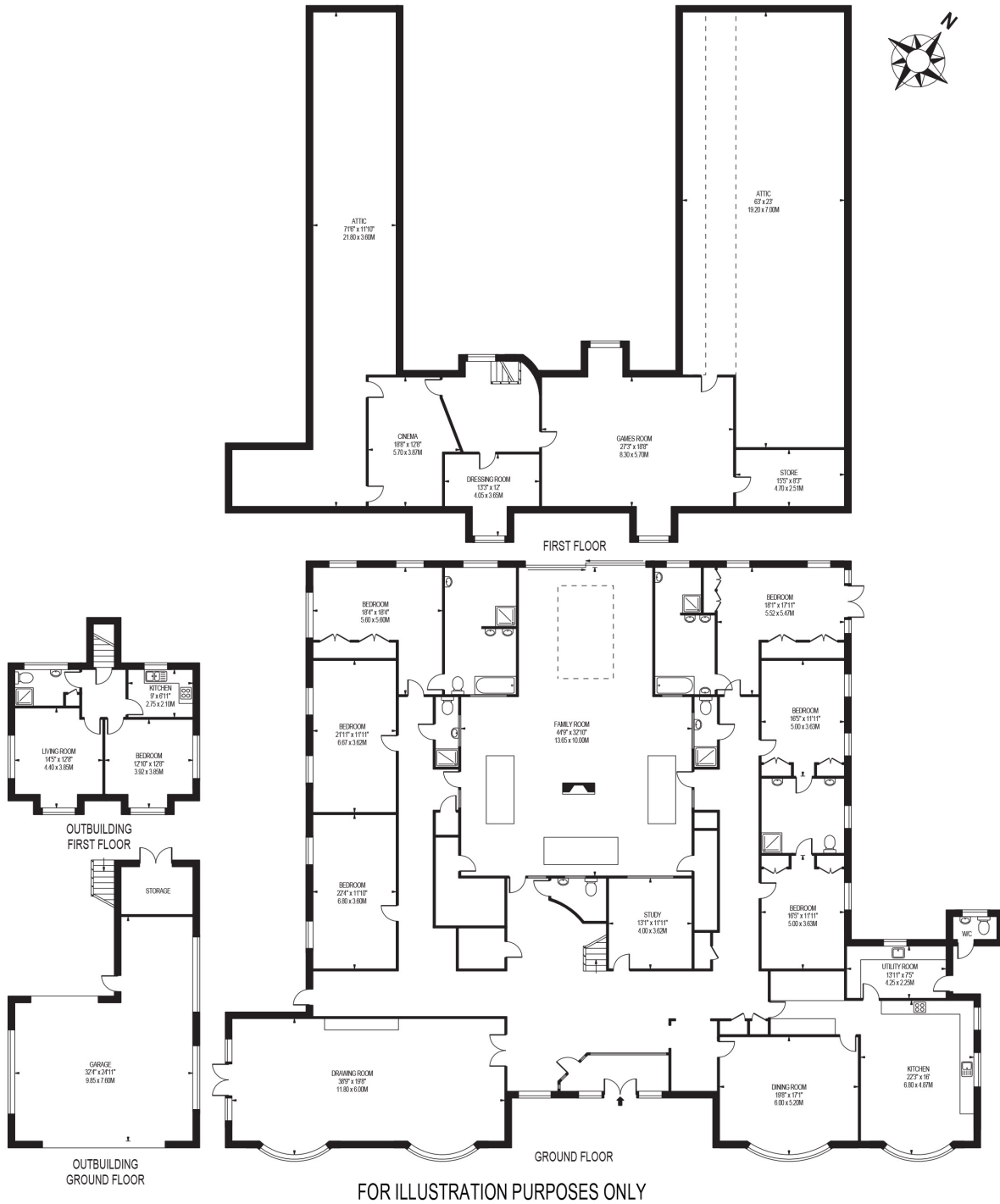




APPROXIMATE GROSS INTERNAL FLOOR AREA: 10216 SQ FT - 949.07 SQ M
(INCLUDING RESTRICTED HEIGHT AREA, EXCLUDING OUTBUILDING & W/C)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 1144 SQ FT - 106.24 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 1196 SQ FT - 111.11 SQ M



FOR ILLUSTRATION PURPOSES ONLY

DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.

Council tax band H
Tenure: freehold
There is a maintenance charge
for the upkeep of the private
roads in Dormans Park

Robert
Leech

