



Dormansland, Surrey

Private Estates 

PRIME PROPERTY FROM ROBERT LEECH
LONDON & GLOBAL MARKETING



A rare opportunity to purchase a stunning detached six bedroom Victorian residence that was a former Vicarage, set within ample gardens in a tranquil village location. This family home offers an abundance of charm and character with spacious and generous living accommodation, high ceilings and period features. Within walking distance of Dormans Station.
CHAIN FREE.



A stunning, spacious six bedroom detached residence which was a former Vicarage to St Johns Church next door. The property has a wealth of charm and character and requires a level of updating. This is a wonderful opportunity to own a unique family home with versatile living and a self contained annexe, set on a generous plot on a tranquil village lane.

This attractive house is entered through a porch with stained glass leaded light windows which opens to the generous reception hall with Amtico flooring. There are three spacious reception rooms each with beautifully large windows, open fireplaces with ornate features. The kitchen/breakfast room has oak units, fitted appliances including a range cooker with double oven, pantry and access to the large utility/boot room. The ground floor also has a cloakroom and access to the cellar, as well as two separate staircases.

Upstairs to the first floor, the spacious hallway leads to four double bedrooms, again each with feature fireplaces, two with ensembles, and a further family bathroom and shower room.

The self contained annexe is situated on the second floor and can be accessed independently. It comprises large eaves rooms including a double bedroom, kitchen/utility, dining/sitting room study/second bedroom, bathroom and storage room (which could be converted to further accommodation).

Outside, the property is approached via double gates which lead to a private driveway providing ample parking, there are two outside stores, a useful cloakroom, greenhouse and a gate to the garden.

The house sits in the centre of the plot and benefits from large wrap around gardens mainly laid to lawn with fenced and hedged boundaries providing a good degree of privacy and has wonderful distant countryside views.



At a glance

- Freehold
- Chain Free
- Tranquil Village Location
- Self Contained Annexe
- Six Bedrooms
- Five Bathrooms
- Three Spacious reception Rooms
- A House With An Abundance Of Charm & Character
- Wonderful Private Gardens With Countryside Views & Large Private Driveway
- Excellent Access To The M25 & Gatwick With Regular Train Services To London
- Council Tax Band H
- EPC rating E

Location

Situated in the popular village of Dormansland, close to the local primary school, village shop, park, tennis courts and several public houses. Lingfield village (2 miles away) offers a range of everyday shops, the renowned racecourse and the independent school, Lingfield College. The old market town of East Grinstead is about 3 miles away, with cinema, leisure facilities and a good choice of supermarkets, including Waitrose.

Intrigued?

01342 837783

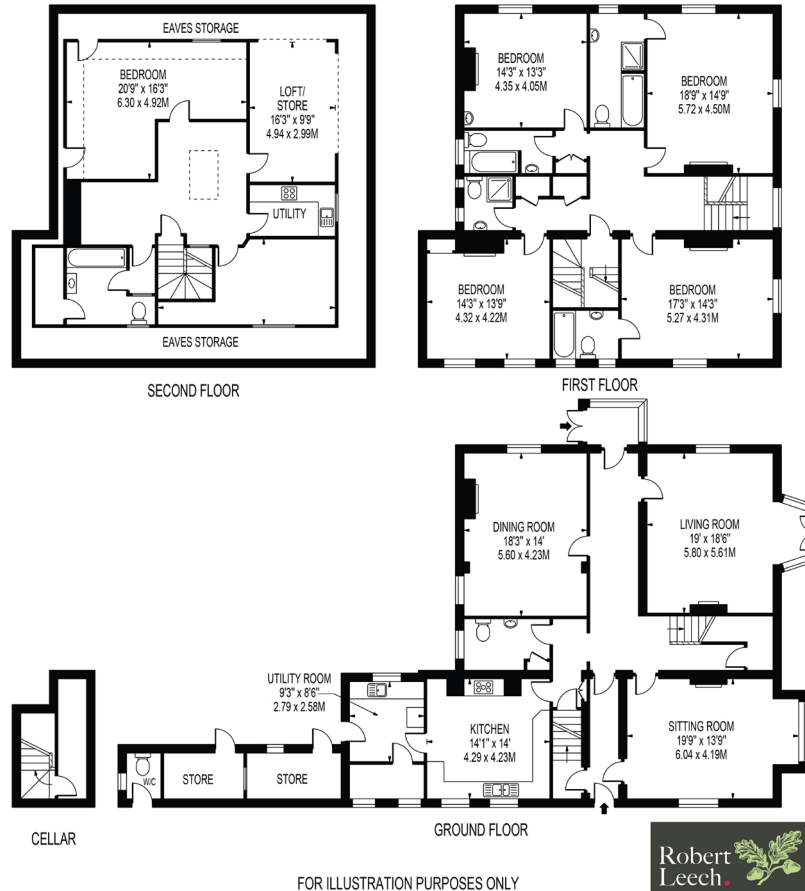
lingfield@robertleech.com

29 High Street Lingfield
Surrey RH7 6AA

robertleech.com

THE PLATT, COLBURN HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 4684 SQ FT - 435.14 SQ M
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA, EXCLUDING STORES & W/C)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE, RESTRICTED HEIGHT: 513 SQ FT - 47.68 SQ M
APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORES & W/C: 161 SQ FT - 14.95 SQ M



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. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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Robert Leech 

REIGATE OXTED LINGFIELD