



Dormans Park, West Sussex

Private
Estates. 

PRIME PROPERTY FROM ROBERT LEECH
LONDON & GLOBAL MARKETING



A distinctive family home, built in 2014, with 5 bedrooms and 5 reception rooms in this much sought after private park.

Built by Millwood designer homes in 2014, Shama offers 3700 sq.ft of living accommodation, set within Dormans Park which nestles on the West Sussex and Surrey border in tranquil surroundings. The property is approached via a electronic security gate over a paved driveway with spotlights. Internally, there is underfloor heating with individual zoned controls. Domestic hot water is provided by solar panels/immersion heater.

Outside, the gardens surround the property. The rear has a south westerly aspect, with a flagstone patio area, where there is access to the kitchen and drawing room. The gardens are mainly laid to lawn with mature trees and shrubs. In all, the gardens extend to about one third of an acre. The front of the property provides ample parking space and access to the double garage.

Summary of Accommodation

Ground Floor

- Entrance Hall with solid wood flooring
- Double Aspect Drawing Room with fireplace
- Formal Dining Room
- Bespoke fitted Study by Strachan
- Magnificent Kitchen/Breakfast/Orangery with floor to ceiling windows and bi-folding doors giving access to rear terrace and garden. Custom made kitchen by 'Manor Cabinets' with granite work surfaces, Siemens and Liebherr integrated appliances.
- Utility Room with gas combination boiler
- Family Room
- Cloakroom
- Safe

First Floor

- Part galleried landing with roof light window
- Master Bedroom with fitted wardrobe cupboards. En-suite bathroom with built in TV unit and Villeroy & Boch fittings
- Second bedroom suite with en-suite bathroom with built in TV
- Third bedroom suite with en suite bathroom
- Bedroom four, fitted as dressing room with Strachan units

Top Floor

- Large fifth bedroom suite, bathroom, fitted wardrobe cupboards and large walk in wardrobe/ dressing room providing ample storage space



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.

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.

Freehold

Gas fired central heating, double glazed windows & doors

Council tax band H


Local council: Tandridge

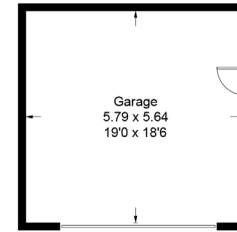
There is an annual maintenance charge for the upkeep of the private roads.



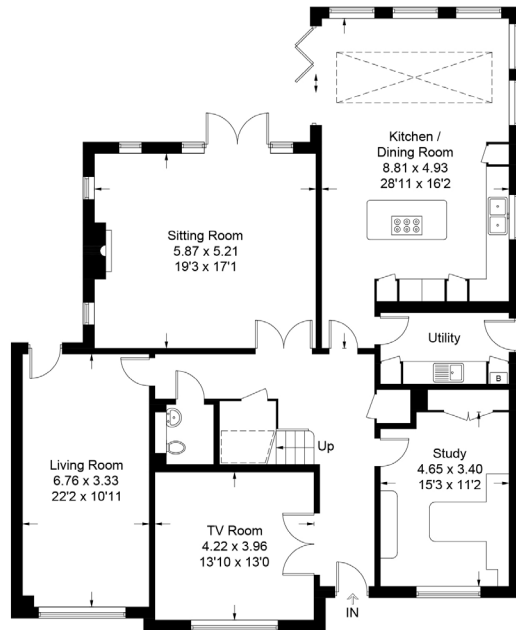


Approximate Gross Internal Area = 350.4 sq m / 3772 sq ft
 (Excluding Void)
 Outbuilding = 32.8 sq m / 353 sq ft
 Total = 383.2 sq m / 4125 sq ft

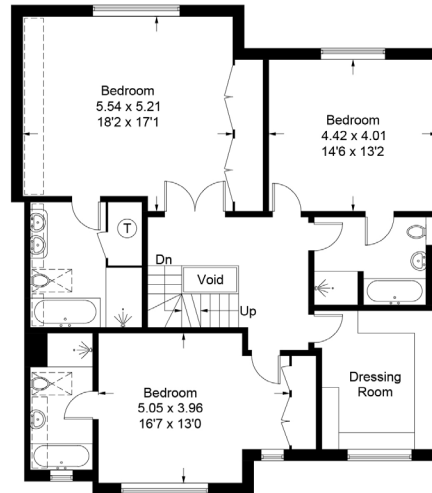
 = Reduced headroom below 1.5m / 5'0"



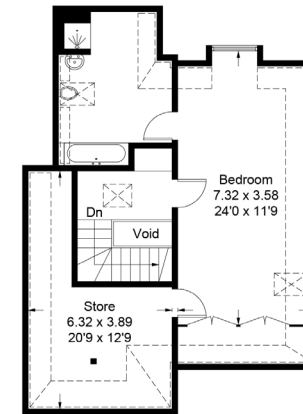
Outbuilding
 (Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1109358)
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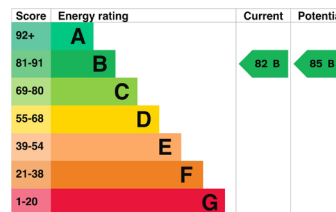
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The graph shows this property's current and potential energy rating.



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