



Dormans Park, West Sussex
Central London just 29 miles

Private
Estates. 

PRIME PROPERTY FROM ROBERT LEECH
LONDON & GLOBAL MARKETING



An elegant detached late Victorian residence exceptionally well presented. Double garage and detached home office. Gated entrance and mature gardens of about one third of an acre, in private park setting.

Dating back to the Victorian period, the house was constructed in the style of a compact 'baronial hall', complete with turret situated off the drawing room. A particular feature is the imposing reception hall/sitting room with wide inglenook fireplace, inset lighting and woodburning stove. The original architecture merges seamlessly with the tastefully improved interior, yet the house retains many character features typical of the era, including high ceilings and large areas of bright window space. The accommodation will suit many requirements and is extremely adaptable, with a ground floor bedroom or study. Outside, the house is set back behind automatic gates and approached by a gravelled driveway. There is a double garage, with one open bay and one secure bay. There is the advantage of an additional outbuilding, thought originally to have been a chapel, currently used as a home office and workshop, each with own entrance. The gardens and grounds are a further feature, with secluded areas and large pond, creating a sanctuary from everyday life.



Summary of Accommodation

- Entrance Hall
- Magnificent Reception Hall/Sitting Room with window to the front, painted wood panelling, painted beams and inglenook fireplace with inset lighting
- Drawing Room with limestone fireplace, roundel sitting area overlooking the garden and double doors leading out to the terrace and garden
- Ground floor bedroom/study with door to rear hall giving access to:
- Cloakroom/Shower room, utility room and door to outside
- Beautiful well-appointed kitchen/dining room including extensive wall and base units with polished granite worktops, larder cupboard, integrated appliances, space for dining table and windows overlooking the front
- Cellar/plant room, accessed externally

First Floor

- Principal bedroom with fitted wardrobes and window with views over gardens
- Second bedroom with en-suite shower room and access to eaves storage
- Family bathroom
- Landing with fitted storage cupboards

Planning permission was approved in 2023 for the erection of: two storey side extension to provide two bedrooms, en-suite to bedroom one and shower room to bedroom four/study. Full details can be found on the Tandridge District Council website under ref: TA/2023/581

Outside

- Detached garage, one open bay and one secure bay
- Attached garage and garden store
- Area of paved gardens with flower beds
- Paved terrace, large pond
- 30ft long detached outbuilding currently used as a home office and a workshop, both with separate access
- Paved terrace leading to gardens and grounds with lawns, mature hedges, shrubs and plants. Gardens extending, in all, to about one third of an acre



Location

The property occupies a prominent position in this sought after private park. The origins of the 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

Services: Mains water, electricity, drainage

Council tax band G

Local council: Tandridge

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





Approximate Gross Internal Area = 188.4 sq m / 2028 sq ft
 Basement = 12.6 sq m / 136 sq ft
 Outbuildings = 50.0 sq m / 538 sq ft
 (Excluding Carport)
 Total = 251.0 sq m / 2702 sq ft



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

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. (ID1090949)

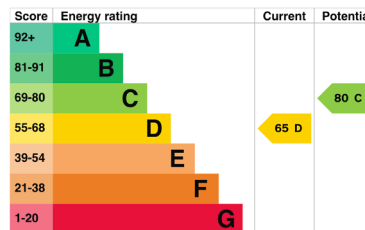
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01342 837783

pauldixon@robertleech.com

29 High Street Lingfield
 Surrey RH7 6AA

robertleech.com



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