



Dormans Park, West Sussex

Private  
Estates. 

PRIME PROPERTY FROM ROBERT LEECH  
LONDON & GLOBAL MARKETING





## **AN IMPOSING LATE VICTORIAN 5/6 BEDROOM DETACHED COUNTRY RESIDENCE WITH OUTDOOR POOL, SET IN MATURE GARDENS - PRIVATE PARK LOCATION**

The property is believed to date back to 1888 with later additions and is a fine example of one of the original houses in Dormans Park. With many original features, the main house extends to over 4,000 sq ft including four reception rooms, plus an excellent kitchen/breakfast room and conservatory, creating ideal family and entertaining space. The house has been much improved by the present owner and is well presented.





## Summary of Accommodation

### Ground Floor

- Entrance Hall, staircase to first floor
- Study, with gas effect fire
- Elegant Drawing Room, feature ornate Victorian fireplace, double doors to terrace
- Dining Room, stone fireplace, fitted bookshelves, double doors to garden, double doors to:
- Conservatory, door to garden
- Family Room, woodburner, fitted bookshelves, double doors to garden
- Contemporary Kitchen/Breakfast Room, The sleek white cabinetry and worktops create a clean, minimalist backdrop, while the atrium skylight above floods the area with natural light, enhancing its airy and open atmosphere. The matching wall and base units include integrated equipment and there is an island unit with illuminated cooker hood over. The result is a harmonious and functional kitchen that serves as a bright and welcoming heart of the home. Door to cellar and folding doors to garden
- Utility Room, door to:
- Cloakroom/Shower Room, lobby with door to garden
- Ground floor bedroom, adjacent shower room with white suite
- Inbuilt tandem double garage



### First Floor

- Galleried Landing, double doors to:
- Roof terrace
- Master Double Aspect Suite, dressing room with extensive fitted cupboards, ensuite bathroom/shower room including white suite of corner bath, 'his and hers' basins, WC
- Four further bedrooms, two with 'jack and jill' shared shower room, wash basin & WC
- Further separate bathroom with walk in shower, wash basin and WC



## Outside

Approached through high electronically operated gates, there is an impressive driveway entrance leading to double integral garage and parking area. Mature laurel and conifers boundary hedging offer a good deal of seclusion, in particular to the OPEN SWIMMING POOL where there is a paved surround, slightly raised deck and pool/breeze house. To the rear of the property, there is a patio terrace with retaining wall and steps down to a formal lawn, flanked by mature specimen trees and borders.

## Location

The property occupies a commanding position in Hillcrest in Dormans Park. 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.

Mains water and electricity. Mains drainage.

Council Tax Band H

There is an annual payment for road maintenance to the Dormans Park Trust.

Some photos are from the owner's collection.









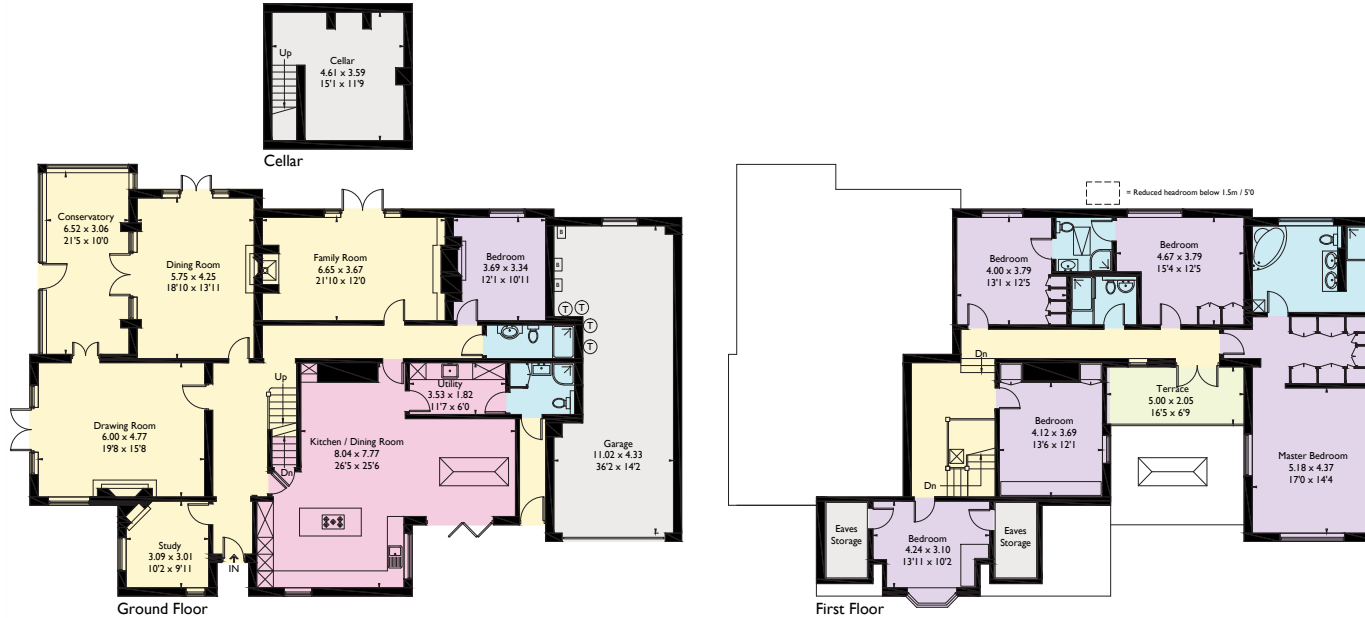
# The Anchorage, Hillcrest, Dormans Park, East Grinstead, RH19 2NE

Approximate Gross Internal Area = 378.9 sq m / 4078 sq ft (Excluding Eaves)

Cellar = 22.0 sq m / 237 sq ft

Garage = 43.9 sq m / 473 sq ft

Total = 444.8 sq m / 4788 sq ft



FLOORPLANZ © 2015 0845 6344080 Ref: 154550

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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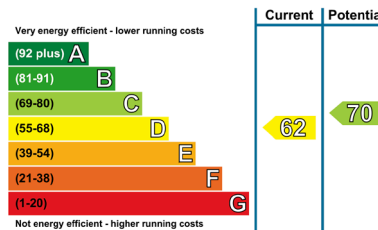
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