

Price

£1,300,000

Garnham  
H Bewley

Lake View, Dormans Park, East Grinstead



- Impressive Detached Bungalow
- Three Reception Rooms
- Three Bathrooms
- Refitted Kitchen / Breakfast Room
- Ample Driveway Parking and Double Garage
- Just Under 2 Acres
- Popular Private Location
- Beautifully Presented Throughout

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



## Wedgwood, Lake View, Dormans Park, East Grinstead, Surrey RH19 2LR

Garnham H Bewley are delighted to offer for sale this substantial family home beautifully positioned on a fabulous, secluded plot in its exclusive, private park enjoying peace and tranquillity. The property is approached via electric double gates leading to a large driveway providing ample parking within just under 2 acres of mature and established private grounds.

The accommodation consist of an inviting reception hall with a vaulted ceiling, tall window to the rear, parquet flooring which continues through most of the accommodation and double doors opening through to the living room and separate dining room. The bright and airy living room enjoys double aspect windows providing a wonderful outlook over the gardens, feature working fireplace and a door through to the refitted kitchen/breakfast room. The kitchen/ breakfast room is fitted in a comprehensive range of wall and base level units with extensive area of Quartz work surfaces, built-in double oven and further single oven, four ring hob with cooker hood above, 1 1/2 bowl inset sink / drainer, space for appliances, space for breakfast table and chairs and double aspect windows providing a wonderful outlook over the attractive lawns. The formal dining room is a generous size and has a large window providing plenty of light to the front aspect. There is a separate study/bedroom five which is alongside the dining room. The useful utility/laundry room has an inset sink, space and plumbing for washing machine, tumble dryer and further appliances, floor standing boiler which has recently been replaced with a seven year warranty and rear door access to the greenhouse and vegetable plot.

The master bedroom enjoys a wonderful space and has double built-in wardrobes and is complimented by an ensuite fitted with a low level WC, wash hand basin, large walk-in shower and separate bath. Bedroom two has the luxury of a built in wardrobe and fitted bathroom with a panelled enclosed bath with shower over, low level WC and wash hand basin. Bedroom three and bedroom four are both double rooms and have wonderful outlooks over the garden. There is a further family bathroom and a separate WC.

Outside, has a large shingle driveway providing plenty of parking, detached double garage with roller electric door with power and light, feature pond with water feature, large expanses of lawn leading to Woodlands and a vast variety of mature shrubs and flowering plants. The property has considerable potential to extend upwards under permitted development. This delightful home is within close proximity to Dormans mainline railway station to London terminals and Dormansland Village primary School and Lingfield College.

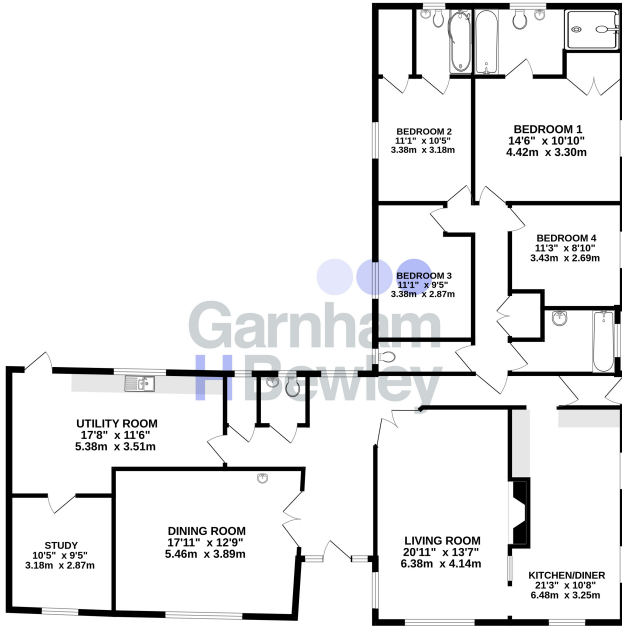


Welcome Home



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## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan 12/2024

### Reception Hall

### W.C.

### Living Room

20' 11" x 13' 7" (6.38m x 4.14m)

### Kitchen / Breakfast Room

20' 11" x 10' 8" (6.38m x 3.25m)

### Dining Room

17' 11" x 12' 9" (5.46m x 3.89m)

### Utility / Laundry Room

17' 8" x 11' 6" (5.38m x 3.51m)

### Study

10' 5" x 9' 5" (3.17m x 2.87m)

### Cloakroom

### Master Bedroom

10' 10" x 14' 6" (3.30m x 4.42m)

### En-suite

### Bedroom 2

10' 5" x 11' 4" (3.17m x 3.45m)

### En-suite

### Bedroom 3

11' 1" x 9' 5" (3.38m x 2.87m)

### Bedroom 4

11' 3" x 8' 10" (3.43m x 2.69m)

### Family Bathroom

### Double Garage



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## NEAREST RAILWAY STATIONS

Dormans Station

0.6 miles

East Grinstead Station

1.7 miles

Lingfield Station

1.9 miles

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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