

Price

£1,100,000

Garnham  
H Bewley

Swissland Hill, Dormans Park,



- Fabulous Character Home
- Three Large Reception Rooms
- Two Well-Appointed Bathrooms
- Impressive Grounds
- Separate Annexe
- Ample Gated Parking
- Desirable Private Estate

For further information contact Garnham H Bewley:

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





## High Leam West, Swissland Hill, Dormans Park, Surrey RH19 2NA

Set within the highly regarded and private Dormans Park estate, this individual residence offers a rare opportunity to acquire a charming character home with a self-contained annexe, all set within beautifully landscaped and secluded grounds of approximately one-third of an acre. Dating back to the late 19th century, the original house showcases the architectural elegance of the Victorian era, with high ceilings, stained glass leaded light windows, and open fireplaces. Subsequent sympathetic extensions in the 1930s and 1970s have introduced a balance of period charm and light-filled modern spaces, making this a versatile and inviting family home. Lovingly owned and maintained by the same family for over 30 years, the property has evolved to provide flexible living accommodation, ideal for multigenerational living, entertaining, and working from home. In recent years, a discreetly positioned self-contained one-bedroom annexe has been created with its own private entrance—perfect for guests, relatives or potential income use.

A welcoming Victorian entrance lobby with original tiled flooring and stained-glass panels leads to the main hallway, featuring Amtico flooring and a spiral staircase to the basement. From here, the flow of the ground floor draws you into the heart of the home. The kitchen/breakfast room features hand-painted cabinetry, a Britannia six-burner gas range with electric oven, integrated appliances including dishwasher and fridge, and original leaded light windows. Under-unit lighting and a 1½ bowl sink with waste disposal complete this stylish and functional space. The drawing room exudes classic comfort, with a coal-effect gas fire in an ornate surround, and more original stained glass detailing. The dining room and adjoining living area offer a contemporary contrast—Kamdean flooring, full-height Origin sliding doors, and large windows framing garden views, with a Jøtul wood burner adding a cosy focal point. Also on the ground floor is a cloakroom, a rear utility lobby with butler sink and garden access, and a spacious basement area with three rooms—currently used for storage but previously partially converted and offering further potential (subject to finishing). Upstairs, the principal bedroom enjoys custom-fitted wardrobes and a desk area, along with ladder access to a fully boarded loft room fitted with two Velux windows—ideal as a study, playroom or creative space. The adjoining shower room/dressing area includes twin basins, WC, glazed shower enclosure and further built-in wardrobes. There are three further bedrooms, each offering garden views and fitted storage. The family bathroom features Amtico flooring, walk-in shower, separate bath, and more hand-painted vanity units—all lit by a characterful leaded light window.

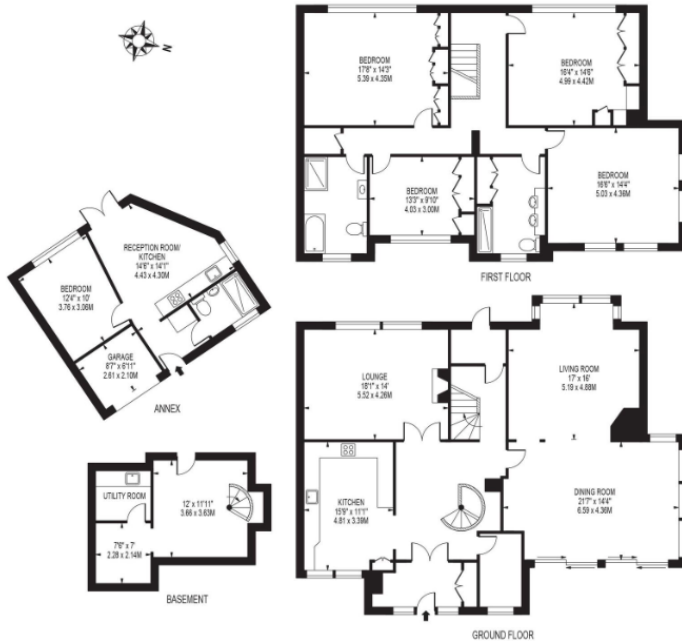
The house is set behind a striking brick-pillared entrance with wrought iron gate, leading to an attractive resin-bonded driveway with electric vehicle charging point. To the side, a private walled courtyard offers a tranquil space with a carved stone water feature, ornamental pond, waterfall, and ambient fibre optic lighting—a perfect spot for evening entertaining. A sun terrace with wrought iron balustrading opens out from the main living areas, with steps leading down to a well-screened lawn, mature planting, and woodland views beyond. Tucked away within the grounds is a secret garden and play area, along with a large garden store for tools and outdoor equipment. A single garage is accessed via a side lane and is equipped with an electric door, power, and lighting.

For further information, contact [carol@garnhamhbewley.co.uk](mailto:carol@garnhamhbewley.co.uk)  
Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)





# Accommodation



## Entrance Porch

## Reception Hall

## Kitchen

15' 9" x 11' 1" (4.80m x 3.38m)

## Lounge

18' 1" x 14' 0" (5.51m x 4.27m)

## Second Living Room

17' 0" x 16' 0" (5.18m x 4.88m)

## Dining Room

21' 7" x 14' 4" (6.58m x 4.37m)

## First Floor

## Master Bedroom

16' 6" x 14' 4" (5.03m x 4.37m)

## Bedroom 2

17' 8" x 14' 3" (5.38m x 4.34m)

## Bedroom 3

16' 4" x 14' 6" (4.98m x 4.42m)

## Bedroom 4

13' 3" x 9' 10" (4.04m x 3.00m)

## Family Bathroom

## Family Shower Room

## Annexe

14' 6" x 14' 1" (4.42m x 4.29m) Kitchen

## Bedroom

12' 4" x 10' 0" (3.76m x 3.05m)

## Shower Room

## Garage Space

8' 7" x 6' 11" (2.62m x 2.11m)

## Basement



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Dormans Park is a highly desirable private estate established in the 1800s, set in over 200 acres of former farmland and woodland. It offers the charm and peace of countryside living, with excellent commuter links via Dormans Station (accessed via a nearby footpath), offering direct services to London. The nearby village of Dormansland (just over a mile away) provides a post office, village shop and church, while Lingfield and East Grinstead offer wider amenities including independent shops, Waitrose, restaurants, and cafes. Lingfield Racecourse is nearby for leisure and events. There is a strong selection of independent schools in the area including Lingfield College, Brambletye, Cumnor House, Ardingly College, and Worth School. Gatwick Airport is just 9 miles away, ideal for international travel. A rare opportunity to acquire a truly individual home offering space, privacy and character in one of Surrey's most exclusive private estates. Viewings strictly by appointment.

Roof to Victorian section retiled in June 2025, with a transferable guarantee

Council Tax Band G (Tandridge District Council)

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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