



HUNTERS®
HERE TO GET *you* THERE

Swissland Hill, Dormans Park, East Grinstead

Swissland Hill, Dormans Park, East Grinstead

Asking Price £1,100,000

Hunters are proud to offer to the market this spacious family home, perfectly located within the prestigious and much sought after Dormans Park private estate. Commissioned by Dr Pig in the late 19th century, this handsome property has had several additions over the decades that have followed and has been within the same family ownership for over 30 years.

Wrought iron gates open to a double drive way leading to the impressive property ahead. A Victorian entrance lobby, complete with beautifully tiled flooring and leaded light windows, provides a warm welcome and the hallway beyond gives access to the kitchen/diner along with a grand lounge room which includes some original features and fitted shutter blinds.

The heart of this house however has to be the impressive living and dining area, with fabulous views over the courtyard and terrace areas through floor to ceiling glass walls that really bring the outside in. The cosy living area here includes a fantastic wood burner for those chilly winter evenings. Completing this level is a rear lobby providing an alternative route to the garden and back off the hallway is a WC and a spiral staircase to the basement below.

Upstairs is open to cosmetic updating in areas but does offer exceptional space with four double bedrooms, each with expansive views over the gardens, along with two generous bathrooms. In addition there are two boarded loft rooms, both with Velux windows.

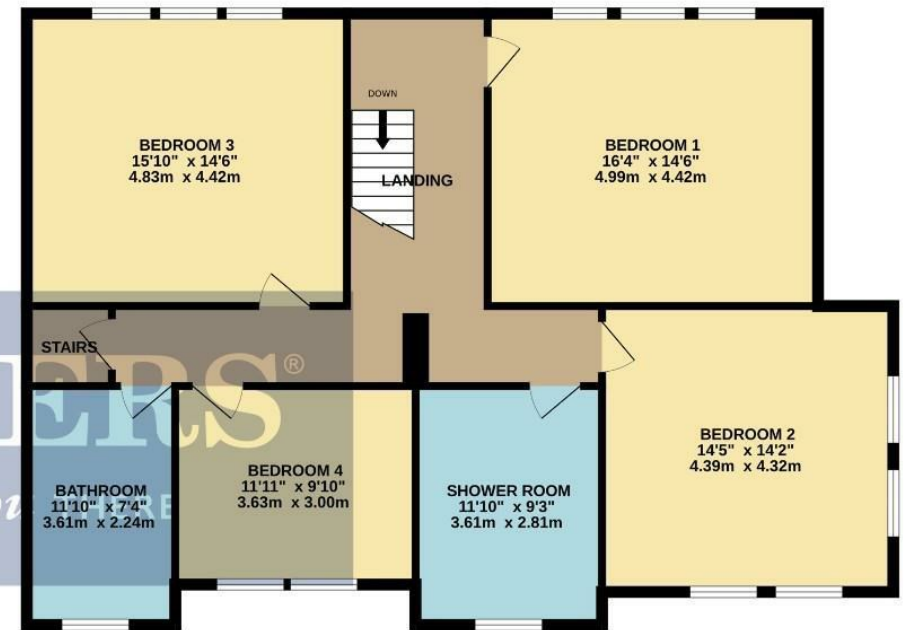
Externally the grounds do not disappoint and include areas of lawn, mature trees and borders to the rear. Adjoining the house is the previously mentioned terrace and courtyard, the latter of which contains a serene pond with water features, providing the ultimate relaxation spot.

Also within the grounds is a superb one bedroom, open plan annexe with it's own patio, great for multi-generational living or guest accommodation along with an adjoining garage. Finally a great all weather ball court provides play space for kids and adults alike.

Hunters East Grinstead 127 London Road, East Grinstead, RH19 1EQ | 01342 314 156
eastgrinstead@hunters.com | www.hunters.com

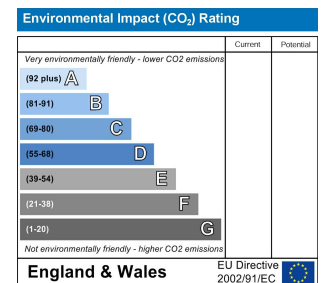
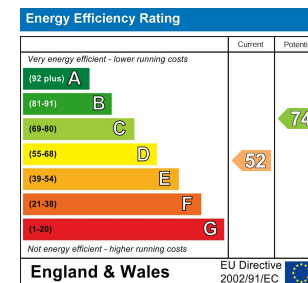
GROUND FLOOR
1298 sq.ft. (120.6 sq.m.) approx.

1ST FLOOR
1193 sq.ft. (110.8 sq.m.) approx.



TOTAL FLOOR AREA : 2491 sq.ft. (231.4 sq.m.) approx.

Whilst 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 mis-statement. 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 Metropix ©2024



Entrance Lobby

Victorian style tiled flooring, part original stained glass leaded light windows & door, storage cupboards, double doors to entrance hall.

Entrance Hall

Amtico flooring throughout, spiral staircase to basement, feature painted ceiling, chandelier style pendant lighting

Kitchen / Diner

Amtico flooring throughout, hand painted wall and base cabinets, integrated dishwasher, fridge and combination microwave oven, Britannia 6 hob gas burner with electric oven and extractor fan, 1 1/2 bowl sink with waste disposal, under unit lighting, part original Victoria leaded light windows.

Lounge

Double doors from entrance hall, carpeted throughout, coal effect gas fire with ornate surround, inlay shelving and storage, fitted shutter blinds, part original leaded light windows, pendant lighting.

Dining Room

Karndean flooring throughout, floor to ceiling Origin double glazed windows and sliding doors to courtyard, sliding full height widows to terrace and door to garden, spot lighting, open plan to living area

Living Room

Mostly carpeted with Karndean flooring in double glazed bay window, Jotul wood burner with air distribution chamber to heat room as well as two bedrooms, spot lighting, views to garden.

WC

Wood flooring, part tiled walls, WC and basin, full height storage cupboards, window to courtyard area.

Rear Lobby

Tiled flooring, glazed door to garden, storage cupboard, butler sink, under stairs storage, pendant lighting

Basement

Three rooms providing storage, utility room with washing machine, tumble dryer and second fridge.

Bedroom One

Carpeted throughout, hand painted fitted wardrobes and desk area, window with views over garden, ladder access to fully boarded loft area with 2 x Velux windows

Shower Room / Dressing Room

Tiled flooring, double basin with storage under, hand painted fitted wardrobes, large walk in shower with glazed screen, large illuminated mirror, WC with concealed cistern

Bedroom Two

Carpeted throughout, dual aspect windows with views, pendant lighting.

Bedroom Three

Carpeted throughout, part original window with leaded lights and views over rear garden, hand painted fitted wardrobes.

Bedroom Four

Carpeted throughout, part original window with views over front, hand painted fitted wardrobes

Bathroom

Amtico flooring, basin with hand painted units, bath, walk in shower with glazed screen, WC, part original window with leaded lights.

Garden / Grounds

Areas of lawn, mature borders and trees, outdoor lighting, path to play area with external power point, all weather ball court and large shed.

Courtyard / Terrace

Courtyard with pond, carved stone heads water feature, waterfall, fibre optic lighting, external power points, gate to driveway. Large stone terrace with wrought iron

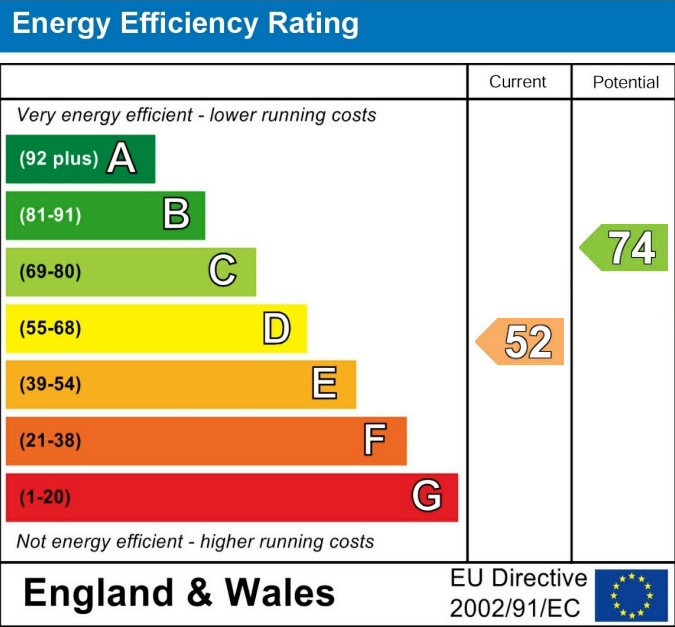
balustrade, views across garden and ancient woodland. Resin driveway with two entrances, wrought iron gates and electric charging point.

Annexe

One bedroom with open plan kitchen/living area. Integrated oven/hob, dishwasher and washing machine. Shower room with underfloor heating, patio doors to patio and garden beyond.

Garage

Single garage, electric door and internal power/lighting.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







