



Brackens, Hillcrest, Dormans Park, Surrey





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A most attractive Victorian family house situated in a sought-after exclusive private park on the Kent/Sussex/Surrey borders and just one mile from Dormans station. The property offers flexible and beautifully presented accommodation with lovely gardens and grounds, detached studio/office/workshop and garage/store.

Dormans station 1 mile (London Bridge/Victoria from 53 minutes). Lingfield 2.5 miles. East Grinstead 3.7 miles (London Bridge/Victoria from 59 minutes). M23(J10) 8.8 miles. M25(J5) 10.5 miles. Gatwick airport 11.6 miles. Tunbridge Wells 13.7 miles. London 31 miles. (All times and distances approximate)



Tenure: Freehold

Local authority: Tandridge District Council, Tel. 01883 722000

Council tax band: G

Services: Mains water, gas and electricity. Gas heating. Mains drainage. Part electric underfloor heating.

Planning Permission exists for: The erection of a 2 storey rear extension, with pitched roof (REF 2023/581). Further details available on the Tandridge District Council website.





The property offers flexible and beautifully presented accommodation throughout.

The Property

Brackens is a most attractive detached Victorian family house offering flexible and beautifully presented accommodation throughout. The front door opens into a reception hall with door leading through to a fantastic period sitting room with a window to the front, painted wood panelling, painted beams and a wonderful inglenook fireplace with inset lighting.

The drawing room has a limestone fireplace, fabulous roundel sitting area overlooking the garden and double doors leading out to the terrace and garden. There is also a ground floor bedroom/study with a door to a rear hall giving access to a shower room, utility room and door to the side. The fabulous and well-appointed modern kitchen/dining room is a real feature of the house and includes extensive wall and base units with polished granite worktops, larder cupboard, integrated appliances, space for dining table and windows overlooking the front. The property also benefits from a cellar/plant room, accessed externally

On the first floor, the principal bedroom has fitted wardrobes and a window overlooking the gardens. The second bedroom has an en suite shower room and access to eaves storage. There is also a family bathroom as well as fitted storage cupboards on the landing.

Gardens and Grounds

The house is approached via an electric gated entrance over a gravelled driveway leading to the house, front drive and detached garage building providing one open bay and one secure bay as well as an attached garage and garden store. Adjacent to the garage there is an area of paved garden with flower beds and a paved terrace providing a delightful sitting area beside a large pond.

To one side of the house there is a large detached outbuilding (30 ft long) which currently provides a studio/home office and a workshop, both with separate access. On the other side of the house there is a large paved terrace, running the length of the property. This leads on to the beautiful gardens and grounds which are laid to lawn with a range of mature hedges, shrubs and plants.





Situation

The property is situated in an established setting in a sought-after exclusive private park on the Kent/Sussex/Surrey borders. Dormans mainline station is just one mile away with a regular service to London. East Grinstead offers a wide range of shopping amenities serving usual day-to-day needs. Tunbridge Wells is also within easy driving distance providing a further range of shops and cultural facilities.

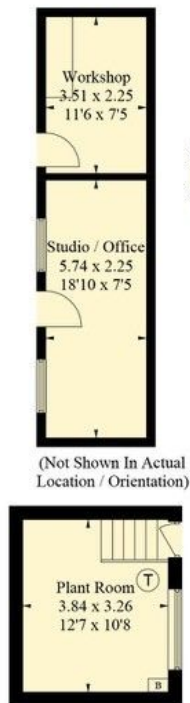
The area is renowned for the quality of schools, both in the private and state sectors, including Lingfield College, Brambletye at East Grinstead, Cumnor House Sussex at Danehill and Hazelwood School at Oxted.

Leisure activities include riding and walking in the surrounding countryside; sailing at Bough Beech, Bewl Water and on the south coast; racing at Lingfield; golf at Royal Ashdown, Forest Row, Chartham Park and East Grinstead. Ashdown Forest is also close by and is the heart of the High Weald Area of Outstanding Natural Beauty with national and international protection for a variety of wildlife.

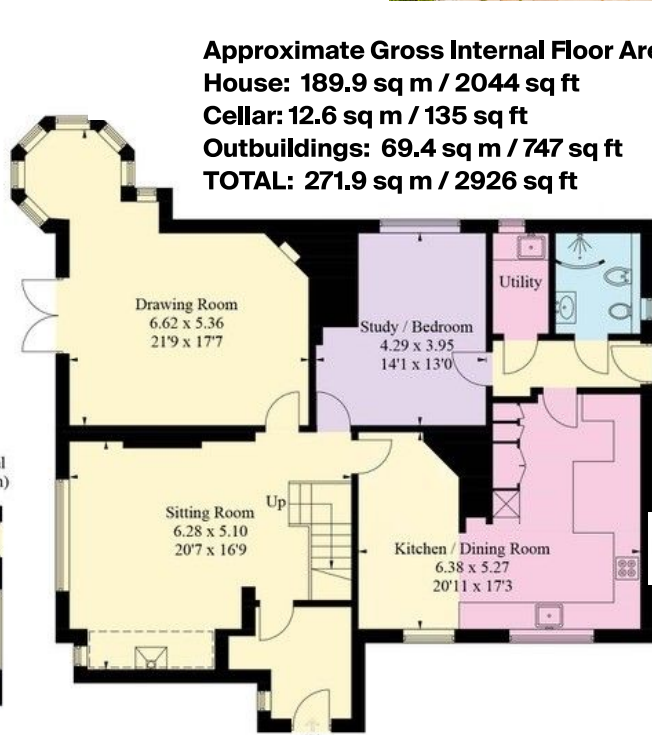


Directions (RH19 2LX)

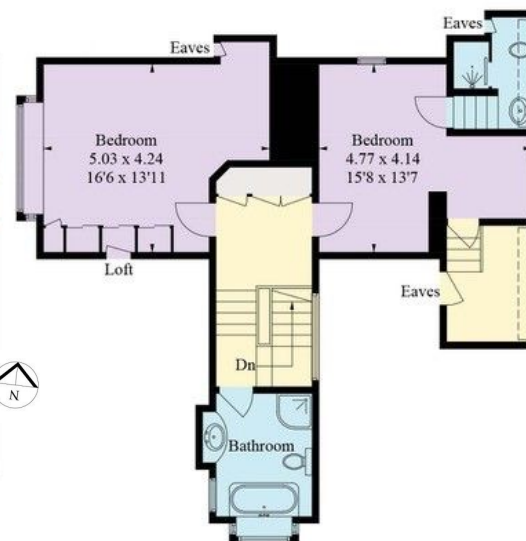
From East Grinstead or Tunbridge Wells, take the A264 and turn into Sandhaves Hill (signposted Edenbridge B2028). Continue on this road, which becomes Wilderwick Road. After 1 mile, turn left (signposted Dormans Park) and left again passing through the white gates onto The Approach (which becomes Furzefield Chase). After 0.3 miles. Turn right into Hill Crest and the property will be found after a short distance on the right-hand side.



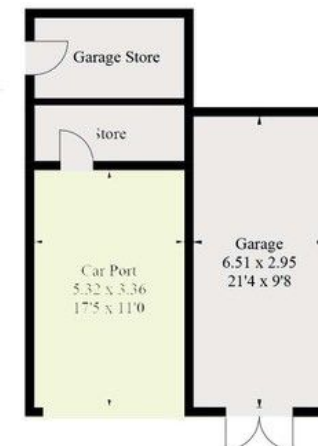
Cellar



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Floor Area
House: 189.9 sq m / 2044 sq ft
Cellar: 12.6 sq m / 135 sq ft
Outbuildings: 69.4 sq m / 747 sq ft
TOTAL: 271.9 sq m / 2926 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.

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