



St. Margarets Avenue, Dormans Park

Guide Price £1,750,000 – £1,850,000

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St. Margarets Avenue

This stunning six bedroom family home occupies a sought after plot in the well-regarded Dormans Park Estate. This 4896sq ft property boasts versatile living accommodation arranged over three floors and has the added benefit of six accompanying ensuite bathrooms.

The accommodation briefly comprises: stone pillar storm porch; reception hall with centre staircase; downstairs cloakroom with low-level WC and wash hand basin; dedicated study with fitted cupboards; dual aspect games room with French doors leading to the side; dual aspect living room with twin French doors leading to the rear and feature log burning stove; open plan dining/family room with twin French doors and a pair of skylights; modern kitchen/breakfast room with a range of wall and base level units, integrated appliances, central island with sink and useful breakfast bar; utility room with and range of wall and base units, sink and drainer, space for white goods, side access door; internal access to the garage completes the ground floor.

The first floor comprises: master bedroom with vaulted ceiling with twin Juliet balconies, dressing room and ensuite complete with double shower, low-level WC, wash hand basin and bath with mixer taps; double guest bedroom with vaulted ceiling, twin Juliet balconies, fitted wardrobe and an ensuite complete with low-level WC, wash hand basin, shower suite and a bath with mixer taps; two further double guest bedrooms with bespoke wardrobes and shower room ensuites completes the first floor.





St. Margarets Avenue

Dormans Park, East Grinstead

The second floor is reserved for two additional double bedrooms both with skylights and ensembles concluding the accommodation.

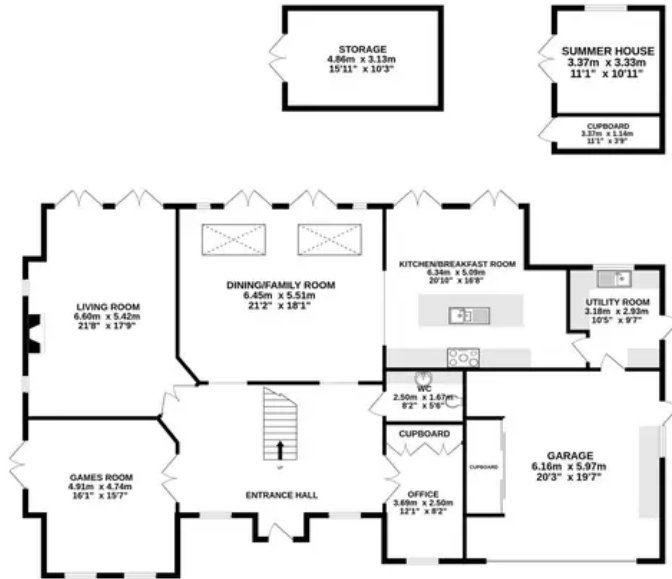
Externally, the property further benefits from an in-and-out automatic gated driveway, timber framed carport for two vehicles and access to the double garage with electric up and over door. The Southerly facing rear garden is mostly laid to lawn with a versatile patio area abutting the rear of the property, timber pergola, useful storage shed and summerhouse.

Tenure: Freehold

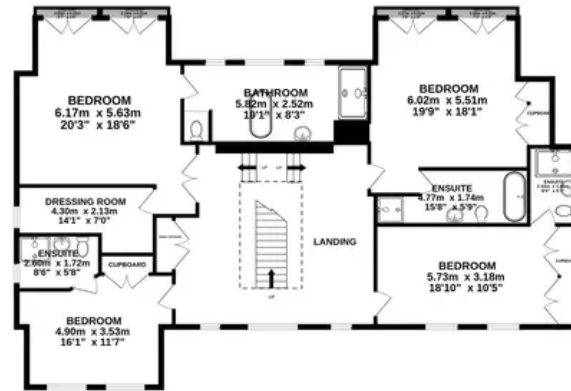
- Substantial family home
- Six double bedrooms
- Six ensuite bathrooms
- Nearly 5000sq ft of living space
- Modern bespoke design
- Master suite with dressing room
- Utility room, Study, downstairs cloakroom
- Prestigious location
- Gated driveway parking
- Close proximity to local schools



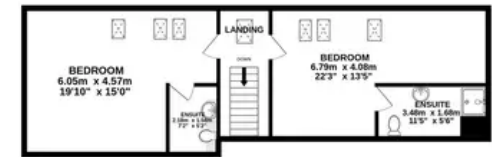
GROUND FLOOR
233.1 sq.m. (2509 sq.ft.) approx.



1ST FLOOR
160.2 sq.m. (1725 sq.ft.) approx.



2ND FLOOR
61.5 sq.m. (662 sq.ft.) approx.



TOTAL FLOOR AREA : 454.8 sq.m. (4896 sq.ft.) 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.

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