



1 Sondes Place Mansion Westcott Road, Dorking, RH4 3GD

Price Guide £1,750,000





- SUPERBLY APPOINTED DUPLEX APARTMENT • ALMOST 3,000 SQ. FT OF REFINED LUXURY
- THREE DOUBLE BEDROOMS WITH EN-SUITE BATHROOMS • SUPERB MANSION HOUSE IN PARKLAND SETTING
- PRIVATE LIFT ACCESS TO LOWER FLOOR • STUNNING DRAWING ROOM
- FORMAL DINING ROOM • STYLISH KITCHEN WITH ISLAND UNIT
- GATED DEVELOPMENT • ALLOCATED PARKING AND CAR PORT



## Description

A truly stunning apartment in this magnificent Mansion house, originally designed by Thomas Cubitt and now restored to its former splendour. Occupying an elevated position with stunning views, Sondes Place is the perfect location for those who would like to live in this exclusive part of Surrey. It offers the beauty, tranquillity and privacy of the Surrey Hills, yet is just a few minutes from the charming High Street and cultural delights of Dorking.

This exclusive apartment is finished to the highest specification with premium quality fittings throughout whilst retaining many of the period features such as exceptionally high ceilings. Accommodation briefly comprises of an oversized entrance hall providing access to all principal rooms. The stylish and contemporary Italian designed kitchen with island unit provides the perfect space to entertain. The double aspect sitting room is a particular feature of the home with far reaching views towards Box Hill from a large box bay double height window. There is an adjoining formal dining room with feature fireplace. Access to the ground floor is provided by either an elegant staircase or internal lift. All three bedrooms enjoy generous dimensions, built in wardrobes and highly appointed ensuites. The master bedroom (21'3 x 17'4) also provides direct access to a large patio area. A useful store room and separate utility room complete the ground floor accommodation. Externally the grounds are accessed via electric gates. Parking includes two allocated parking bays and a covered car port bay with adjoining brick built store. The terrace is east facing with a large patio area providing a great place to entertain surrounded by a selection of mature shrubs and flower bed borders.

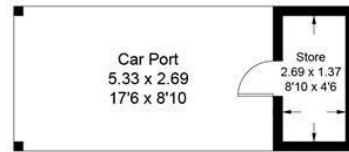


## Situation

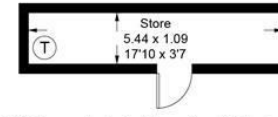
Moments from Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants, Coffee shops and Michelin star restaurant Sorrel, there is also a number of well-regarded pubs. The Dorking Halls, at the eastern end of the town, includes a cinema and sports centre, as well as a 24-hour fitness centre. There is a highly regarded selection of schools close by to the property including St Pauls School, The Ashcombe, The Priory and The Powell Corderoy all within easy reach. Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) also there are two further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond. To the north of the town is Denbies Vineyard, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks.

Tenure	Share Of Freehold
EPC	C
Council Tax Band	H
Lease	125 Years from 1st April 2018
Service Charge	£3,574.25 Per 6 Months

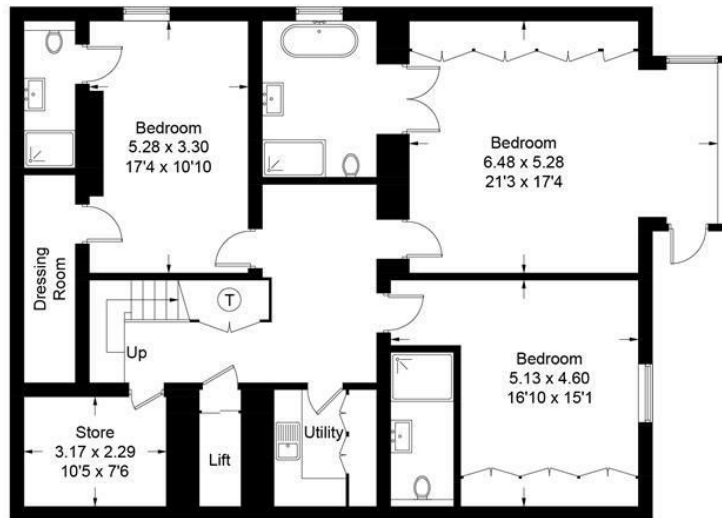
Approximate Gross Internal Area = 263.8 sq m / 2839 sq ft  
 Outbuildings = 9.6 sq m / 103 sq ft  
 Total = 273.4 sq m / 2942 sq ft  
 (Excluding Carport)



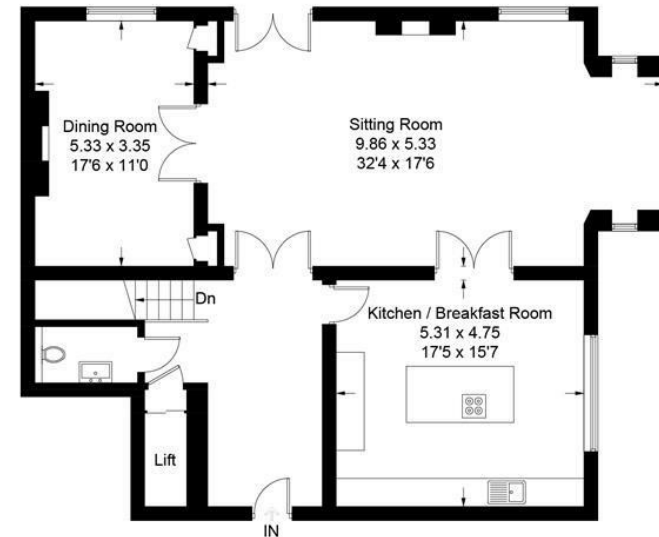
**Car Port**  
 (Not Shown In Actual  
 Location / Orientation)



(Not Shown In Actual Location / Orientation)



**Lower Ground Floor**



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1021625)  
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