



4 Sondes Place Westcott Road, Dorking, Surrey, RH4 3GD

Price Guide £1,750,000





- STUNNING FOUR BEDROOM WING
- OPEN PLAN KITCHEN/FAMILY ROOM
- FORMAL SITTING/DINING ROOM
- CAR PORT AND DRIVEWAY PARKING
- COMMUNAL GROUNDS
- HIGH SPECIFICATION
- SOUTH FACING TERRACE
- SUPERB MASTER BEDROOM SUITE
- GATED DEVELOPMENT
- NO ONWARD CHAIN



Description

A rare opportunity to purchase this magnificent four-bedroom wing, occupying part of this desirable Mansion House, originally designed by Thomas Cubitt and now restored to its former splendour. 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.

Accommodation briefly comprises of a porch leading into a grand entrance hall providing access to all principal rooms. The stylish and contemporary Italian designed kitchen with island unit provides the perfect space to entertain with an open plan family area leading out onto the south facing private terrace. The living/dining room (23'11x15'0) is a particular feature of the home with high ceilings, large windows overlooking the terrace and a feature fireplace. There is also a separate utility/washroom, W.C and study/guest bedroom. An elegant sweeping staircase leads to the oversized galleried landing providing access to four bedrooms and a large family bathroom. Double doors lead to the master suite with an array of built in wardrobes and a stunning ensuite bathroom that includes a walk-in shower and freestanding bath. The second bedroom also includes built in wardrobes and an ensuite shower room.

Externally and to the front of the property is driveway parking for two cars leading to a landscaped garden, with a selection of mature trees. The rear terrace is South facing and provides a great place to entertain with hedgerow borders and a gate leading out onto the communal lawn. There is also an allocated car port with adjoining private store cupboard.

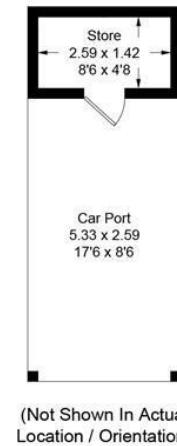
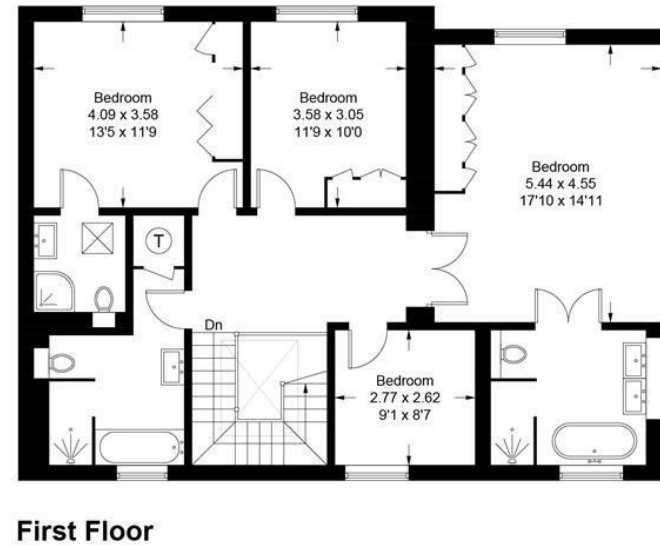
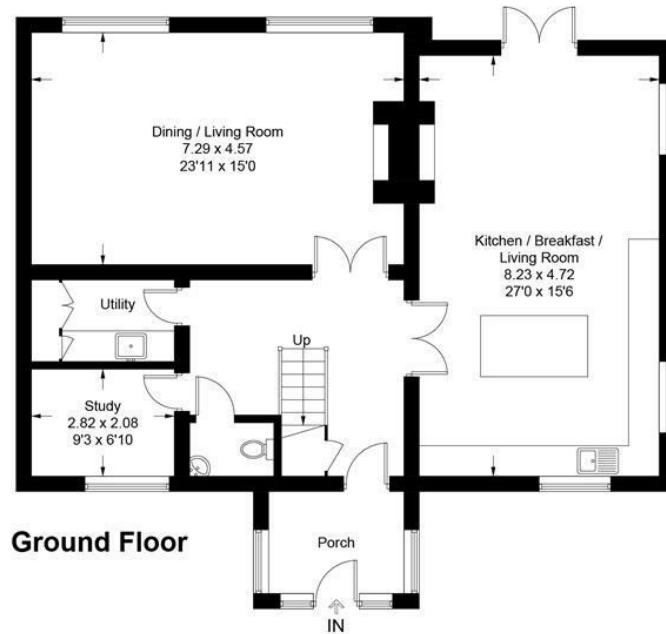


Situation

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	Freehold
EPC	C
Council Tax Band	H
Service Charge	£5,199.99 Per Annum

Approximate Gross Internal Area = 216.0 sq m / 2325 sq ft  
 Store = 3.6 sq m / 39 sq ft  
 (Excluding Car Port)  
 Total = 219.6 sq m / 2364 sq ft



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. (ID1093622)  
[www.bagshawandhardy.com](http://www.bagshawandhardy.com) © 2024

171 High Street, Dorking, Surrey, RH4 1AD  
**Tel:** 01306 877775 **Email:** [dorking@patrickgardner.com](mailto:dorking@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

