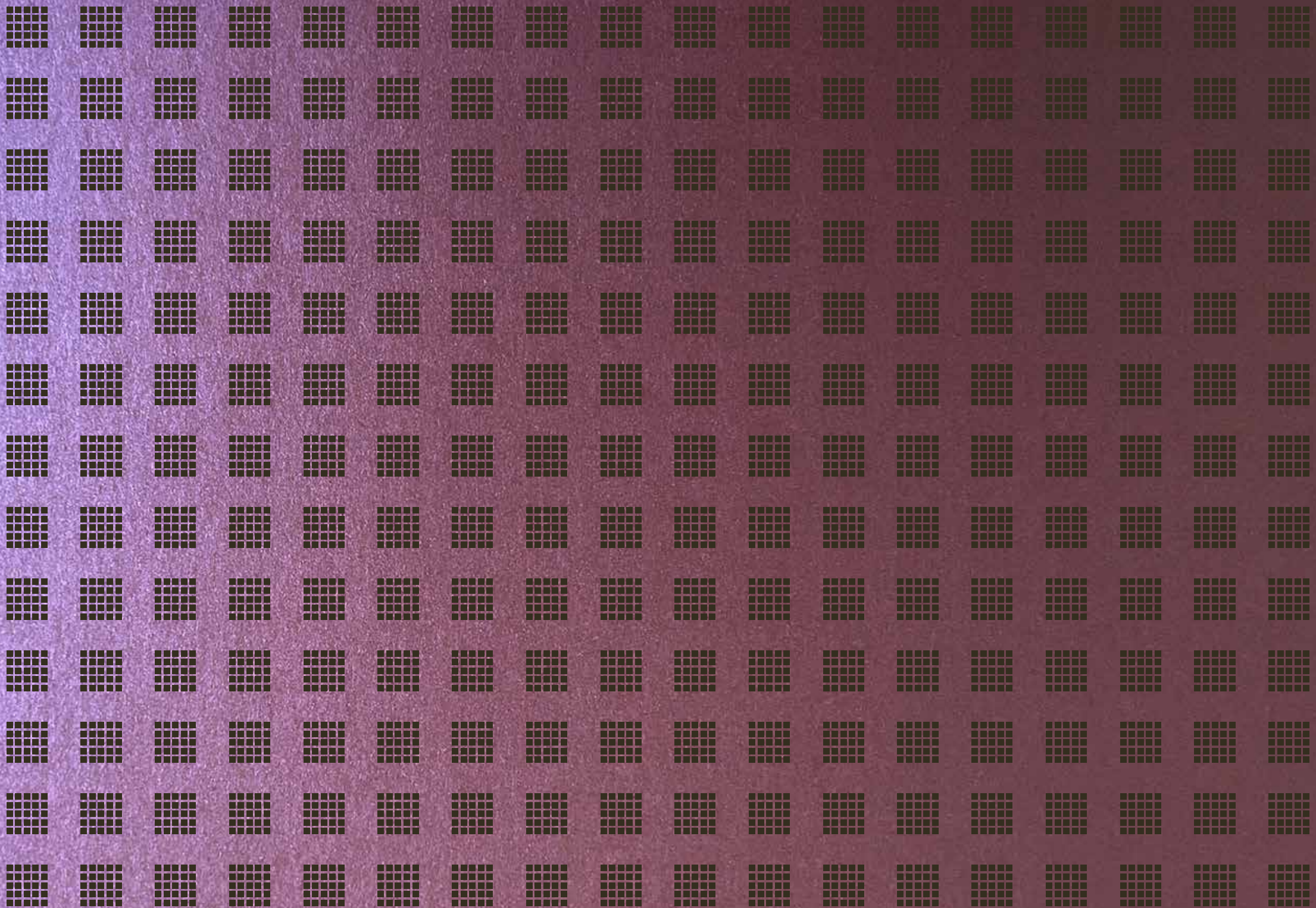


# SONDES PLACE







# SONDES PLACE



*Originally designed and built by Thomas Cubitt 1788-1855.*

*Leading master builder, creator of great swathes of London's Belgravia and Pimlico.*

*Also National Trust, Polesden Lacey, Great Bookham, near Dorking.*







SONDES PLACE

*restored 2017*











Sondes Place, a striking mansion originally built by Thomas Cubitt in 1850, commands an elevated position overlooking Box Hill and the North Downs.

Until recently, the building was a shadow of its former Georgian glory; over the past three years, Twist Homes have carefully and sympathetically restored Sondes Place with the utmost attention to detail.

The six new remarkable properties – including five apartments and a four-bedroom home located in the West wing – are designed to appeal to the more discerning homeowner. Those who appreciate outstanding attention to detail and lavish build specification for which the developer, Twist, is renowned.

All of the properties have retained the high ceilings and ubiquitous sense of grandeur derived from the original mansion. They are individual in character, and are all equally served by the reinstated historic features.

Twist has a well-earned reputation for producing beautiful, traditional homes created for modern day living and taste. Each offers a breathtaking environment that combines light and space with contemporary twists that are designed to enhance the pleasure of living in a truly elegant home.



































LOOKING EAST TOWARDS BOX HILL, ST

*view from*



MARTIN'S CHURCH DORKING & NORTH DOWNS

*No 5 kitchen*









































## SPECIFICATION OVERVIEW

### EXTERNAL

Natural York stone patios, steps and paths  
Gravel coloured tarmac drive  
Extensively landscaped gardens fully stocked with mature plants  
Rendered external walls  
Lighting, power and water to main terraces

### GRAND RECEPTION HALL

6 person lift (access to No. 1, 5, 6)  
Restored cantilevered stone stairs with original handrail and balustrades  
Original marble fireplace and cornicing  
Porcelain floor tiles  
Carpet to stairs and landing  
Contemporary glass lantern over stairs with designer chandelier

### INTERNAL FINISHES

Traditional timber sliding sash double glazed windows with draught seals  
Painted panelled doors with satin steel ironmongery  
Bespoke classic deep skirting and architraving throughout  
Painted timber stairs with oak treads and French polished handrail  
Feature ceiling and cornicing to principal rooms  
Bedrooms / dressing rooms – Italian, walnut lined, full height designer wardrobes

### FLOOR FINISHES

Parquet oak herringbone flooring to principal rooms and entrance halls  
Wool carpets to stairs and bedrooms  
Porcelain tiles to bathrooms, en suites, kitchens and utility rooms

### HEATING

Gas fired central heating boiler providing ample hot water and underfloor heating throughout with supplementary column radiators  
Whole house ventilation system with heat recovery  
English Heritage style stone fire surrounds with open fire  
Chimney closures fitted to flues

### ELECTRICAL

Satin chrome switch plates and socket outlets  
LED low energy recessed down lighters  
Telephone points in living rooms, all bedrooms and hall  
Media points in living rooms, family rooms and all bedrooms  
Shaver points in all bathrooms  
Mains supplied smoke detectors  
External lighting  
Centralised satellite and TV aerial  
Living rooms, kitchens, master bedrooms, all pre wired for sound system  
TV points above fire places and within principal bedroom wardrobes

### KITCHEN

Contemporary, high quality, comprehensive range of handleless Italian base and wall units  
Sliding island top to conceal hob and create breakfast bar (No. 1, 2, 4, 5, 6)  
Composite worktops and splash backs  
Under mounted stainless steel sink  
Instant boiling water Quooker tap (No. 1, 2, 4, 5, 6)  
Full complement of integrated Miele and Siemens appliances including:

- electric oven
- combination oven with pulse steam and microwave options
- warming drawer
- five zone induction hob
- concealed worktop downdraught extraction (No. 1, 2, 4, 5, 6)
- integral extractor hood (No. 3)
- dishwasher
- full height larder fridge
- full height larder freezer

### UTILITY ROOM (No. 1, 2, 4, 5)

Contemporary, high quality fitted units  
Composite worktop and splash backs  
Under mounted stainless steel sink  
Miele washing machine and Miele condensing tumble dryer

### BATHROOMS, EN SUITES, CLOAKROOMS

High quality Italian white sanitary ware  
Oval composite free standing bath (No. 1, 4, 5)  
Steel enamelled baths with glass shower screens (No. 2, 3, 4, 6)  
En suite – luxury wet room shower with glass screen and non slip porcelain tiles  
Showers – Hansgrohe polished chrome, drencher head and additional hand held shower wand  
Hansgrohe polished chrome thermostatic mixer taps  
Contemporary vanity units with deep drawers  
Fitted mirrors  
Full height tiling to walls or half height tiling to dado  
Polished chrome heated towel rails  
Under floor heating

### SECURITY

Video door entry at vehicle and pedestrian entry points  
Pre wired for intruder alarm system

### GENERAL

All homes enjoy spacious rooms and exceptionally high ceilings with re-instated traditional features

### CAR BARN & PARKING

Dedicated covered car barn space with integral lockable storage unit with power and light  
Two dedicated open car parking spaces





## LOCATION

With its elevated position and stunning views, Sondes Place is the perfect location for those who value the opportunity to live in an unique ‘Cubitt’ mansion, in this exclusive part of Surrey.

It offers the beauty, tranquility and privacy of the Surrey Hills, yet is just a short walk from the charming High Street and cultural delights of Dorking.

### BY ROAD

A24 Westcott Road – 0.2 miles  
M25 Junction 9 – 7.5 miles  
Gatwick – 13 miles  
Heathrow T5 – 27 miles

### BY RAIL

London Waterloo – 51 mins  
London Victoria – 1 hr  
Epsom – 13 mins  
Guildford – 18 mins  
Reigate – 9 mins

### RAILWAY STATIONS

Dorking – 1.7 miles  
Dorking West – 1 mile

### PLACES OF INTEREST

Denbies Wine Estate – 2.2 miles  
Ranmore Common (National Trust car park) – 3.3 miles  
National Trust Box Hill – 3.9 miles  
National Trust Polesden Lacey – 6 miles  
National Trust Leith Hill – 6.3 miles

### RECREATION

Dorking Sports Centre – 1.2 miles  
Dorking Lawn Tennis and Squash Club – 1.7 miles  
Dorking Golf Club – 2.1 miles  
Betchworth Park Golf Club – 2.2 miles  
The Royal Automobile Club, Epsom – 10 miles

### NOTABLE EATERIES

The Dorking Deli, Dorking – 0.5 miles  
Sorrel Restaurant, Dorking – 1 mile  
Emlyn Restaurant, Box Hill – 2.5 miles  
The Running Horses, Mickleham – 3.5 miles  
The Inn on the Green, Brockham – 3.5 miles  
The Stephan Langton, Abinger Common – 4.7 miles







*Welcome to*

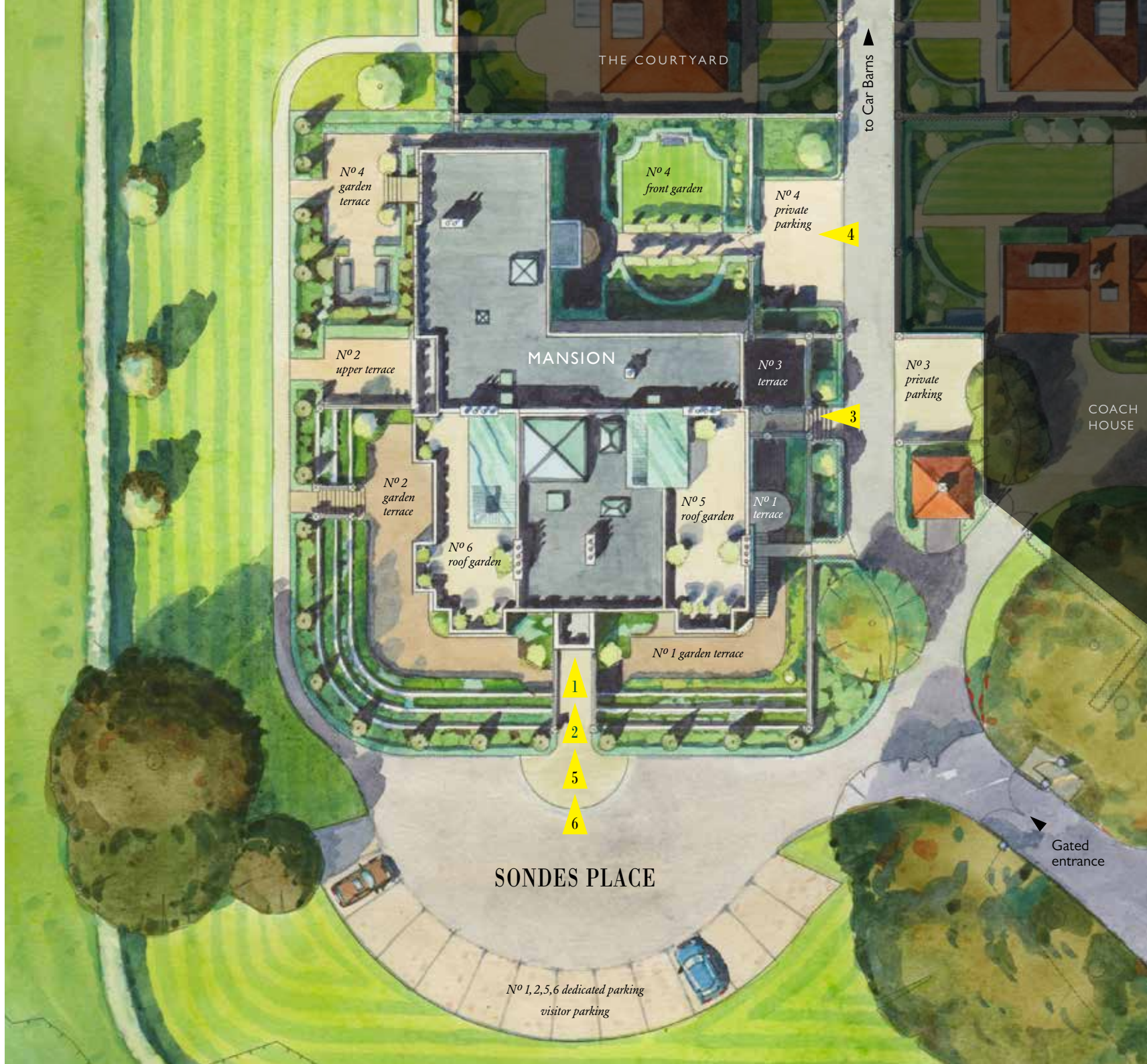
**DORKING**

OLD HOUSE











Nº 1 Duplex 3 bedrooms / 3 bathrooms [Show Home](#)

Gross Internal Area: 252.4 m<sup>2</sup> / 2,717 sq ft / Private Terrace/Garden Area: 131.9 m<sup>2</sup> / 1,420 sq ft  
Energy Efficiency Rating: 75 / Band C

Ground Floor

ENTRANCE HALL  
CLOAKROOM  
LIFT  
*providing private connection to garden level*

LIVING ROOM  
9.36m x 5.25m / 30'8" x 17'3"  
*fireplace  
terrace and garden access*

DINING ROOM  
5.34m x 3.33m / 17'6" x 10'11"  
*fireplace*

KITCHEN / BREAKFAST ROOM  
5.28m x 4.67m / 17'4" x 15'4"  
*state of the art island unit with  
concealed hob and sliding breakfast bar*

Garden Level

HALL  
LIFT  
  
MASTER BEDROOM  
6.64m x 5.27m / 21'9" x 17'3"  
*fitted wardrobes  
garden access*  
EN SUITE

BEDROOM 2  
5.22m x 4.6m / 17'2" x 15'1"  
*fitted wardrobes*  
EN SUITE

BEDROOM 3  
5.26m x 3.35m / 17'3" x 11'0"  
DRESSING ROOM  
EN SUITE

UTILITY ROOM  
2.54m x 2.34m / 8'4" x 7'8"  
*Miele washing machine  
Miele condensing tumble dryer*

STORE ROOM  
3.36m x 2.33m / 11'0" x 7'8"

LINEN CUPBOARD

External

LIVING ROOM TERRACE  
3m x 3m / 9'10" x 9'10"  
*garden and driveway access*

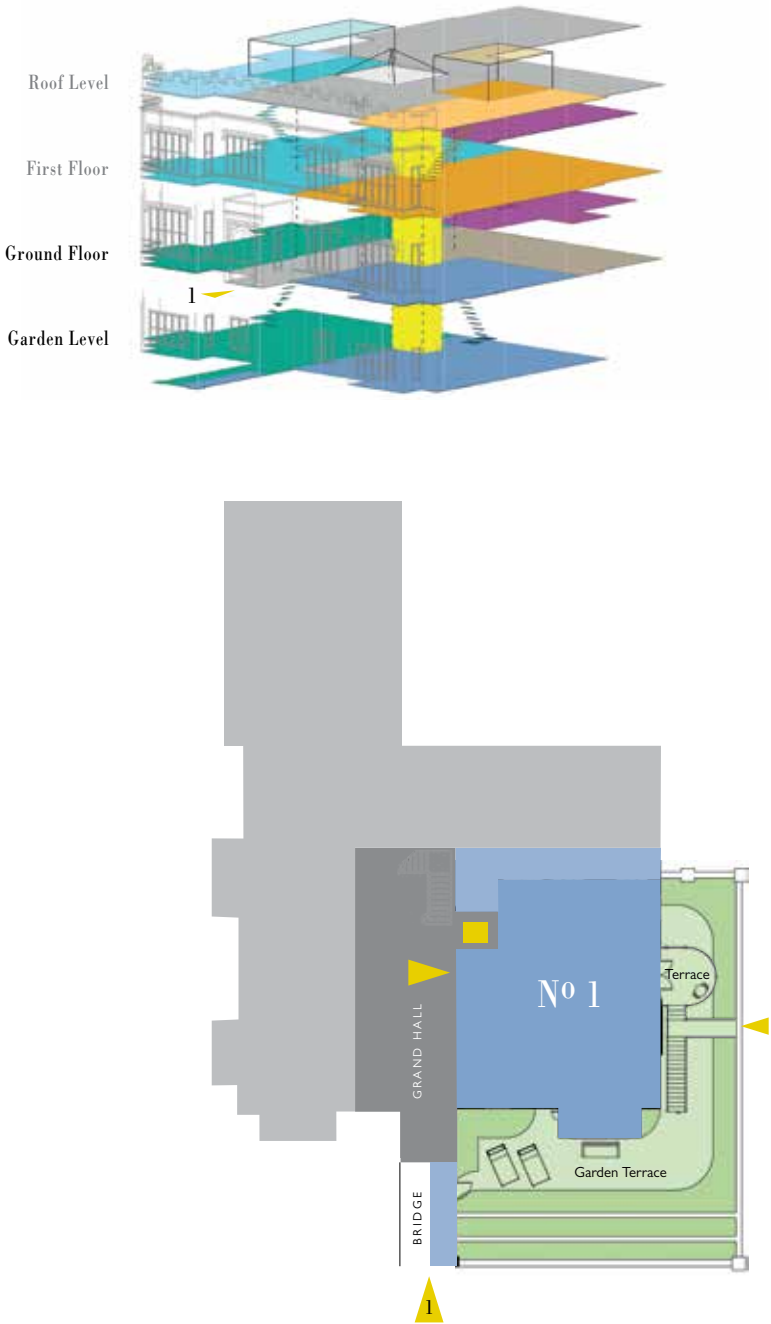
GARDEN TERRACE  
15.14m x 12.36m / 49'8" x 40'7"  
*steps to living room terrace and driveway*

GARDEN STORE  
5.34m x 1.11m / 17'6" x 3'8"  
*access from garden terrace*

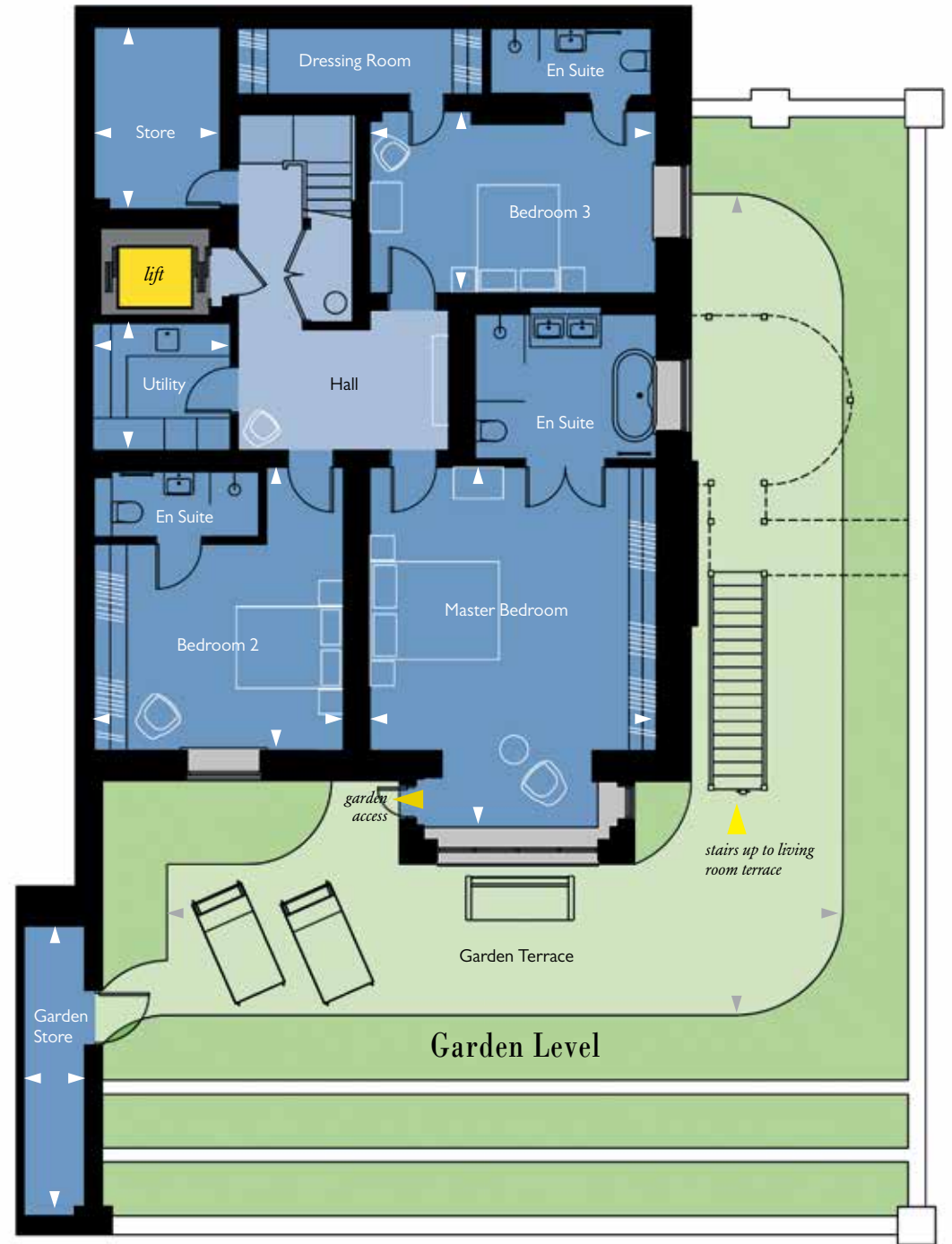
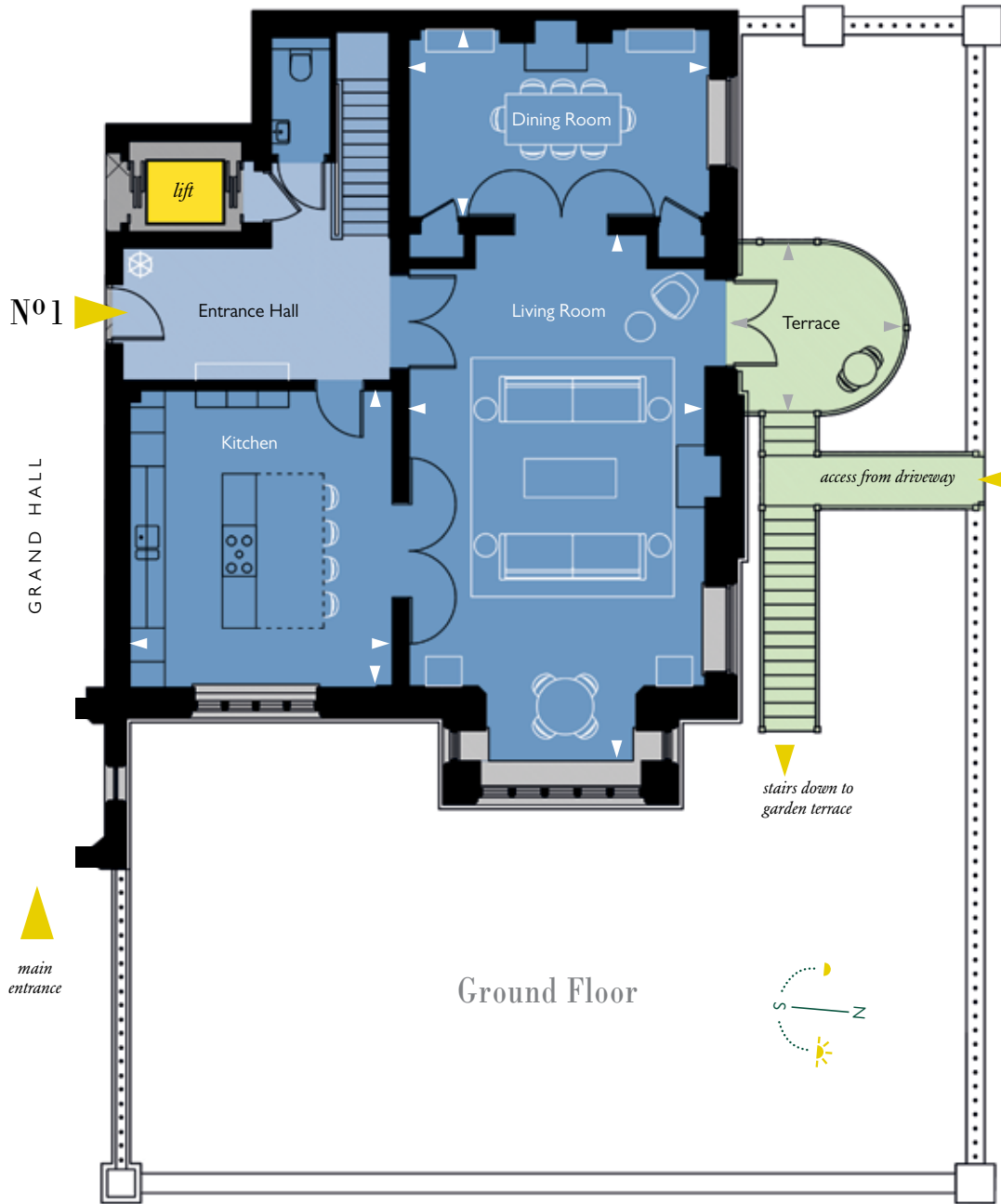
CAR BARN  
5.55m x 2.75m / 18'2" x 9'0"  
*covered car park space*

CAR BARN STORE  
2.55m x 1.20m / 8'4" x 4'0"  
*lockable store to rear of car park space*

PARKING  
*two dedicated open car parking spaces  
in front of the Mansion*









## Nº 2 Duplex 3 bedrooms / 3 bathrooms

Gross Internal Area: 260.8 m<sup>2</sup> / 2,807 sq ft / Private Terrace/Garden Area: 172.6 m<sup>2</sup> / 1,858 sq ft  
Energy Efficiency Rating: 75 / Band C

### Ground Floor

ENTRANCE HALL  
CLOAKROOM

LIVING ROOM  
6.57m x 6.48m / 21'7" x 21'3"  
*fireplace*

KITCHEN / BREAKFAST ROOM  
6.56m x 4.52m / 21'9" x 14'10"  
*state of the art island unit with  
concealed hob and sliding breakfast bar  
loggia and terrace access*

DINING ROOM  
5.15m x 4.79m / 16'11" x 15'9"  
*fireplace*

### Garden Level

HALL  
*garden access*

MEDIA ROOM  
5.37m x 4.7m / 17'7" x 15'5"

MASTER BEDROOM  
6.78m x 4.76m / 22'3" x 15'7"  
*garden access*

DRESSING ROOM  
EN SUITE

BEDROOM 2  
5.22m x 4.43m / 17'2" x 14'6"  
*fitted wardrobes*  
EN SUITE

BEDROOM 3  
4.68m x 4.4m / 15'4" x 14'5"  
*garden access*

DRESSING ROOM  
EN SUITE

UTILITY ROOM  
2.53m x 2.15m / 8'4" x 7'1"  
*Miele washing machine  
Miele condensing tumble dryer*

LINEN CUPBOARD

### External

LOGGIA  
*access from kitchen*

UPPER TERRACE  
5.41m x 4.57m / 17'9" x 15'0"  
*access from kitchen  
access to communal garden*

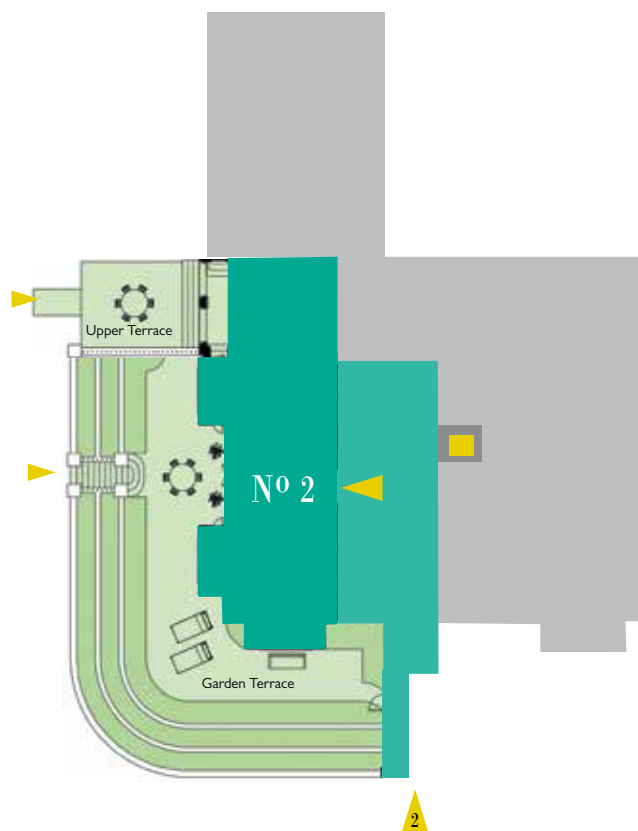
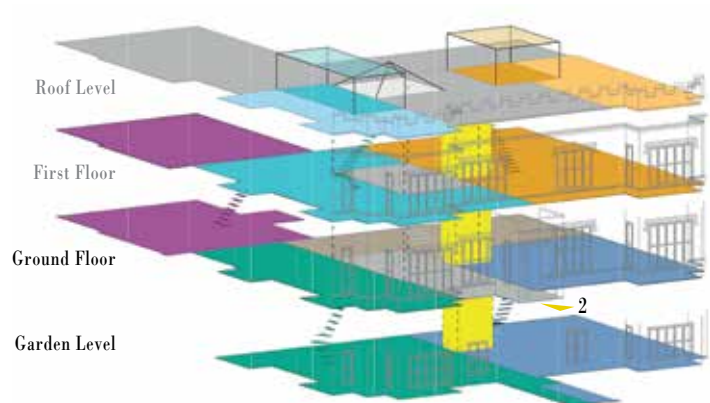
GARDEN TERRACE  
18.65m x 11.35m / 61'2" x 37'3"  
*steps to communal garden*

GARDEN STORE  
5.34m x 1.11m / 17'6" x 3'8"  
*access from garden terrace*

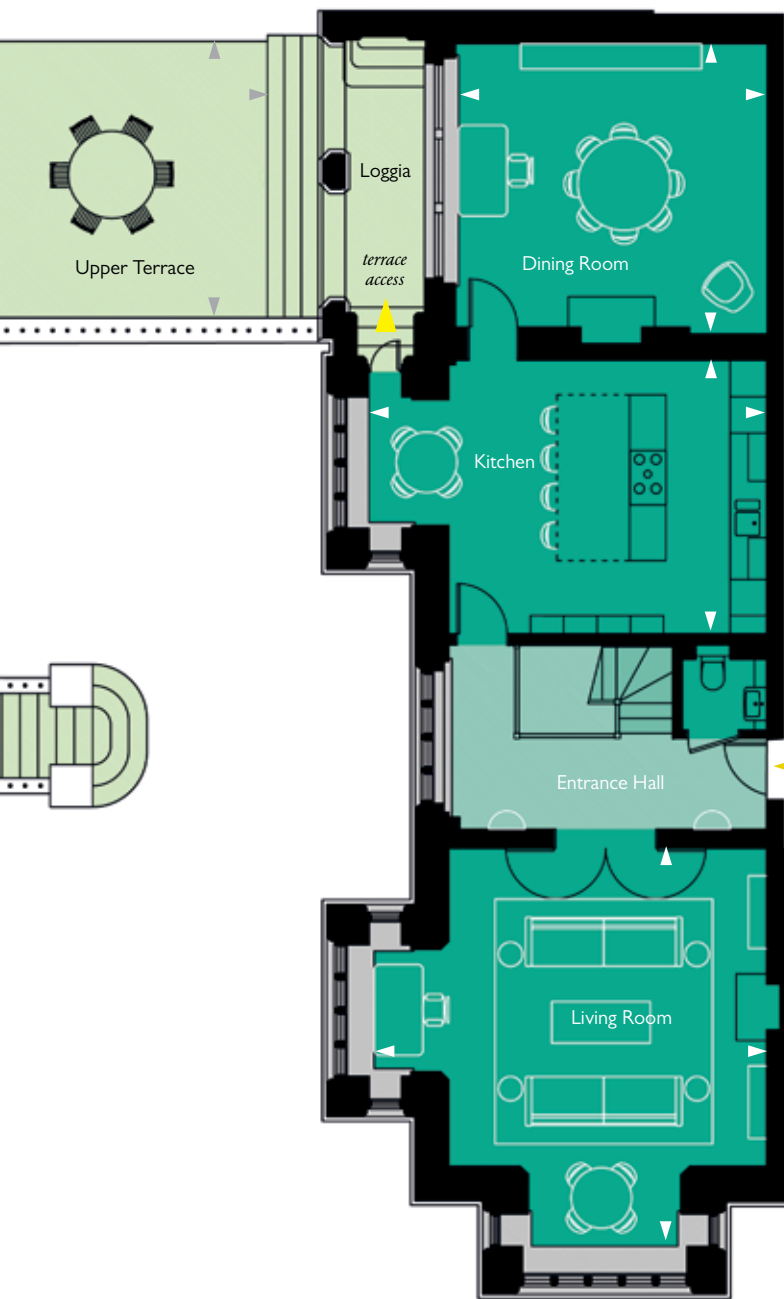
CAR BARN  
5.55m x 2.75m / 18'2" x 9'0"  
*covered car park space*

CAR BARN STORE  
2.55m x 1.20m / 8'4" x 4'0"  
*lockable store to rear of car park space*

PARKING  
*two dedicated open car parking spaces  
in front of the Mansion*



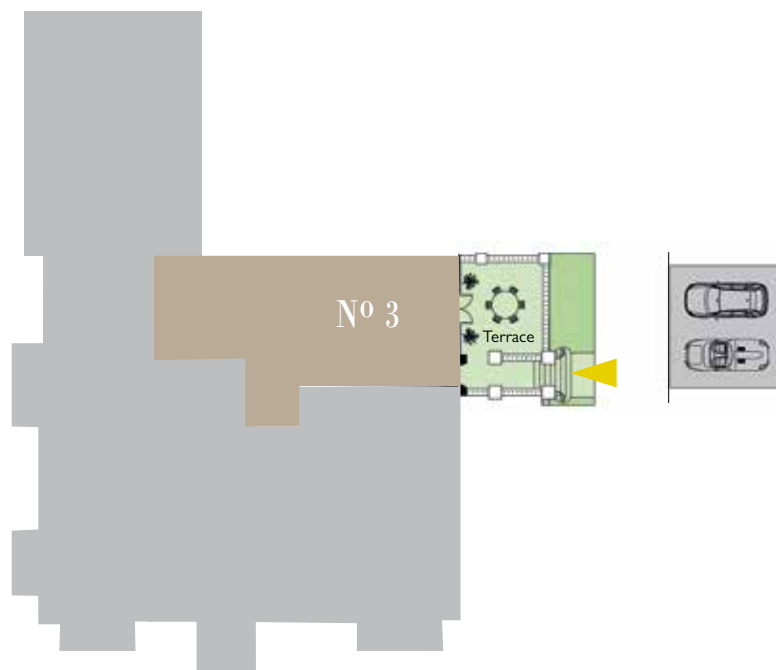
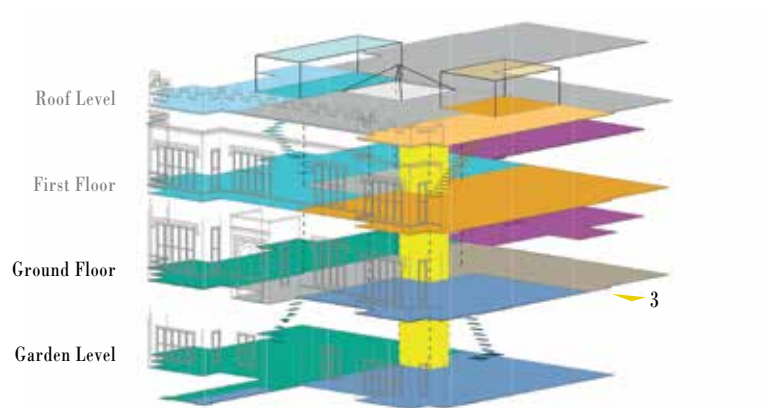




Ground Floor







## Nº 3 2 bedrooms / 2 bathrooms

Gross Internal Area: 94.8 m<sup>2</sup> / 1,020 sq ft / Private Terrace/Garden Area: 22.0 m<sup>2</sup> / 237 sq ft  
Energy Efficiency Rating: 71 / Band C

### Ground Floor

ENTRANCE HALL  
COATS CUPBOARD

LIVING ROOM  
4.77m x 3.79m / 15'8" x 12'5"  
*fireplace*

KITCHEN / DINING ROOM  
4.65m x 3.49m / 15'3" x 11'6"  
*garden access*

LOBBY

MASTER BEDROOM  
4.73m x 2.81m / 15'6" x 9'3"  
*walk in wardrobe*  
EN SUITE

BEDROOM 2  
3.42m x 2.82m / 11'3" x 9'3"  
*fitted wardrobes*

FAMILY BATHROOM

LINEN CUPBOARD  
*Siemens washer / dryer*

### External

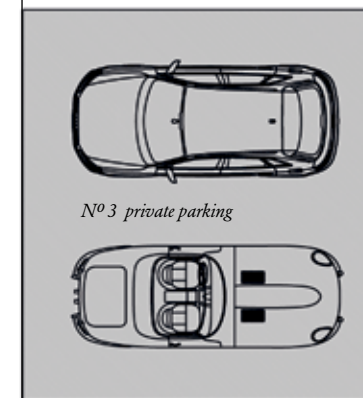
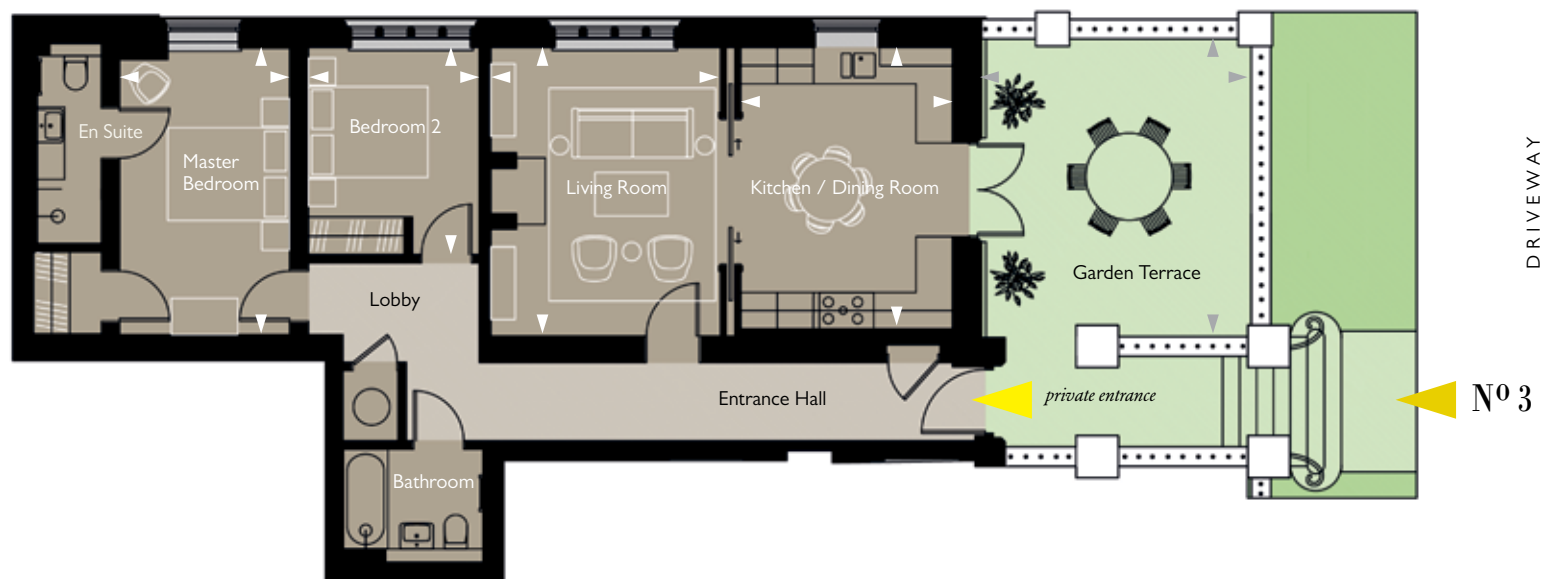
GARDEN TERRACE  
4.91m x 4.38m / 16'1" x 14'4"

CAR BARN  
5.55m x 2.75m / 18'2" x 9'0"  
*covered car park space*

CAR BARN STORE  
2.55m x 1.20m / 8'4" x 4'0"  
*lockable store to rear of car park space*

PARKING  
*two private parking spaces opposite property*





Ground Floor

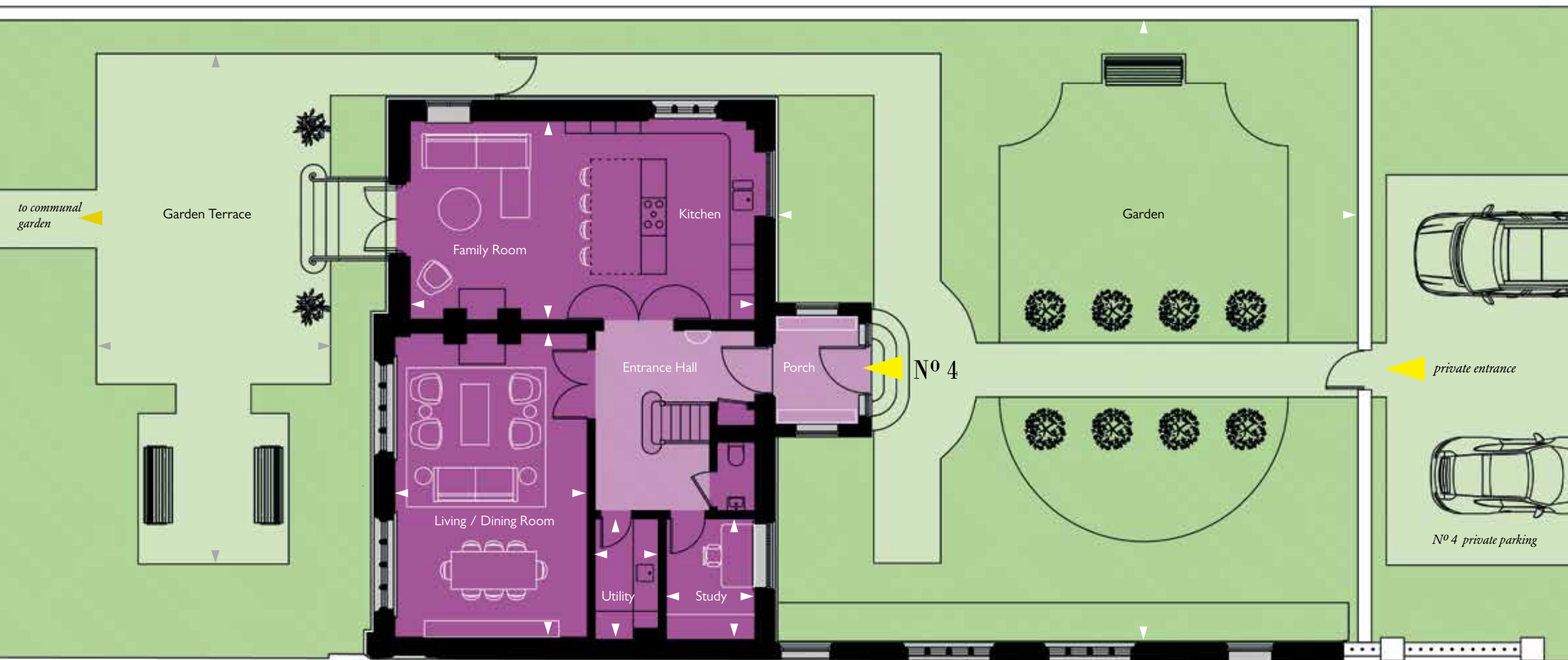




## Nº 4 West Wing House 4 bedrooms / 4 bathrooms

Gross Internal Area: 210.7 m<sup>2</sup> / 2,268 sq ft / Private Terrace/Garden Area: 337.8 m<sup>2</sup> / 3,636 sq ft

Energy Efficiency Rating: 69 / Band C



Ground Floor



## Ground Floor

### PORCH

*with boot benches*

ENTRANCE HALL  
COATS CUPBOARD  
CLOAKROOM

### LIVING / DINING ROOM

7.26m x 4.6m / 23'10" x 15'1"

*fireplace*

### KITCHEN / FAMILY ROOM

8.24m x 4.76m / 27'0" x 15'7"

*state of the art island unit with  
concealed hob and sliding breakfast bar*

*fireplace*

*garden access*

### STUDY

2.89m x 2.12m / 9'6" x 6'11"

### UTILITY ROOM

2.89m x 1.51m / 9'6" x 5'0"

*Miele washing machine*

*Miele condensing tumble dryer*

## First Floor

### LANDING

*lantern roof over stairs*

### MASTER BEDROOM

5.44m x 4.51m / 17'10" x 14'10"

*fitted wardrobes*

### EN SUITE

### BEDROOM 2

4.02m x 3.56m / 13'2" x 11'8"

*fitted wardrobes*

### EN SUITE

### BEDROOM 3

3.56m x 3.02m / 11'8" x 9'11"

*fitted wardrobes*

### BEDROOM 4

2.78m x 2.58m / 9'2" x 8'5"

### FAMILY BATHROOM

### LINEN CUPBOARD

## External

### GARDEN (front)

14.87m x 13.86m / 48'10" x 45'6"

### GARDEN TERRACE (rear)

12.2m x 5.6m / 40'0" x 18'4"

*access to communal garden*

### CAR BARN

5.55m x 2.75m / 18'2" x 9'0"

*covered car park space*

### CAR BARN STORE

2.55m x 1.20m / 8'4" x 4'0"

*lockable store to rear of car park space*

### PARKING

*three private parking spaces in front of property*



## First Floor

## Nº 5 Penthouse 3 bedrooms / 2 bathrooms

Gross Internal Area: 212.3 m<sup>2</sup> / 2,285 sq ft / Private Terrace/Garden Area: 72.3 m<sup>2</sup> / 778 sq ft

Energy Efficiency Rating: 73 / Band C

### First Floor

ENTRANCE HALL  
LINEN CUPBOARD

LIVING / DINING ROOM  
9.3m x 5.34m / 30'6" x 17'6"  
*fireplace*

STUDY  
3.64m x 2.94m / 11'11" x 9'8"

KITCHEN / BREAKFAST ROOM  
5.27m x 4.78m / 17'4" x 15'8"  
*state of the art island unit with  
concealed hob and sliding breakfast bar*

CLOAKROOM / FAMILY BATHROOM  
*lantern roof*

UTILITY ROOM  
2.94m x 1.57m / 9'8" x 5'2"  
*Miele washing machine  
Miele condensing tumble dryer*

LOBBY

MASTER BEDROOM  
4.74m x 3.54m / 15'7" x 11'7"  
DRESSING ROOM  
EN SUITE

BEDROOM 2  
4.67m x 3.28m / 15'4" x 10'9"  
*fitted wardrobes*

BEDROOM 3  
3.43m x 3.31m / 11'3" x 10'10"  
*fitted wardrobes*

### Roof Level

SKY LOUNGE  
4.91m x 3.99m / 16'1" x 13'1"

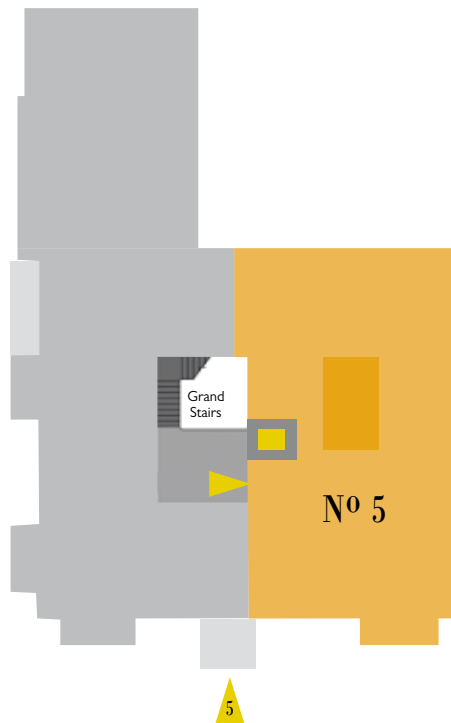
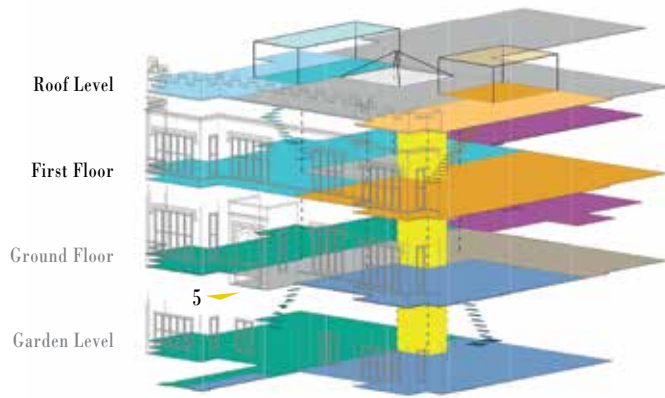
### External

ROOF GARDEN  
14.94m x 5.65m / 49'0" x 18'7"

CAR BARN  
5.55m x 2.75m / 18'2" x 9'0"  
*covered car park space*

CAR BARN STORE  
2.55m x 1.20m / 8'4" x 4'0"  
*lockable store to rear of car park space*

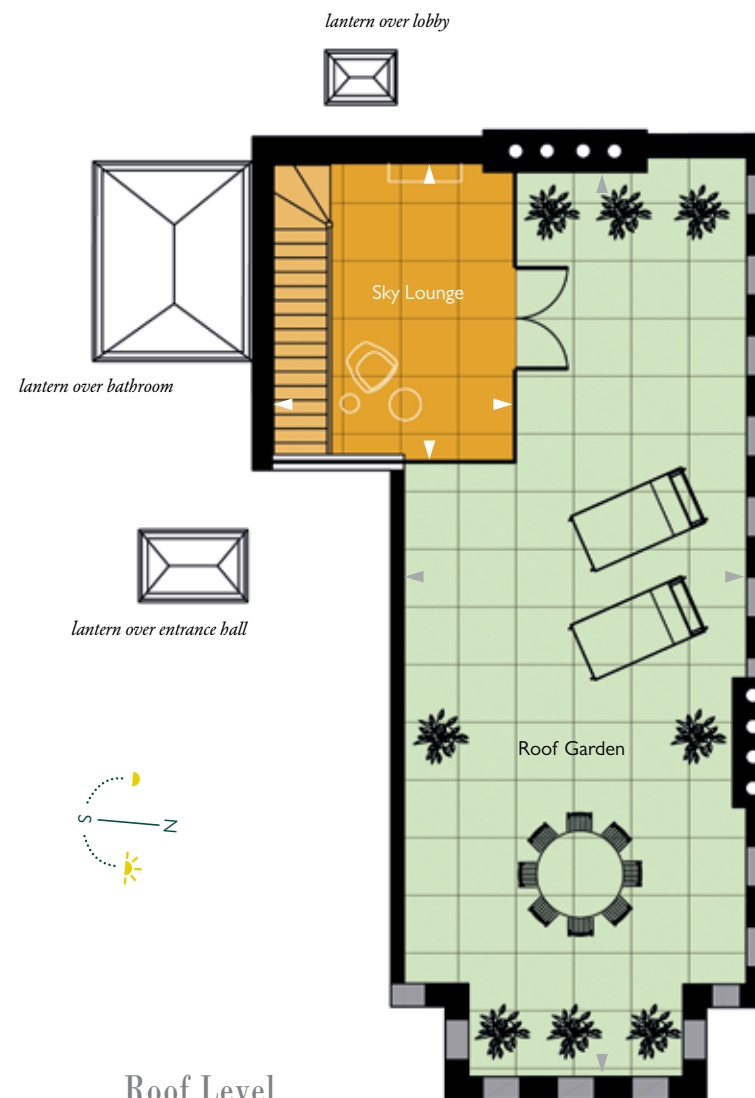
PARKING  
*two dedicated open car parking spaces  
in front of the Mansion*







First Floor



Roof Level

## Nº 6 Penthouse 3 bedrooms / 2 bathrooms

Gross Internal Area: 176.2 m<sup>2</sup> / 1,897 sq ft / Private Terrace/Garden Area: 61.7 m<sup>2</sup> / 664 sq ft

Energy Efficiency Rating: 72 / Band C

### First Floor

ENTRANCE HALL  
COATS CUPBOARD

LIVING / DINING ROOM  
6.47m x 6.41m / 21'3" x 21'0"  
*fireplace*

KITCHEN / BREAKFAST ROOM  
5.35m x 4.36m / 17'7" x 14'4"  
*state of the art island unit with  
concealed hob and sliding breakfast bar*

MASTER BEDROOM  
5.06m x 4.35m / 16'7" x 14'3"  
*fitted wardrobes*

EN SUITE

LOBBY

CLOAKROOM / FAMILY BATHROOM

BEDROOM 2  
4.71m x 3.72m / 15'5" x 12'2"  
*fitted wardrobes  
connecting door to family bathroom*

BEDROOM 3  
4.73m x 2.77m / 15'6" x 9'1"

LINEN CUPBOARD  
*Siemens washer / dryer*

### Roof Level

SKY LOUNGE  
8.15m x 3.19m / 26'9" x 10'6"

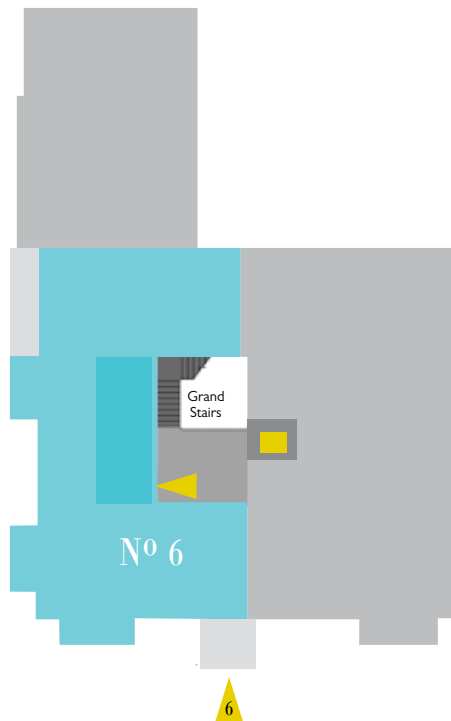
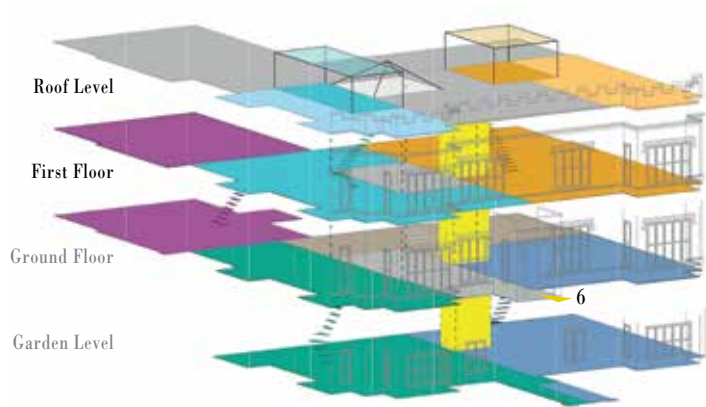
### External

ROOF GARDEN  
15.18m x 6.97m / 49'10" x 22'10"

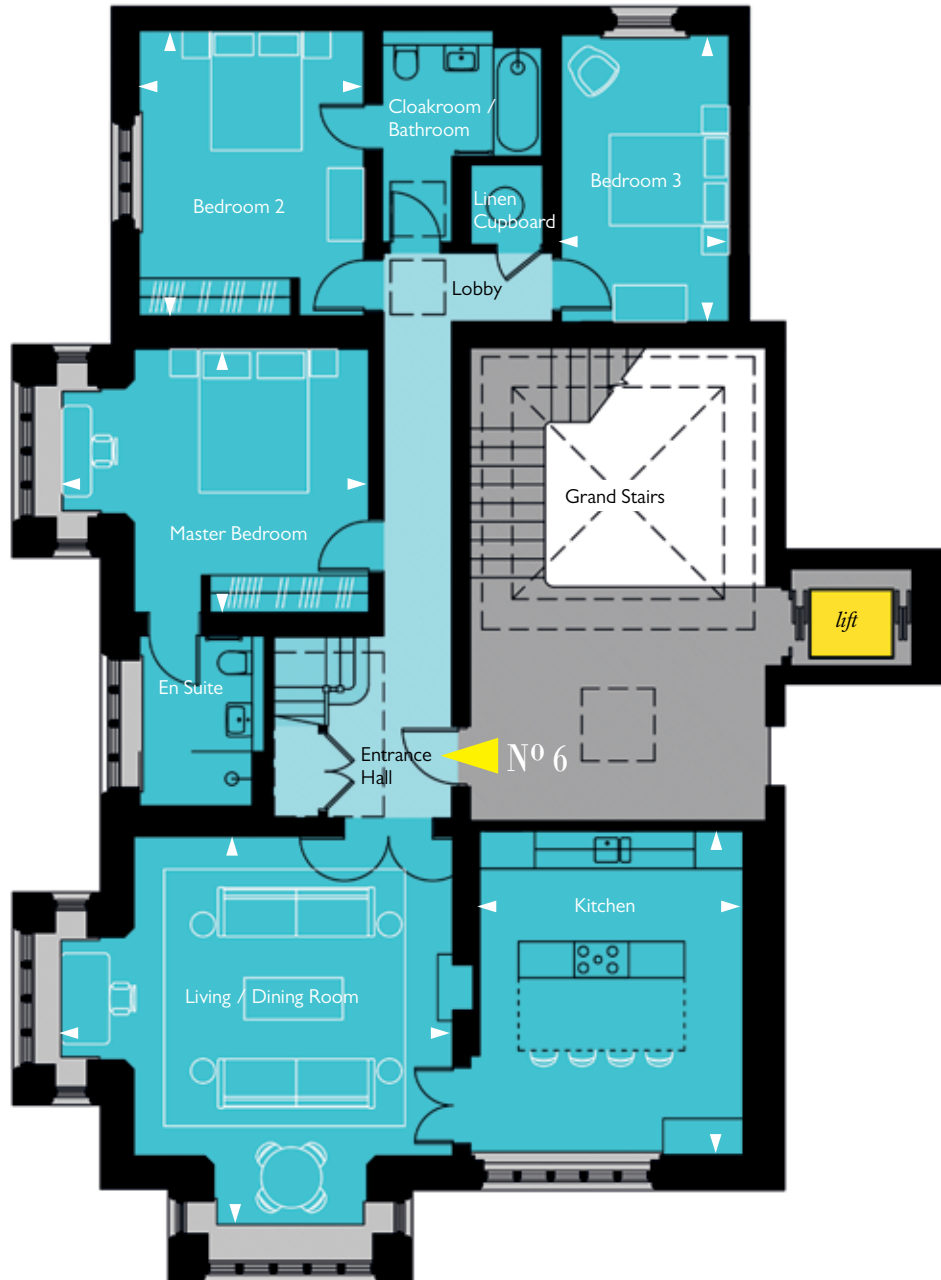
CAR BARN  
5.55m x 2.75m / 18'2" x 9'0"  
*covered car park space*

CAR BARN STORE  
2.55m x 1.20m / 8'4" x 4'0"  
*lockable store to rear of car park space*

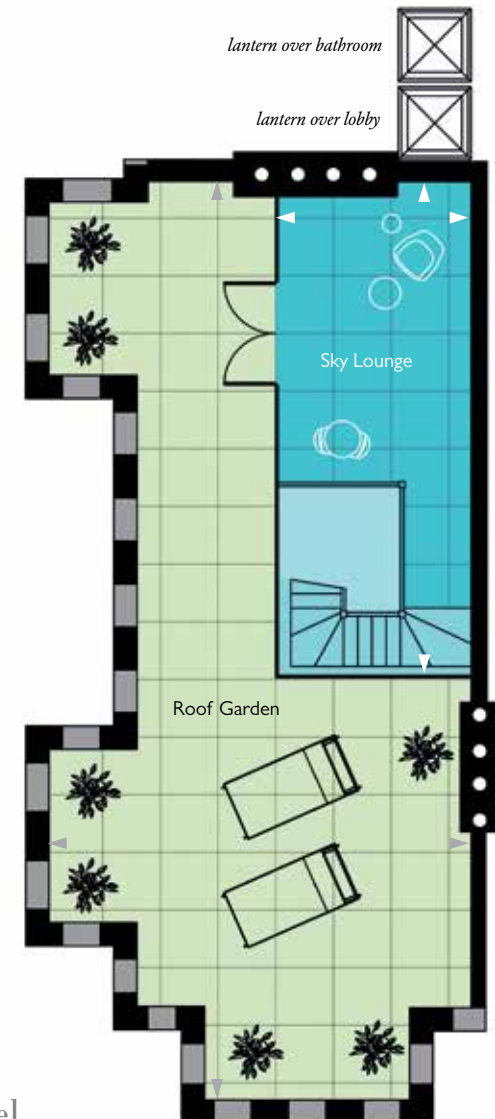
PARKING  
*two dedicated open car parking spaces  
in front of the Mansion*







First Floor



Roof Level



## SONDES PLACE

No 1-6 SONDES PLACE  
WESTCOTT ROAD  
DORKING  
SURREY RH4 3DU

### DEVELOPER

Twist  
[www.twist.uk.com](http://www.twist.uk.com)

### TENURE

125 year lease (No. 1, 2, 3, 5, 6)  
Freehold (No. 4)

### GUARANTEE

Council of Mortgage Lenders approved insurance backed guarantee

### LOCAL AUTHORITY

Mole Valley District Council

### COUNCIL TAX BAND

To be advised

### SELLING AGENT



Vari Bowling [vari@patrickgardner.com](mailto:vari@patrickgardner.com)  
Patricia Carroll [patricia.carroll@patrickgardner.com](mailto:patricia.carroll@patrickgardner.com)

01372 360832



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These particulars have been prepared from preliminary plans and specifications before the development is complete and are intended only as a guide. They may be changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

November 2017

## BROCHURE DESIGN

New Level

## PHOTOGRAPHY

Alastair Lever



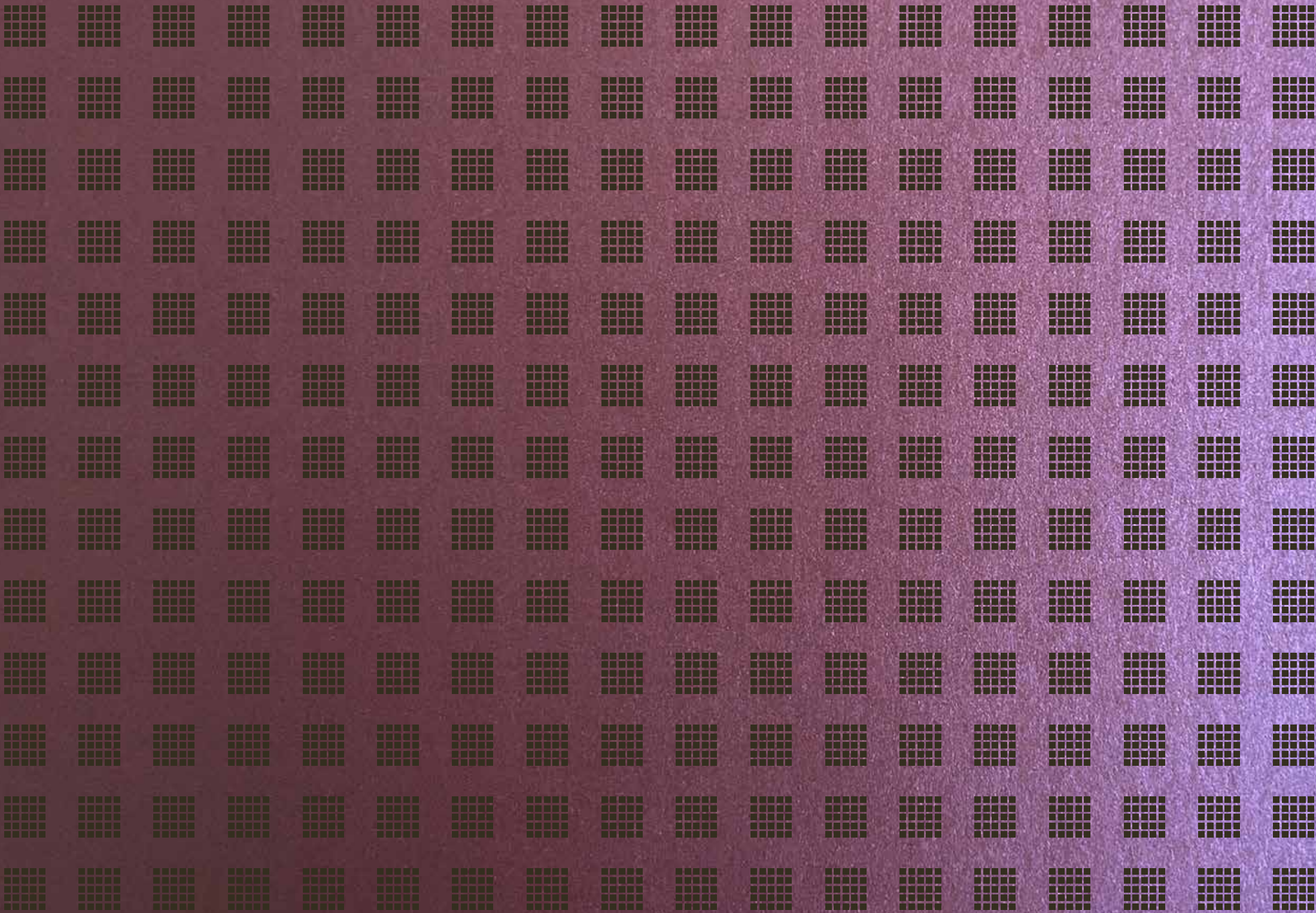
twist





Road River, Box Hill  
by Richard Long  
100m artwork created for  
2012 Olympic Games





# SONDES PLACE

WESTCOTT ROAD DORKING SURREY RH4 3DU



twist