



2 The Mansion, Sondes Place, Dorking, Surrey

POA



A magnificent, spacious, south facing duplex apartment, with private garden, beautifully restored to its original Georgian splendour.

All the advantages and elegance of living in a period property without the maintenance and upkeep of a large house.

Accommodation

Reception Hall | Cloakroom | Drawing Room

Kitchen | Breakfast area | Dining Room

Principal Bedroom, Shower room, Dressing Room

Two further ensuite Bedrooms

Cinema Room and Office | Utility Room and Store

Terraces with private Gardens | Store

Car Barn with Store | Private parking | Shared gardens and grounds



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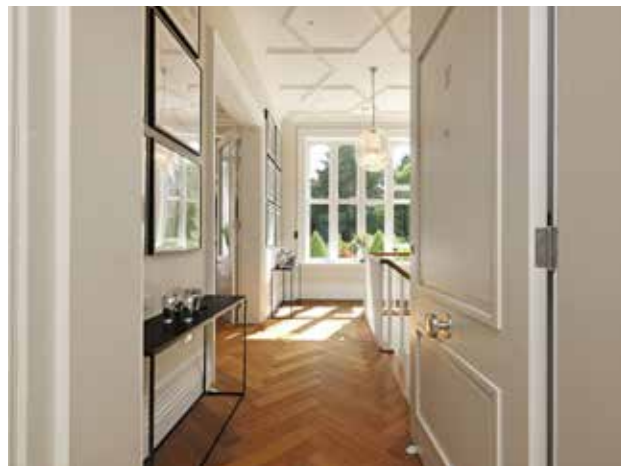
The Story

Sondes Place was designed and constructed by the renowned master builder Thomas Cubitt of Eaton Square fame in 1850, set in a commanding location overlooking the Surrey Hills but within easy striking distance of London.

Award winning developers Twist sensitively converted the mansion into four remarkable properties accessed through the main entrance. Designed to appeal to the more discerning homeowner and for those who appreciate outstanding attention to detail and lavish build specification for which Twist is renowned. Architects took a sympathetic approach to the complete restoration of the original building and introduced contemporary touches to deliver bright, airy spaces with high ceilings and sense of grandeur. The restoration included recreating features such as traditional double-glazed sash windows, bespoke skirting, ceiling details and cornicing to principal rooms.

Location

With its elevated position and stunning views, Sondes Place is the perfect location for those who value the opportunity to live in a unique 'Cubitt' mansion in this exclusive part of Surrey. It offers the beauty, tranquillity and privacy of the Surrey Hills yet is just a short walk from the bustling Dorking high street including Waitrose and M&S, and the famed antique shops, with Guildford 15 miles away. The surrounding countryside and villages are ideal for walking, cycling and riding. The RAC and Beaverbrook clubs, Epsom and Goodwood for racing, and other sports activities are within reach. The motorway network and Gatwick and Heathrow airports are easily accessed with Dorking station running trains to London Victoria, Waterloo, Euston and Blackfriars.





Attention to detail

Exquisitely designed Interiors feature hardwood parquet oak floors with underfloor heating, contemporary, high-quality Italian Kitchen units with integrated Miele and Siemens appliances and a unique sliding island top. Built-in Italian walnut-lined wardrobes in the bedrooms and high quality Italian white sanitaryware with Hansgrohe bathroom fittings complete the polished finish. Vaillant hot water system. Vent-Axia Mechanical Ventilation Heat Recovery system (MVHR). Double glazed sliding sash windows. Video door entry. Outside there is a natural York stone wrap around terrace with RHS designed stepped gardens.





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. (ID1124421)
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Property Details

- 999-year Lease with share of Mansion Freehold and Estate Freehold
- Service Charges apply
- Mains Water, Electricity and Gas
- Local Authority: Mole Valley District Council Band H
- 10-year Structural Warranty by Global Warranties Ltd (August 2020 to July 2030)
- EPC Rating C

Further information available upon request.





 **patrick**
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