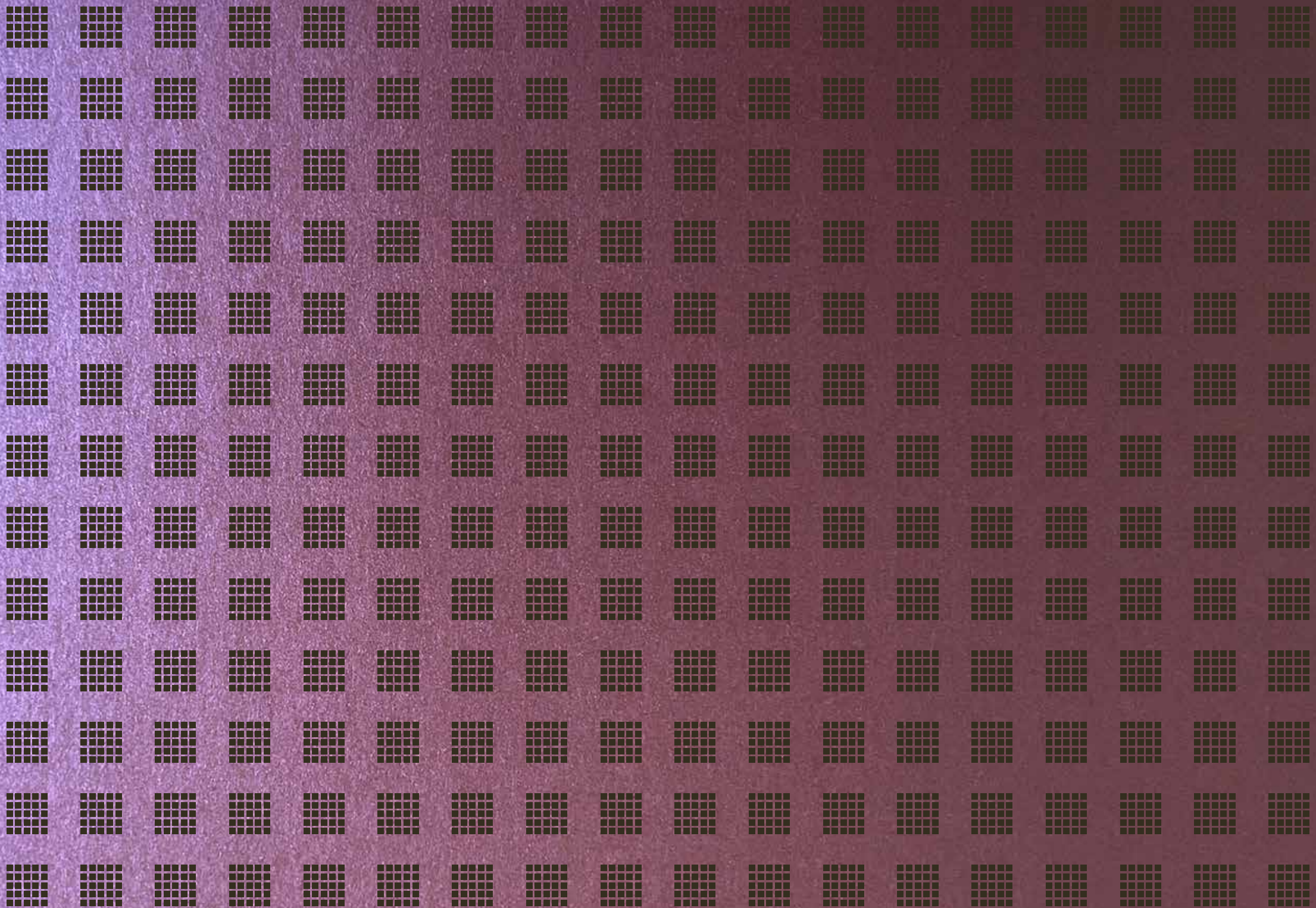


SONDES PLACE





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 fireplaces 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:

- multi-function single electric oven
- single oven with 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 freezer
- additional full height larder fridge (No. 1, 2, 4, 5, 6)

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 a 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

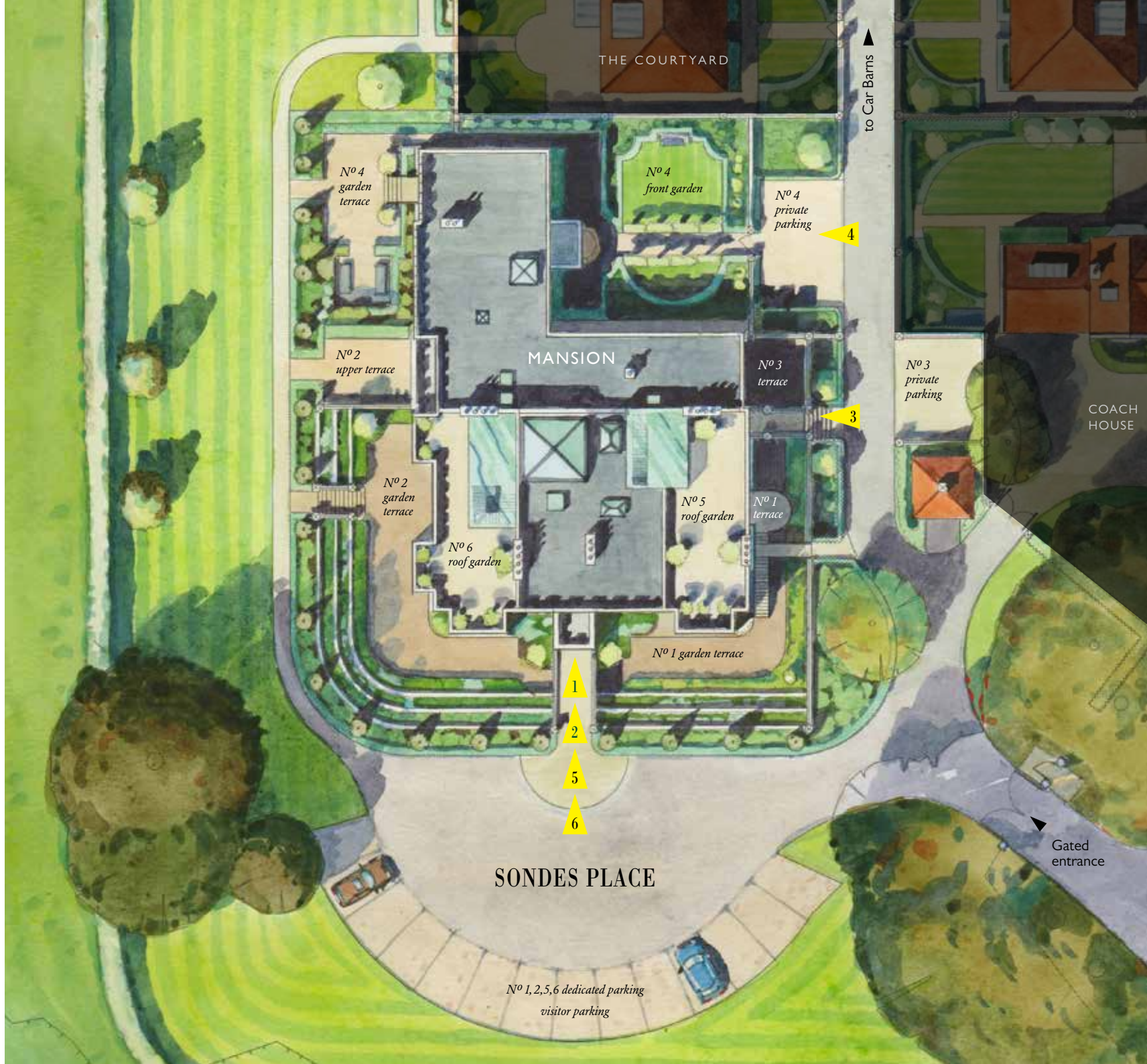




Welcome to

DORKING

OLD HOUSE



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

Gross Internal Area: 252.4 m² / 2,717 sq ft / Private Terrace/Garden Area: 131.9 m² / 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

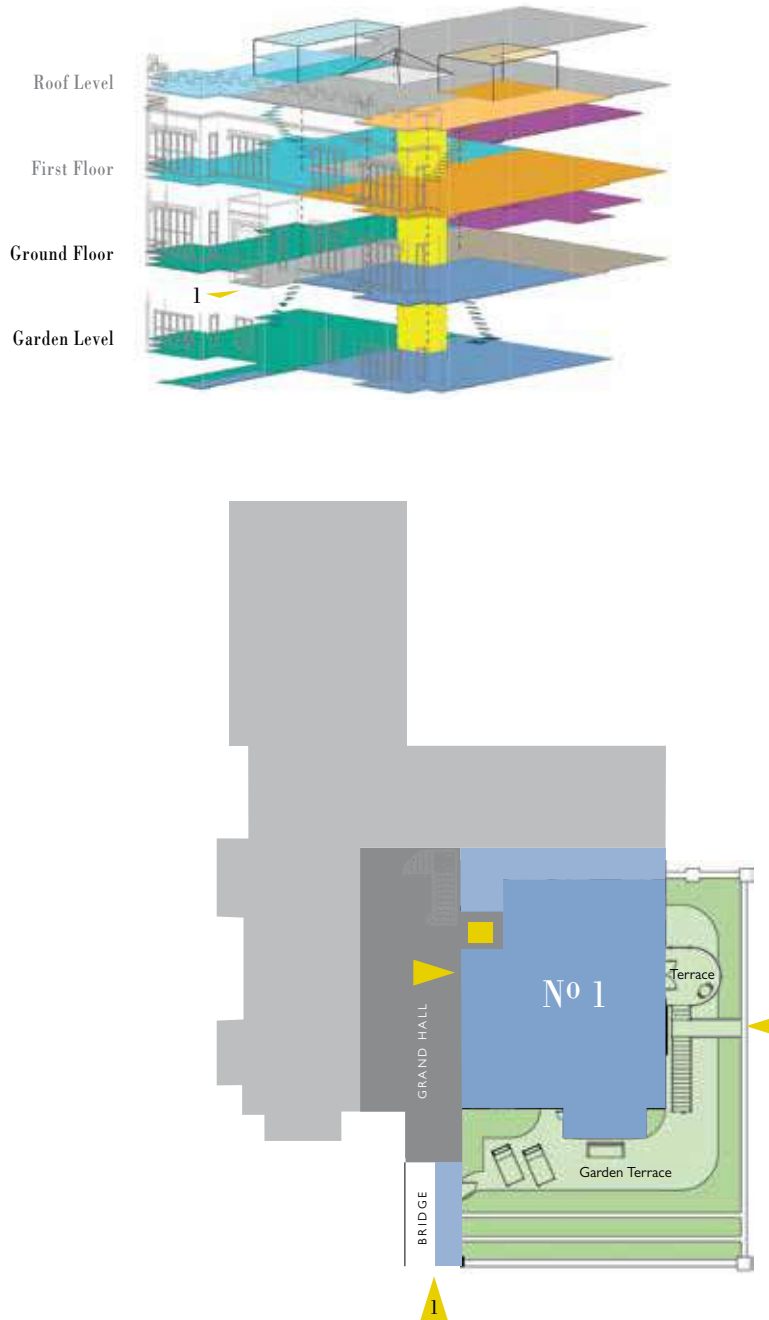
GARDEN TERRACE
15.14m x 12.36m / 49'8" x 40'7"
steps to living room terrace and driveway

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

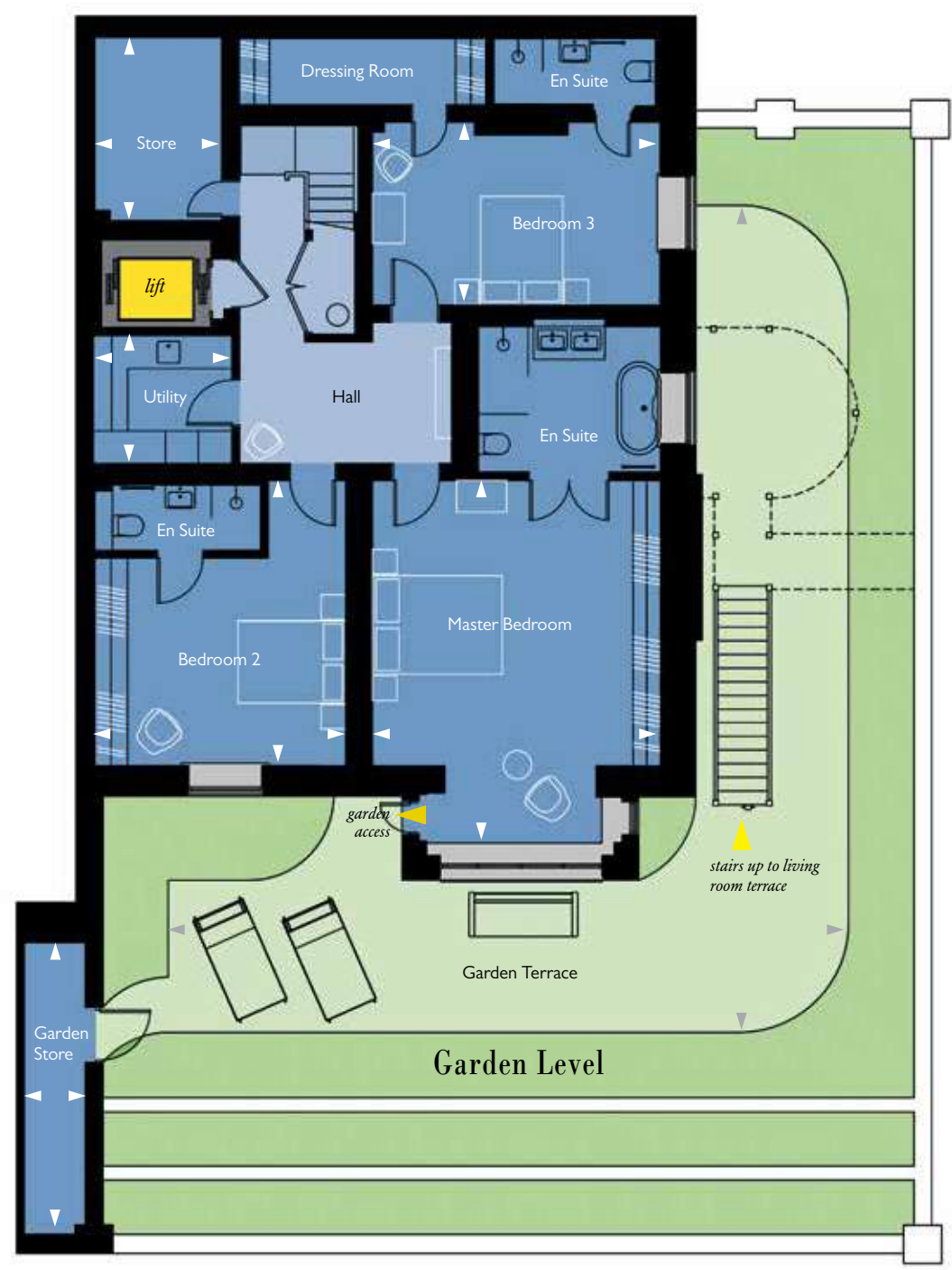
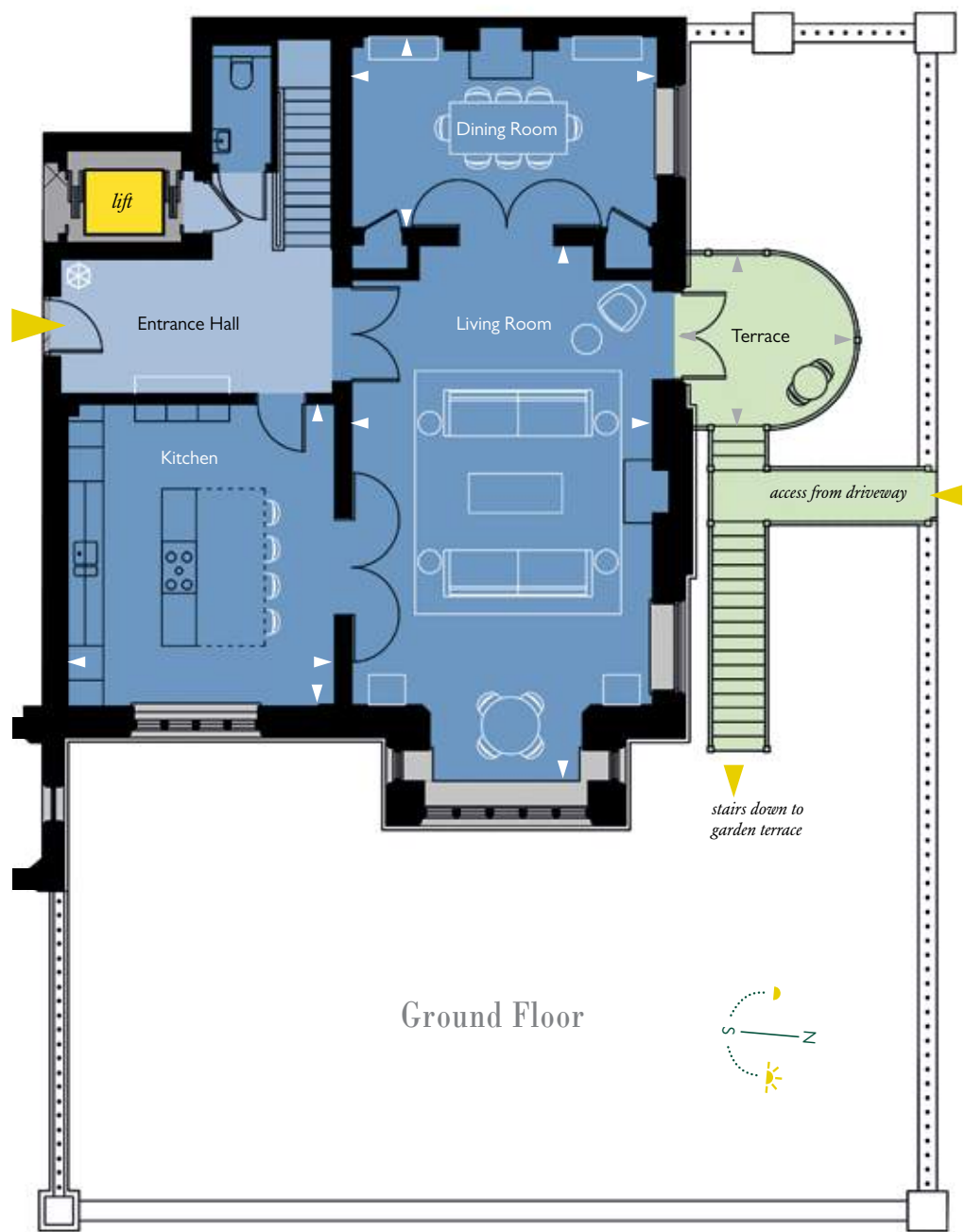
PARKING
*two dedicated open car parking spaces
in front of the Mansion*



Nº1

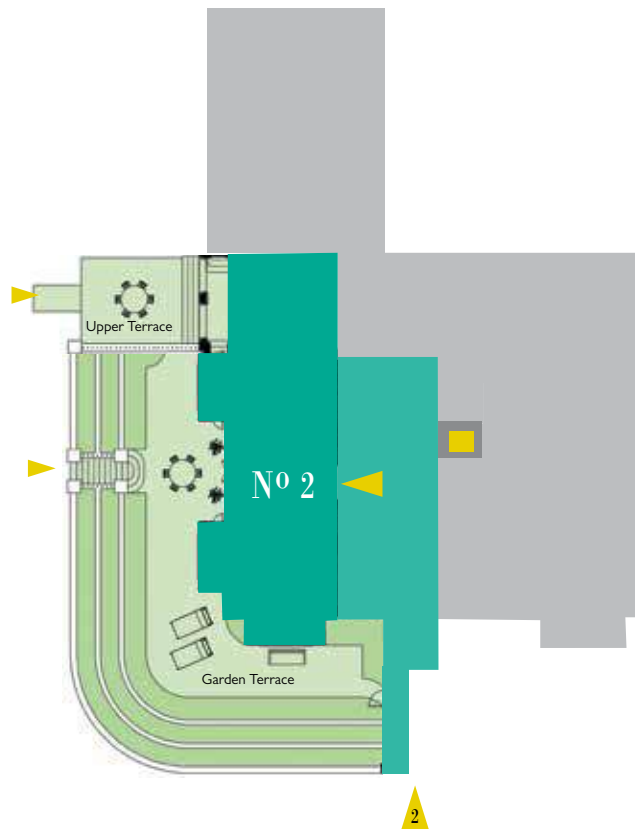
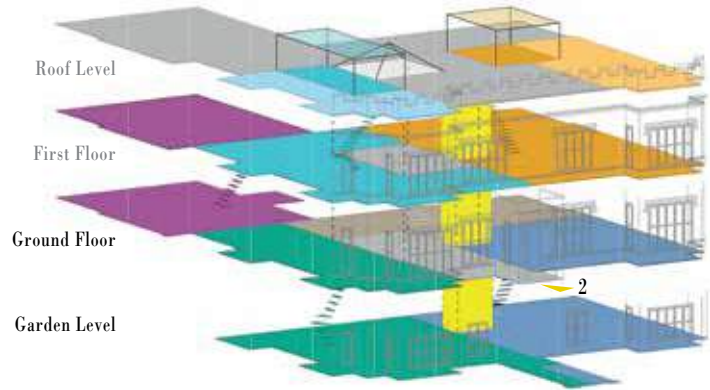
GRAND HALL

main entrance



Nº 2 Duplex 3 bedrooms / 3 bathrooms

Gross Internal Area: 260.8 m² / 2,807 sq ft / Private Terrace/Garden Area: 172.6 m² / 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

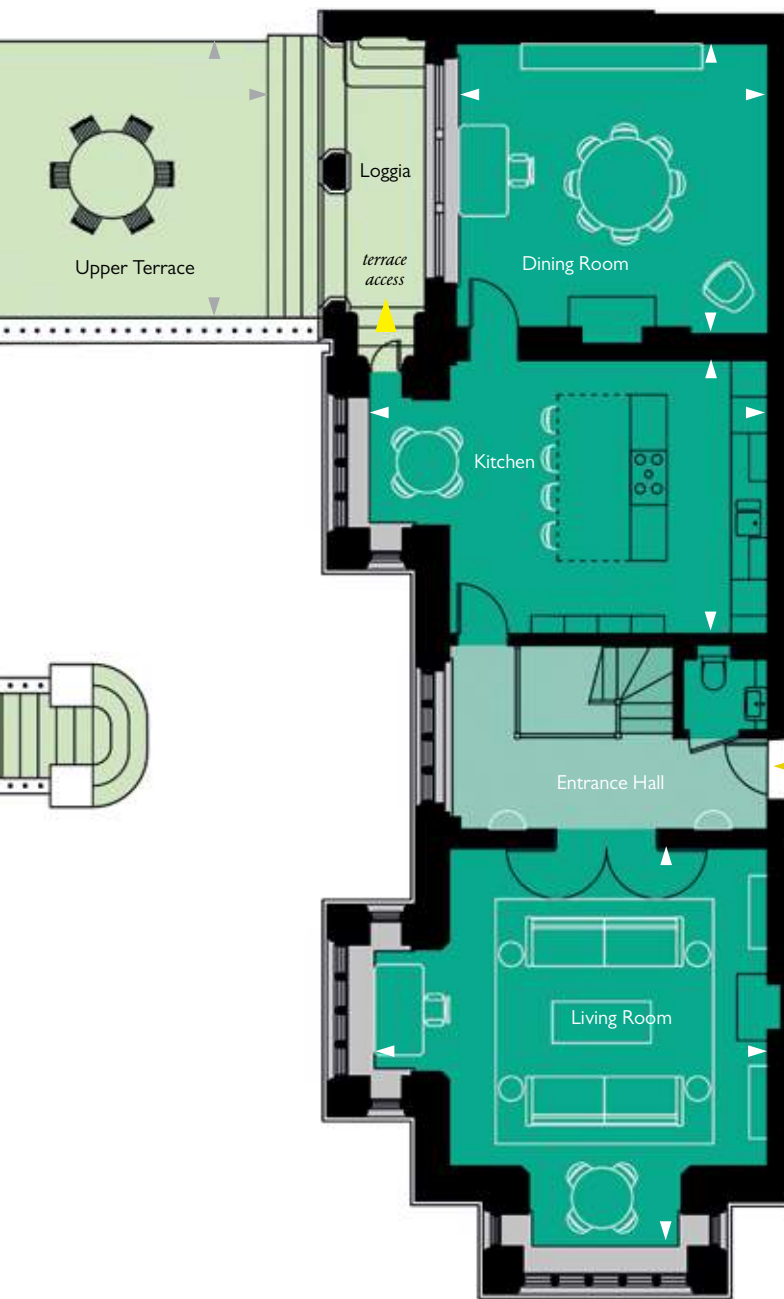
GARDEN STORE
5.34m x 1.11m / 17'6" x 3'8"
access from garden terrace

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

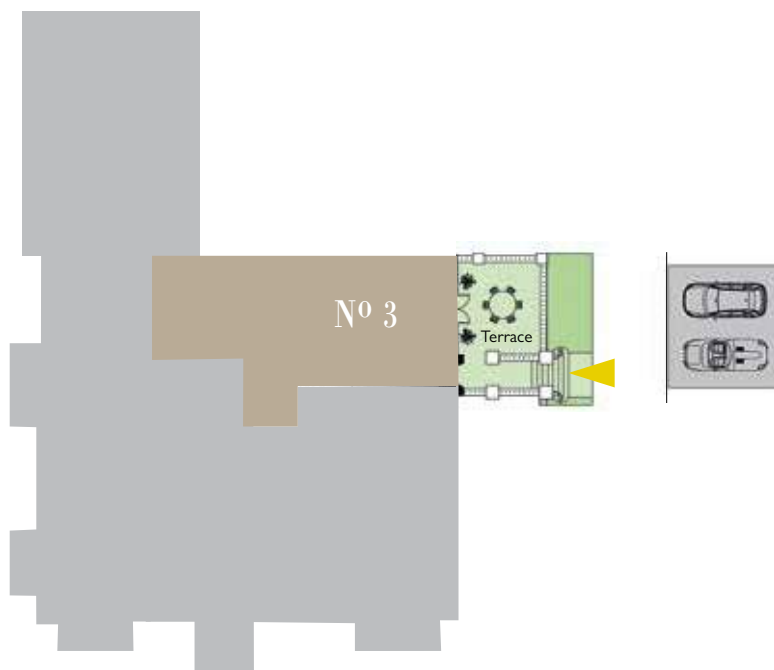
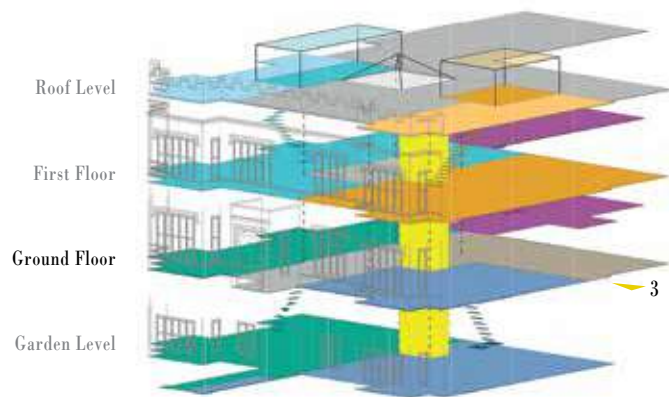
PARKING
*two dedicated open car parking spaces
in front of the Mansion*

*communal
garden access*



Ground Floor





Nº 3 2 bedrooms / 2 bathrooms

Gross Internal Area: 94.8 m² / 1,020 sq ft / Private Terrace/Garden Area: 22.0 m² / 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

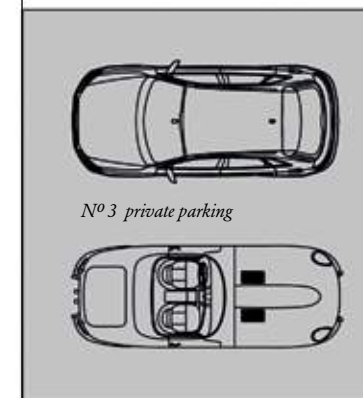
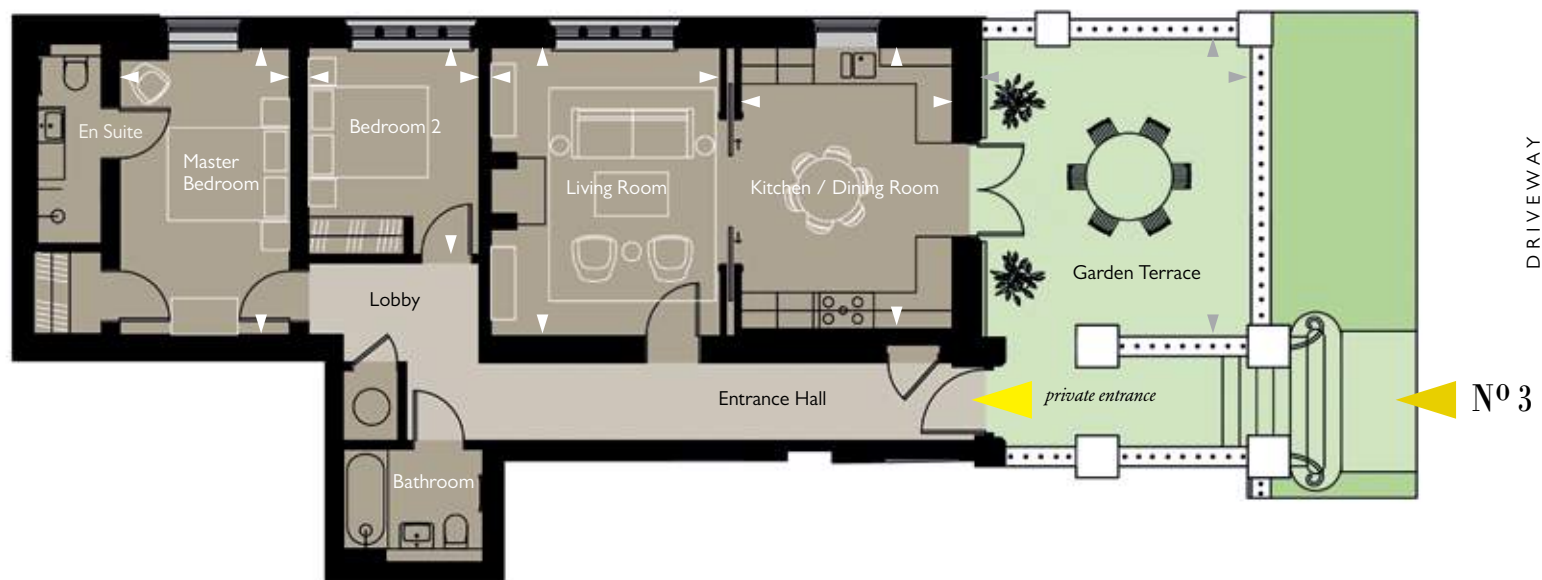
External

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

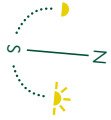
CAR BARN STORE
2.55m x 1.20m / 8'4" x 4'0"
lockable store to rear of car park space

PARKING
two private parking spaces opposite property



Ground Floor

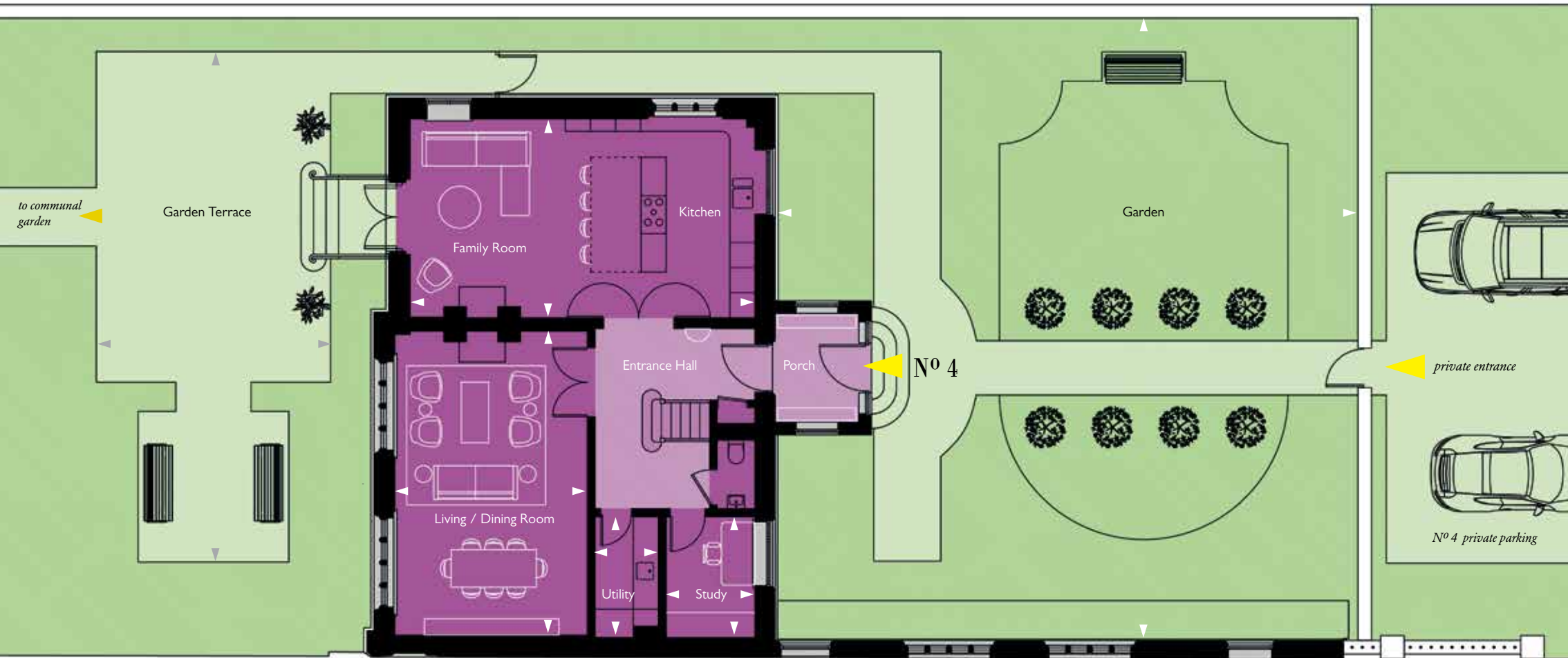




Nº 4 West Wing House 4 bedrooms / 4 bathrooms

Gross Internal Area: 210.7 m² / 2,268 sq ft / Private Terrace/Garden Area: 337.8 m² / 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 m² / 2,285 sq ft / Private Terrace/Garden Area: 72.3 m² / 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"

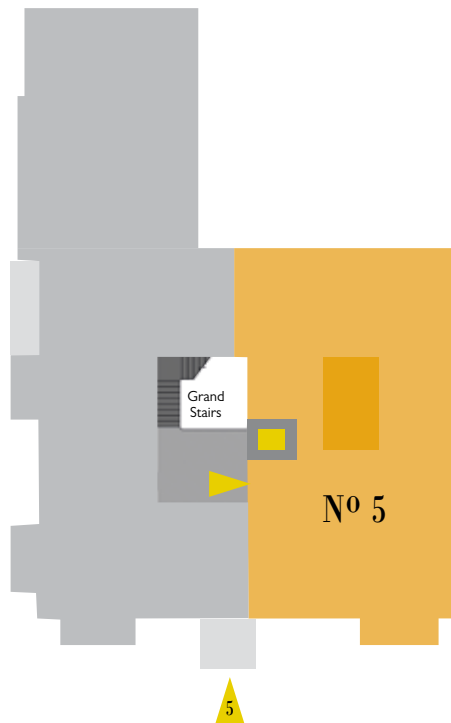
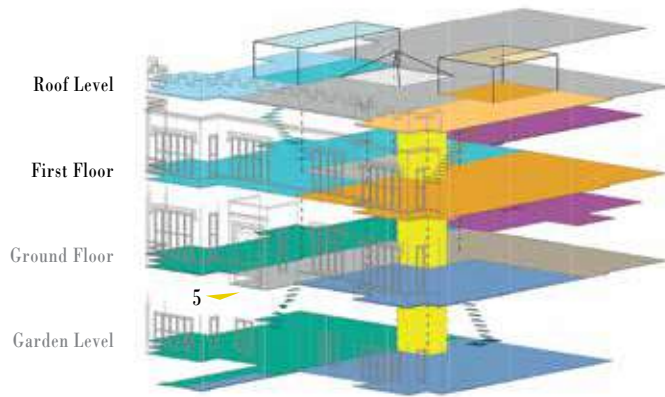
External

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

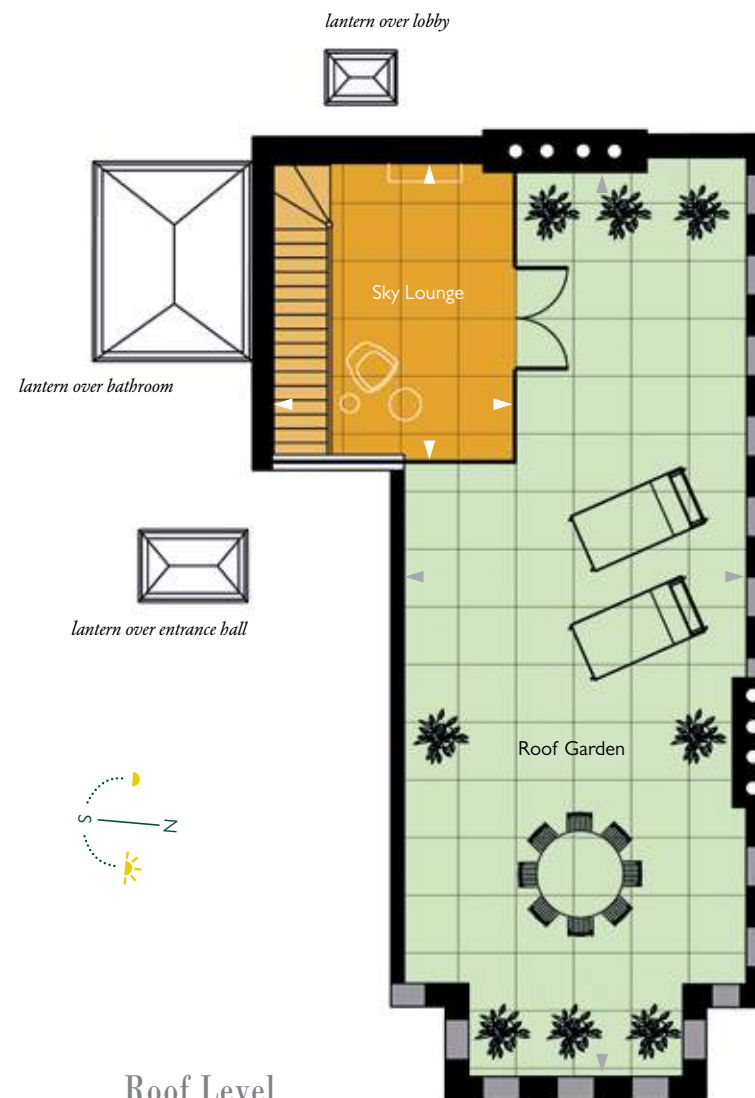
CAR BARN STORE
2.55m x 1.20m / 8'4" x 4'0"
lockable store to rear of car park space

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 m² / 1,897 sq ft / Private Terrace/Garden Area: 61.7 m² / 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"

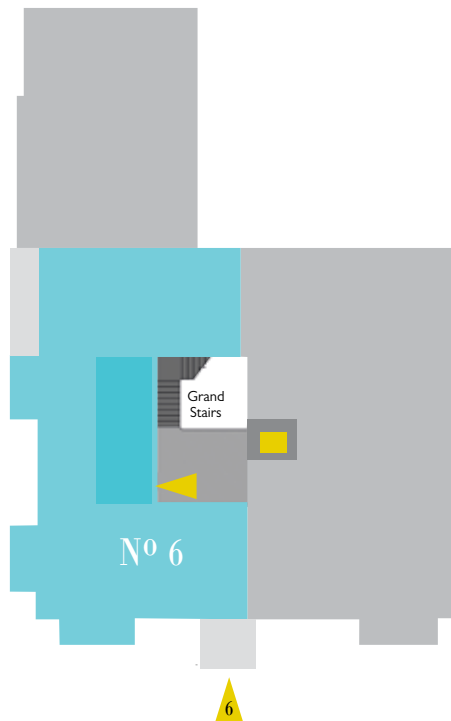
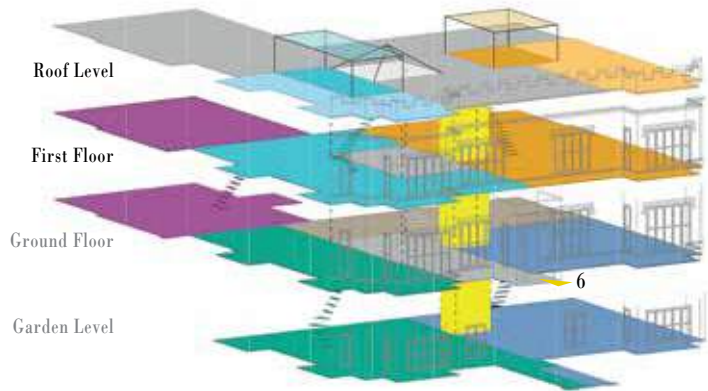
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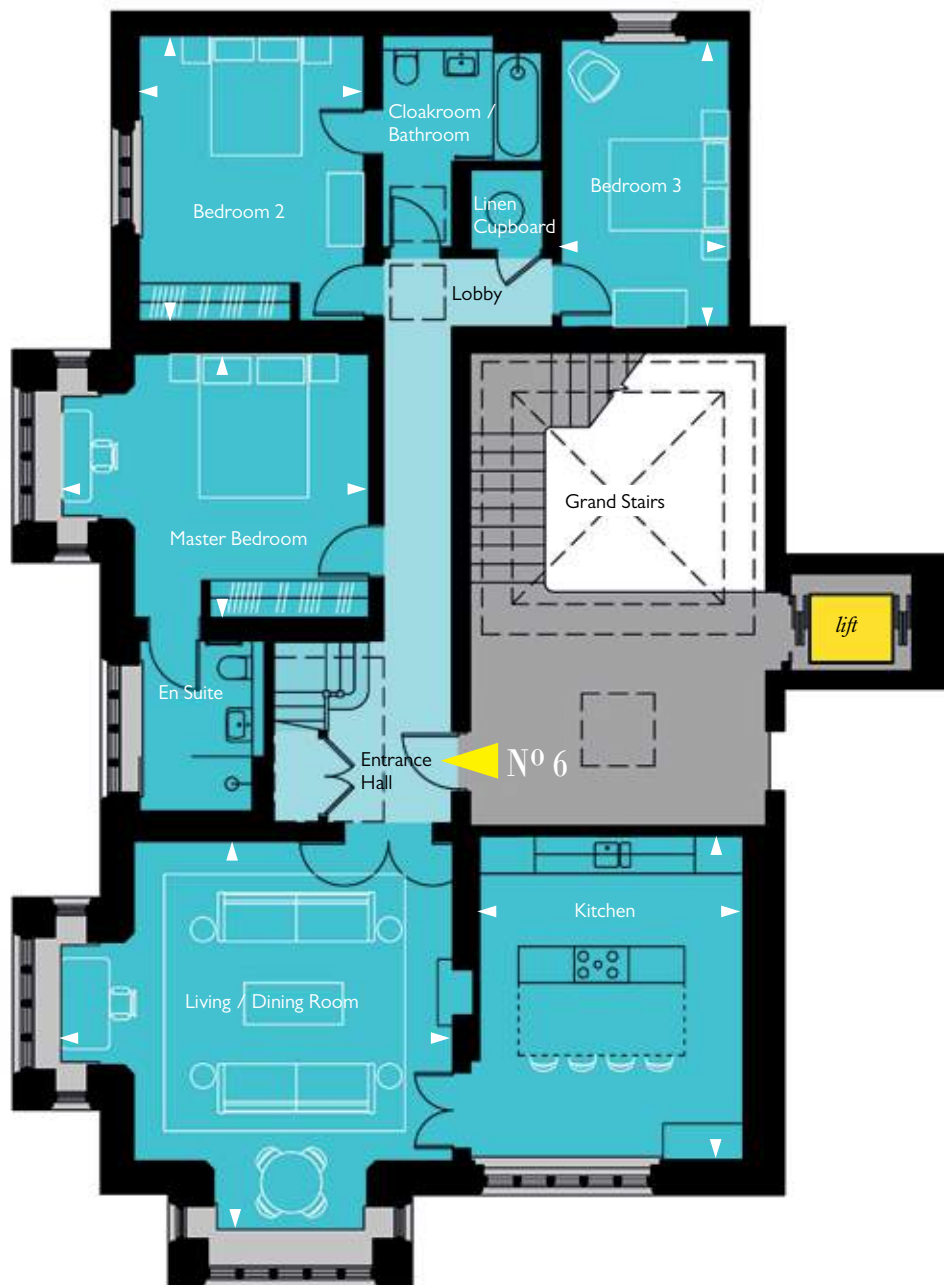
ROOF GARDEN
15.18m x 6.97m / 49'10" x 22'10"

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

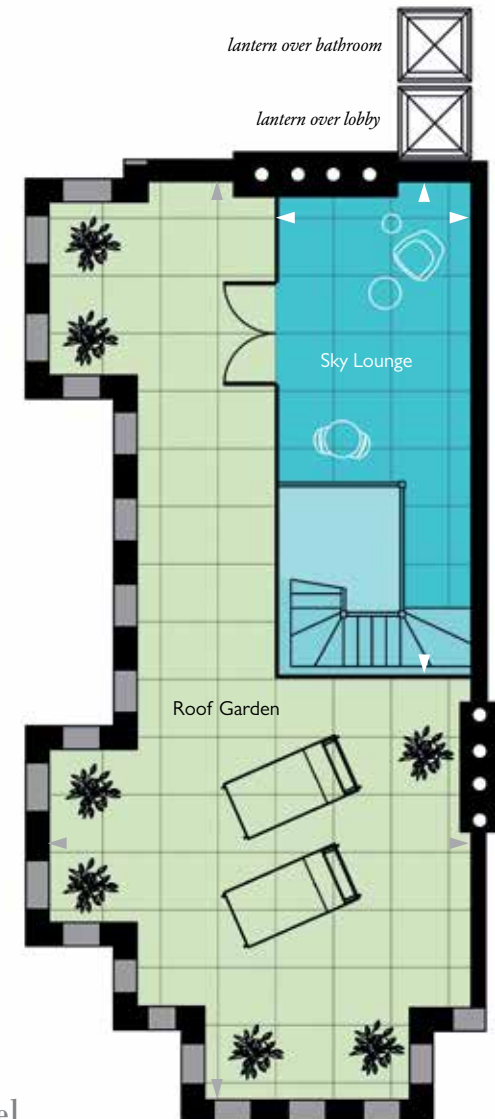
CAR BARN STORE
2.55m x 1.20m / 8'4" x 4'0"
lockable store to rear of car park space

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

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
Patricia Carroll patricia.carroll@patrickgardner.com

01372 360832

MISREPRESENTATION ACT

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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.

December 2017

BROCHURE DESIGN

New Level

PHOTOGRAPHY

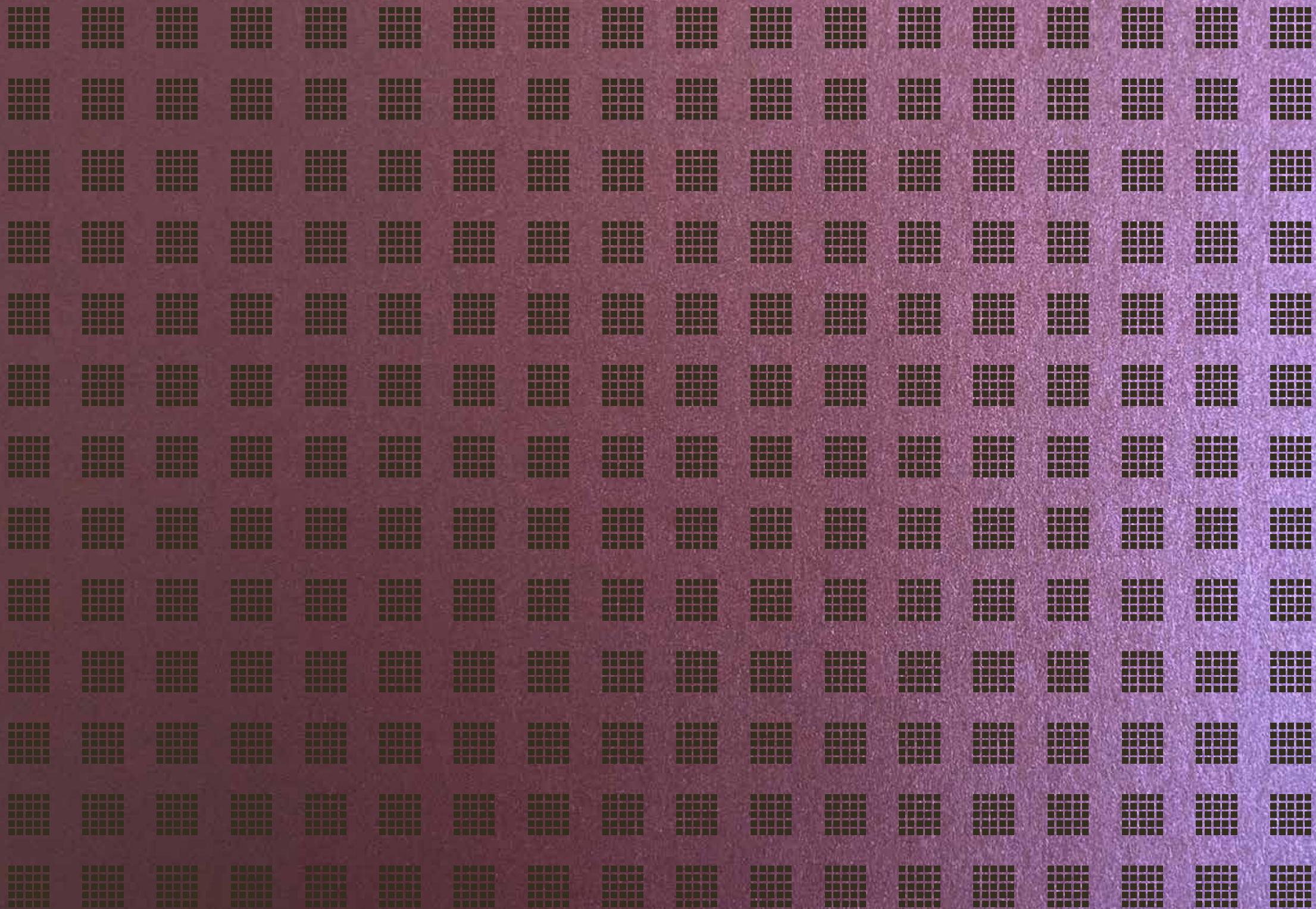
Alastair Lever



twist



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



SONDES PLACE

WESTCOTT ROAD DORKING SURREY RH4 3DU



twist