



**2 Sondes Place Mansion**, Westcott Road, Dorking, Surrey RH4 3DU

**£1,695,000 Freehold**

## 2 Sondes Place Mansion, Westcott Road, Dorking, Surrey, RH4 3DU



- SOUTH FACING GROUND FLOOR APARTMENT
- DOUBLE ASPECT DRAWING ROOM WITH DEEP BAY WINDOWS
- SEPARATE DINING/FAMILY ROOM WITH OPEN FIREPLACE
- SUPER KITCHEN/BREAKFAST ROOM WITH DOOR TO UPPER TERRACE
- FULL COMPLEMENT OF INTEGRATED MIELE AND SIEMENS APPLIANCES
- MIELE WASHING MACHINE AND SEPARATE TUMBLE DRYER TO UTILITY ROOM
- THREE DOUBLE BEDROOMS ALL WITH LUXURY ENSUITES
- WONDERFUL WRAP AROUND PRIVATE TERRACE
- PRIVATE CAR PARKING

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### The Property

This stunning three-bedroom apartment commands a fabulous south facing spot within this splendid Mansion House. Accessed from the grand entrance hall 2 Sondes Place is situated on the ground floor. The main drawing room enjoys superb views towards Ranmore and Norbury Park whilst the second reception room has a lovely aspect over the private upper terrace. An attractive turned staircase leads down to a bright and airy hallway with part glazed double doors opening on to the magnificent lower terrace. Each of the three bedrooms are located on the lower floor. The master suite features deep bay windows on two sides and a discreet door on to the private terrace. A walk-in wardrobe and separate shower room ensuite complete the room.

The guest suite has an ensuite bathroom and Italian designer wardrobes. Bedroom three enjoys a walk-in wardrobe and separate ensuite shower whilst having the added benefit of direct access on to the terrace. There is also a separate utility and a large bonus room to the rear of the property which could be used as a cinema or hobby room or simply for extra storage. With its elevated position and 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, tranquility and privacy of the Surrey Hills, yet is just a few minutes from the charming High Street and cultural delights of Dorking.

### Situation

Dorking offers a well-regarded selection of shops with Waitrose, Marks & Spencer, Waterstones, along with a variety of restaurants including Sorrell, run by Michelin starred chef Steve Drake, Cote, The Salt Pig, Cafe Rouge and the historic White Horse Hotel. The Dorking Halls is a venue for a variety of events and includes a cinema. A sports centre is adjacent.

Dorking has an excellent selection of schools with St Pauls and Powell Corderoy, amongst the choice of primary schools and the Ashcombe & Priory schools for secondary and sixth form education.

Some of the county's finest walking, riding and cycling countryside with Box Hill, Ranmore, Leith Hill, Polesden Lacey and the Surrey Hills are all close by. Denbies, the UK's award-winning vineyard, offers shopping, tours and dining. Dorking has 3 stations for services North to London, South to Horsham and the South Coast, East to Reigate, Redhill & Gatwick and West to Guildford and beyond. The M25 can be accessed at junctions 8 & 9. EPC and Council Tax TBC. PGL4113









