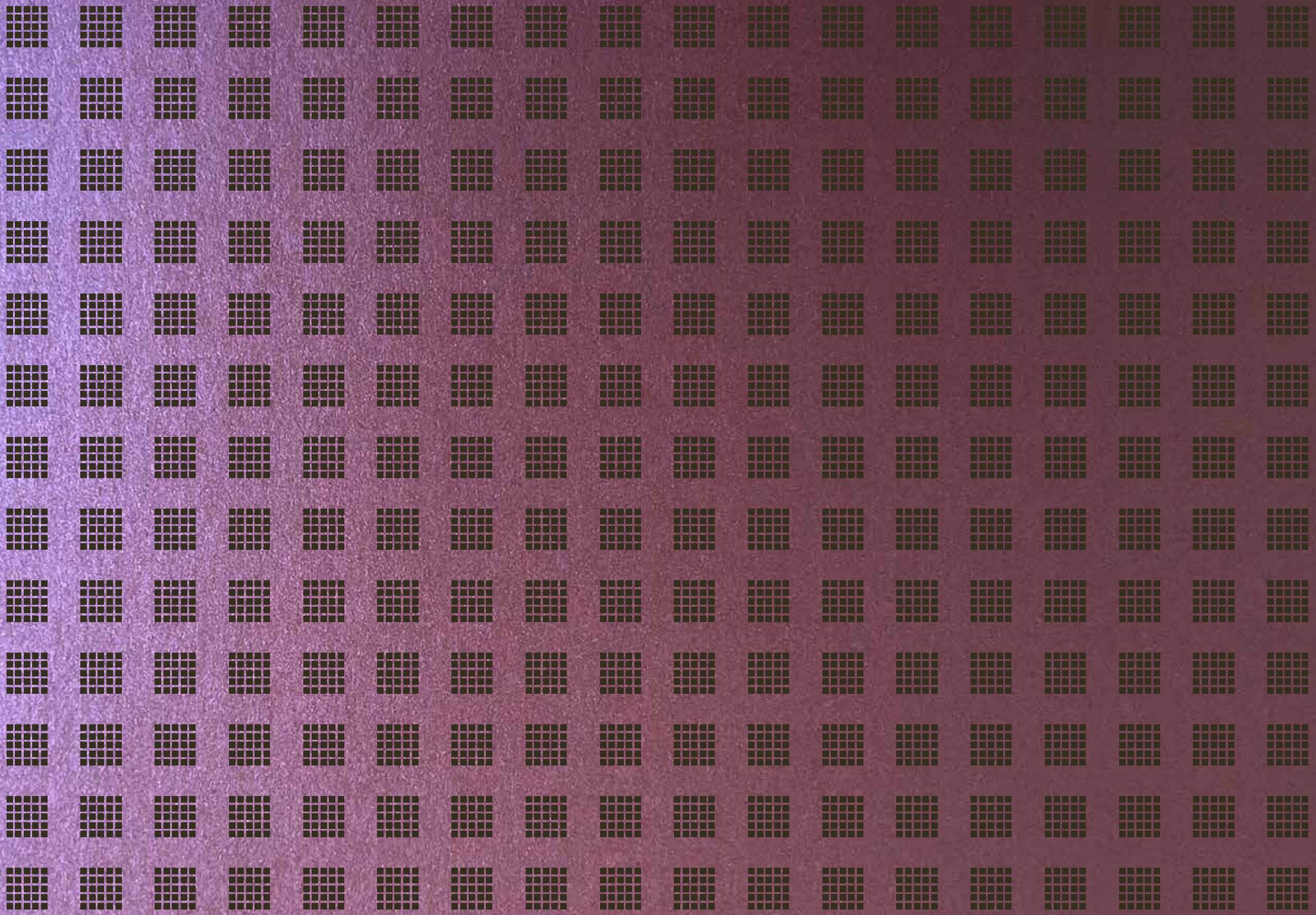


SONDES PLACE





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

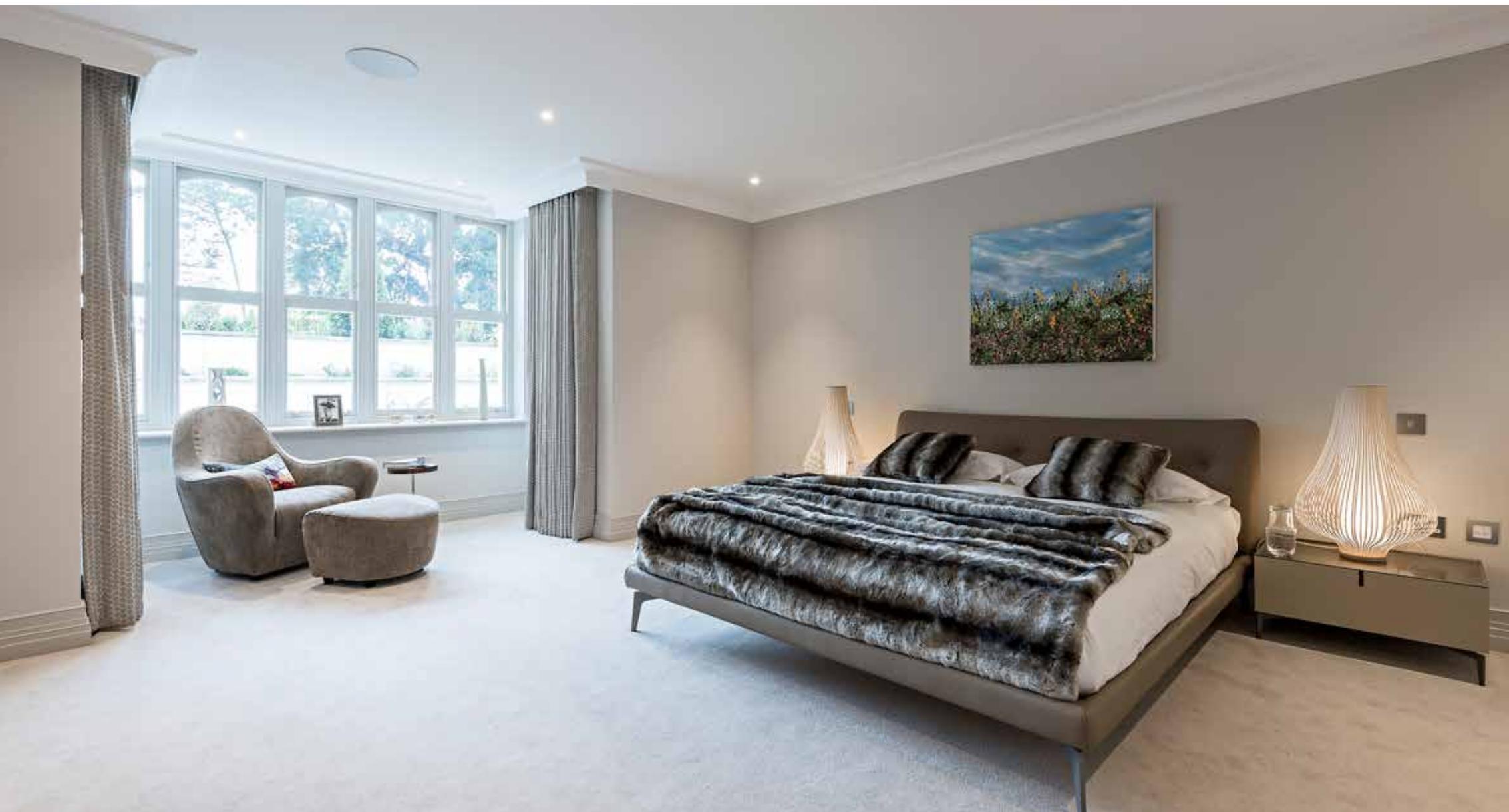
No 5 kitchen





















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 corncicing

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 corncicing 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

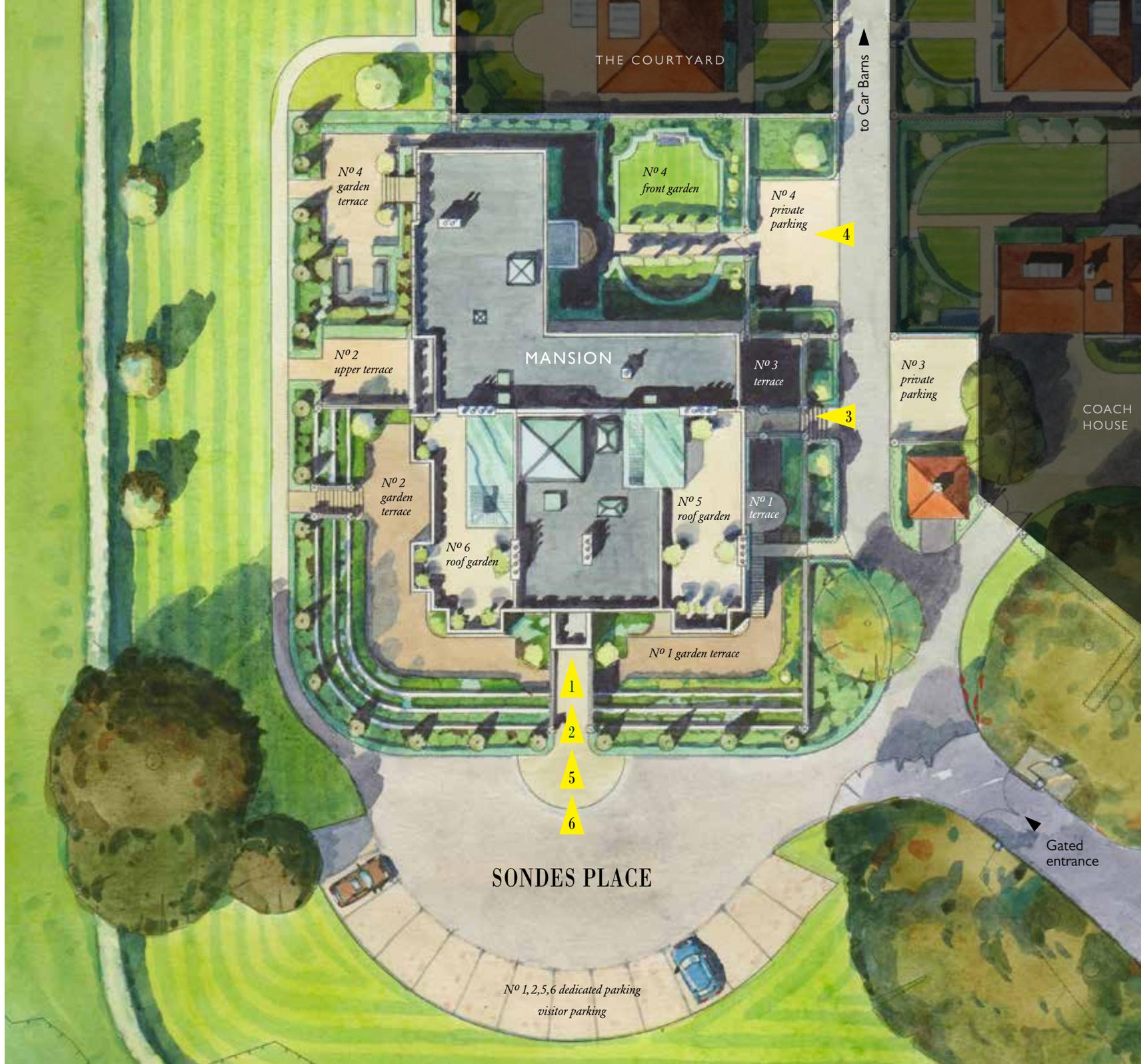




Welcome to

DORKING

OLD HOUSE



THE COURTYARD

to Car Barns

N° 4 garden terrace

N° 4 front garden

N° 4 private parking

N° 2 upper terrace

MANSION

N° 3 terrace

N° 3 private parking

COACH HOUSE

N° 2 garden terrace

N° 5 roof garden

N° 1 terrace

N° 6 roof garden

N° 1 garden terrace

1

2

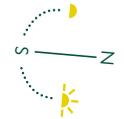
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6

SONDES PLACE

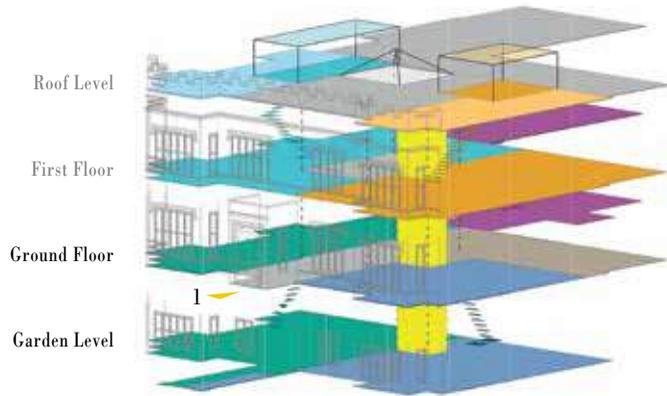
Gated entrance

N° 1, 2, 5, 6 dedicated parking
visitor parking



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

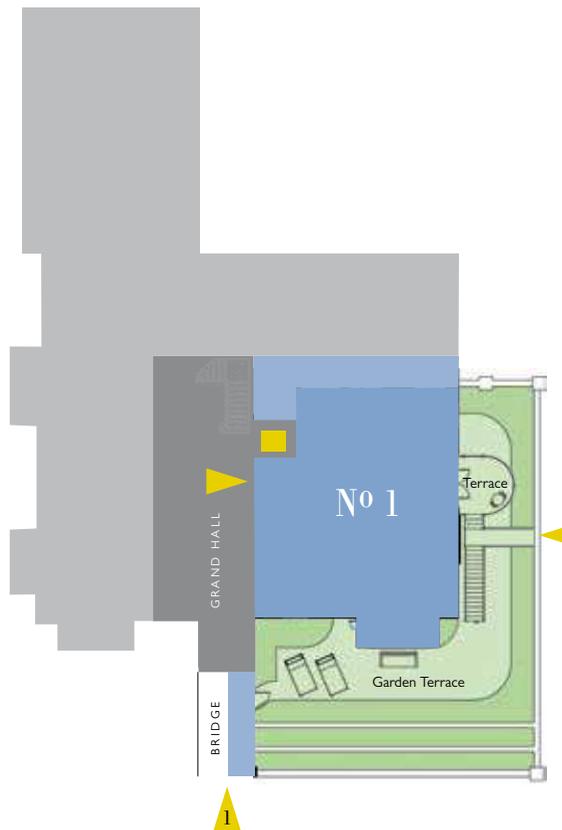
GARDEN TERRACE
 15.14m x 12.36m / 49'8" x 40'7"
steps to living room terrace and driveway

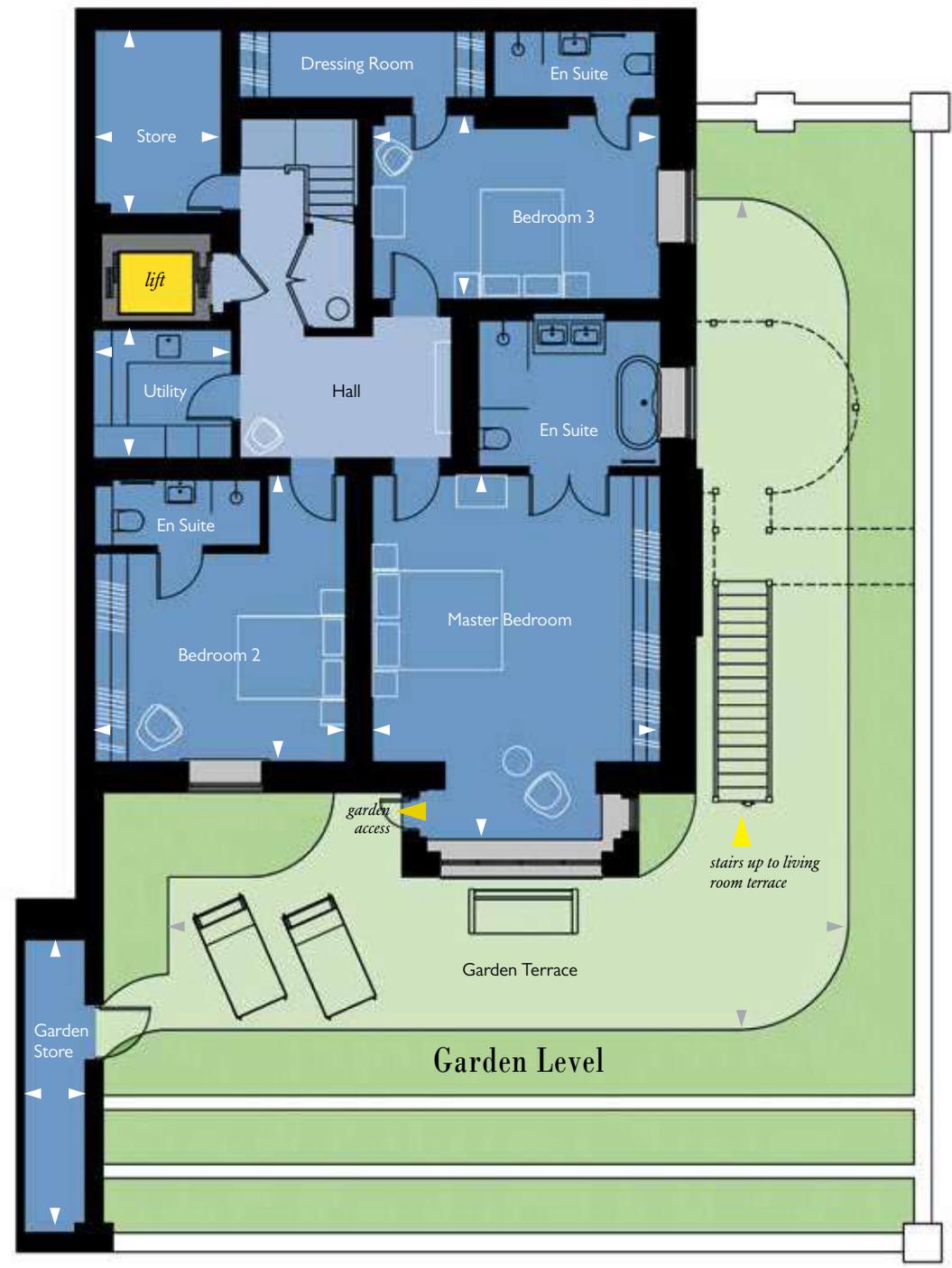
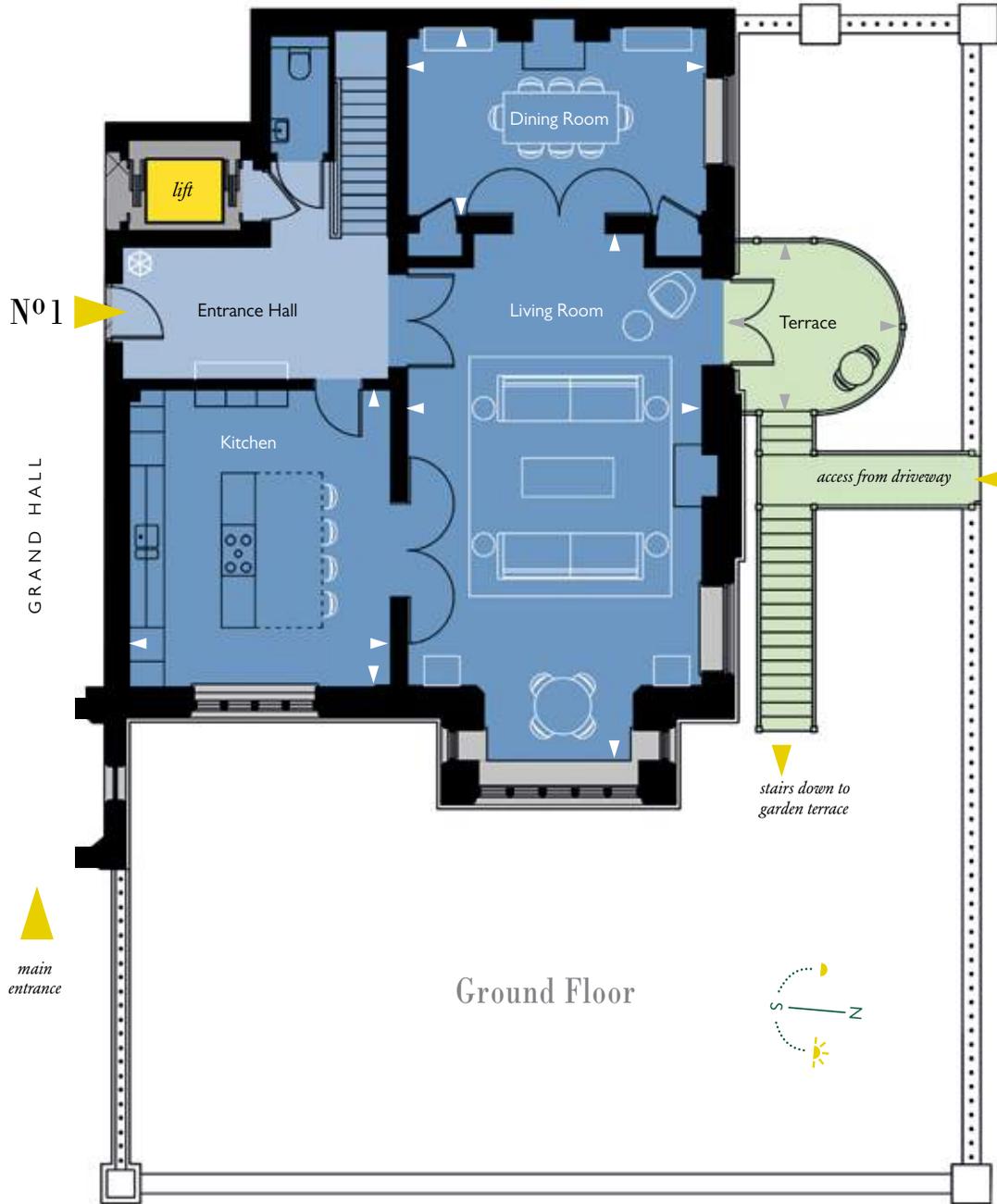
GARDEN STORE
 5.34m x 1.11m / 17'6" x 3'8"
access from garden terrace

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

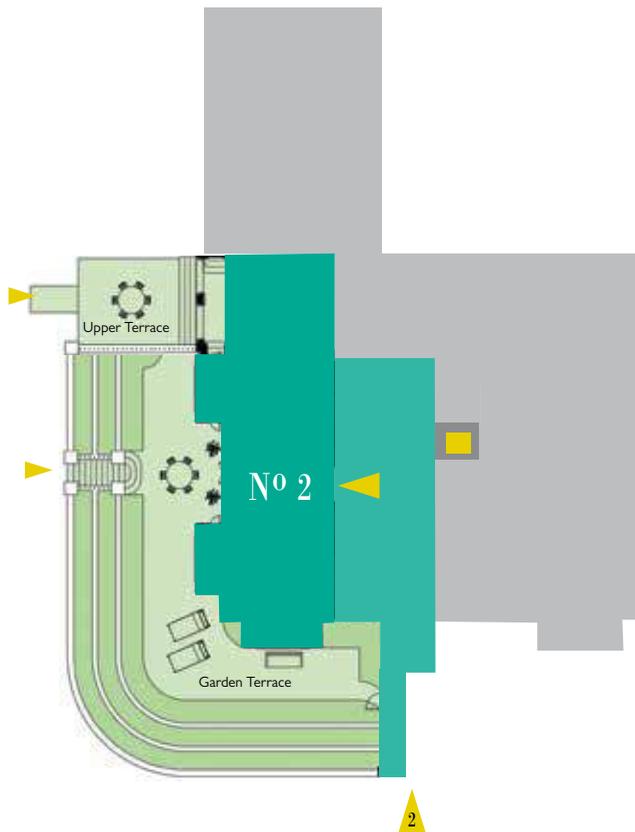
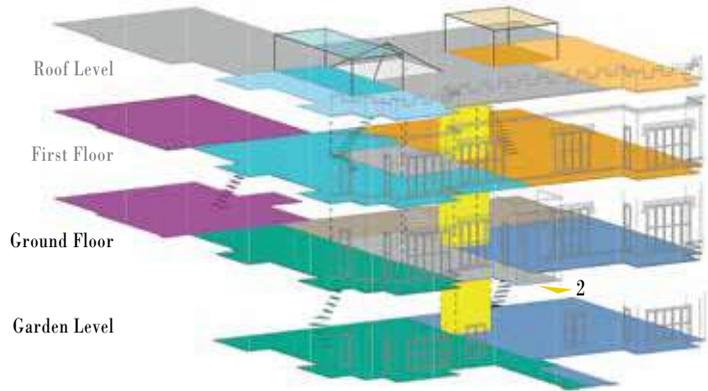
PARKING
two dedicated open car parking spaces
in front of the Mansion





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

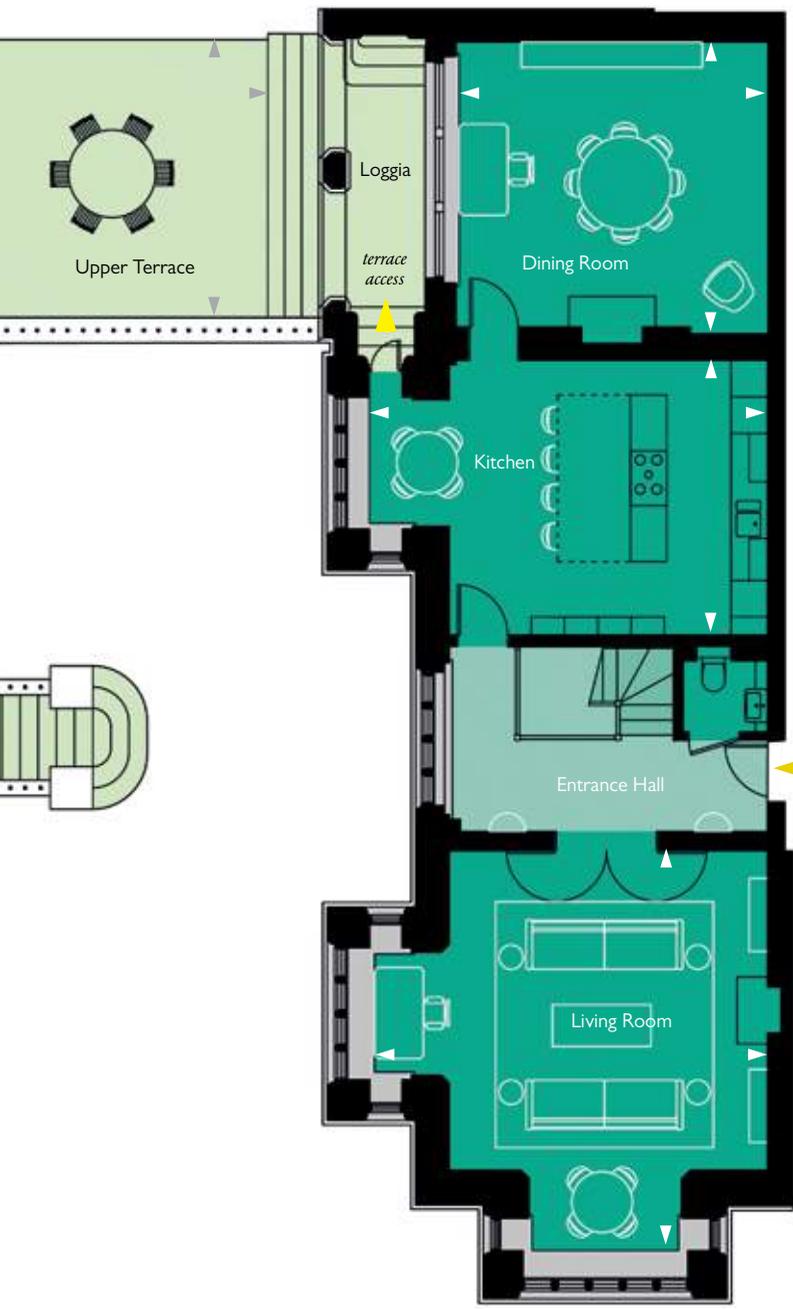
GARDEN STORE
5.34m x 1.11m / 17'6" x 3'8"
access from garden terrace

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

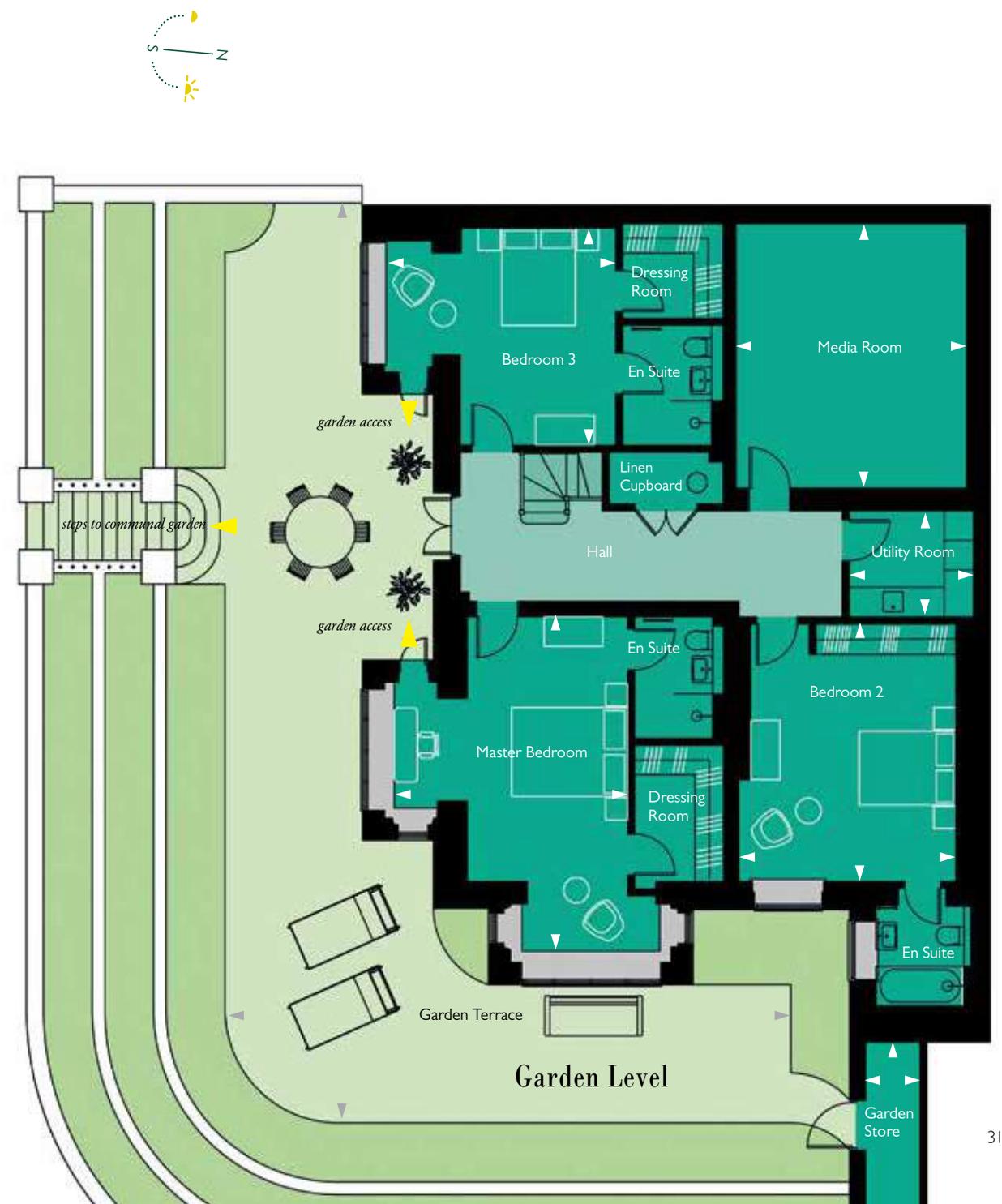
CAR BARN STORE
2.55m x 1.20m / 8'4" x 4'0"
lockable store to rear of car park space

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

communal
garden access



Ground Floor

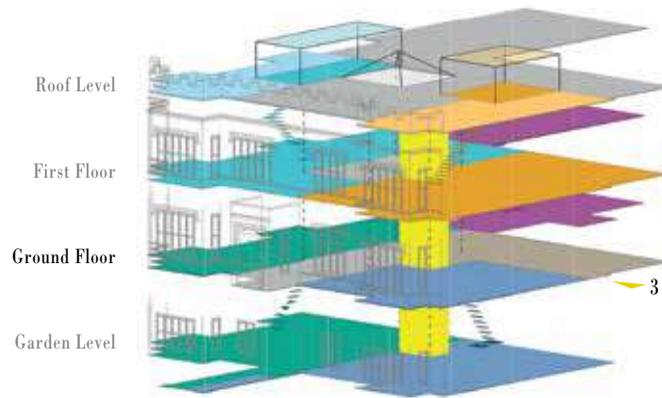


Garden Level

GRAND HALL

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

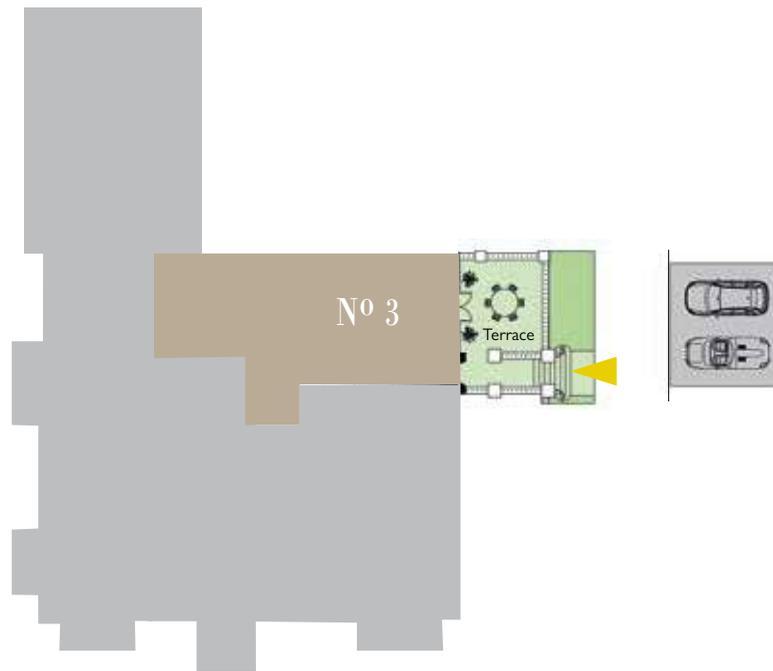
External

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

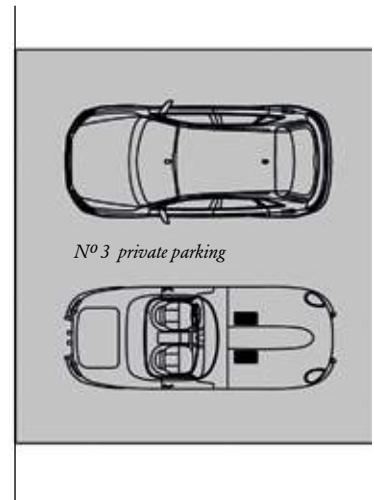
CAR BARN STORE
 2.55m x 1.20m / 8'4" x 4'0"
lockable store to rear of car park space

PARKING
two private parking spaces opposite property



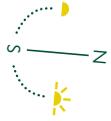


DRIVEWAY



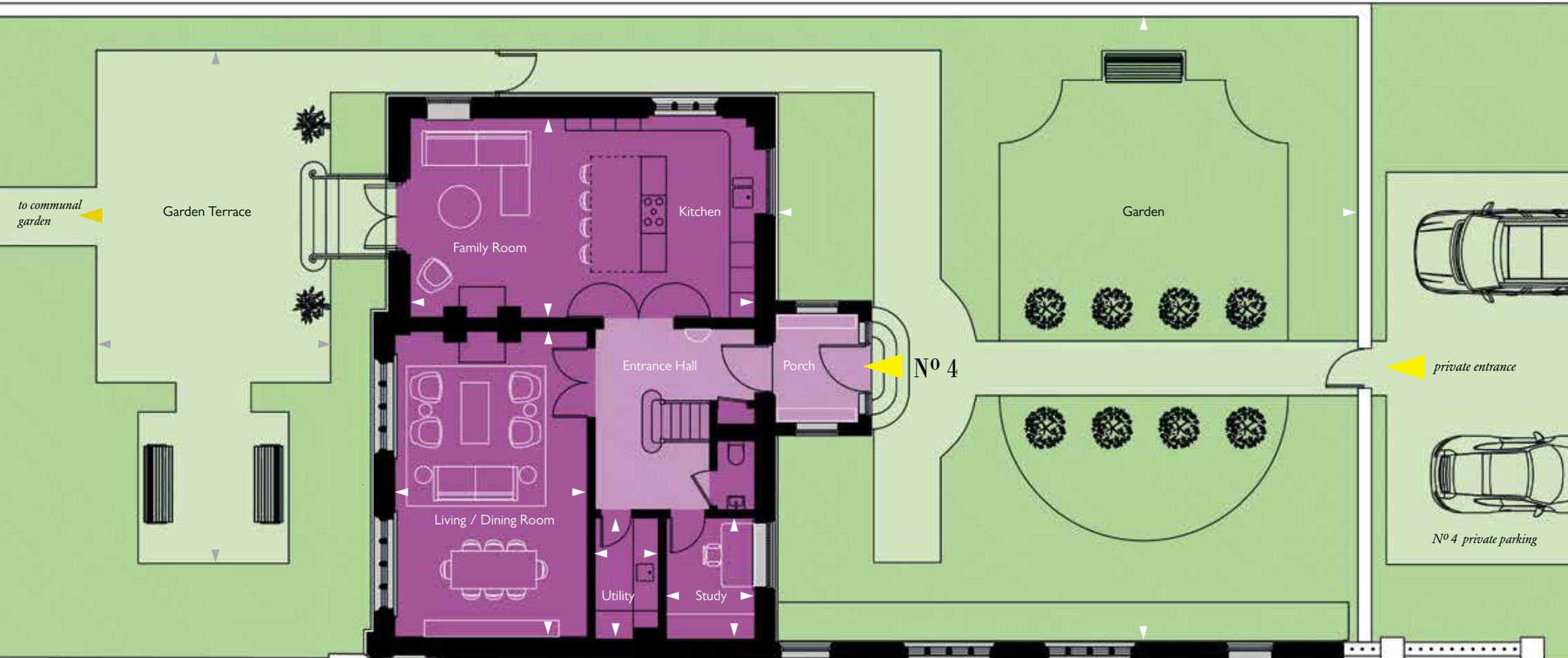
Ground Floor





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

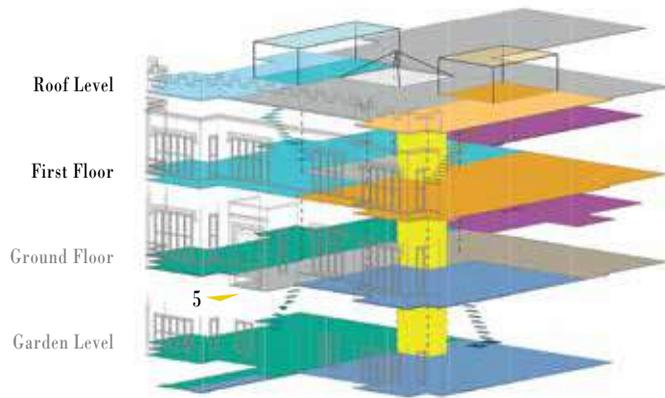
PARKING
three private parking spaces in front of property



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"

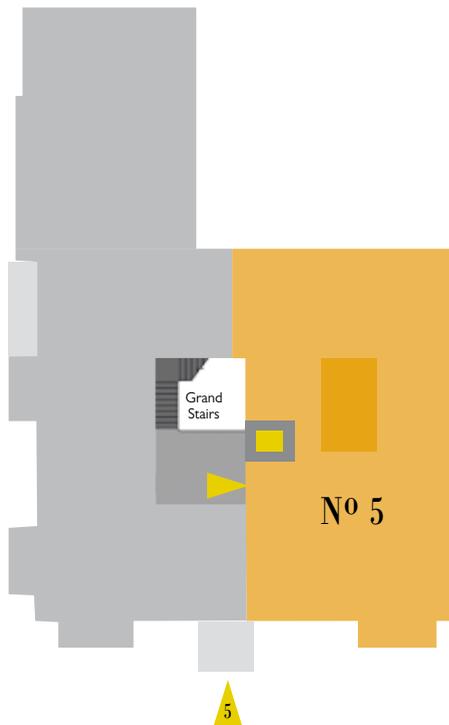
External

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

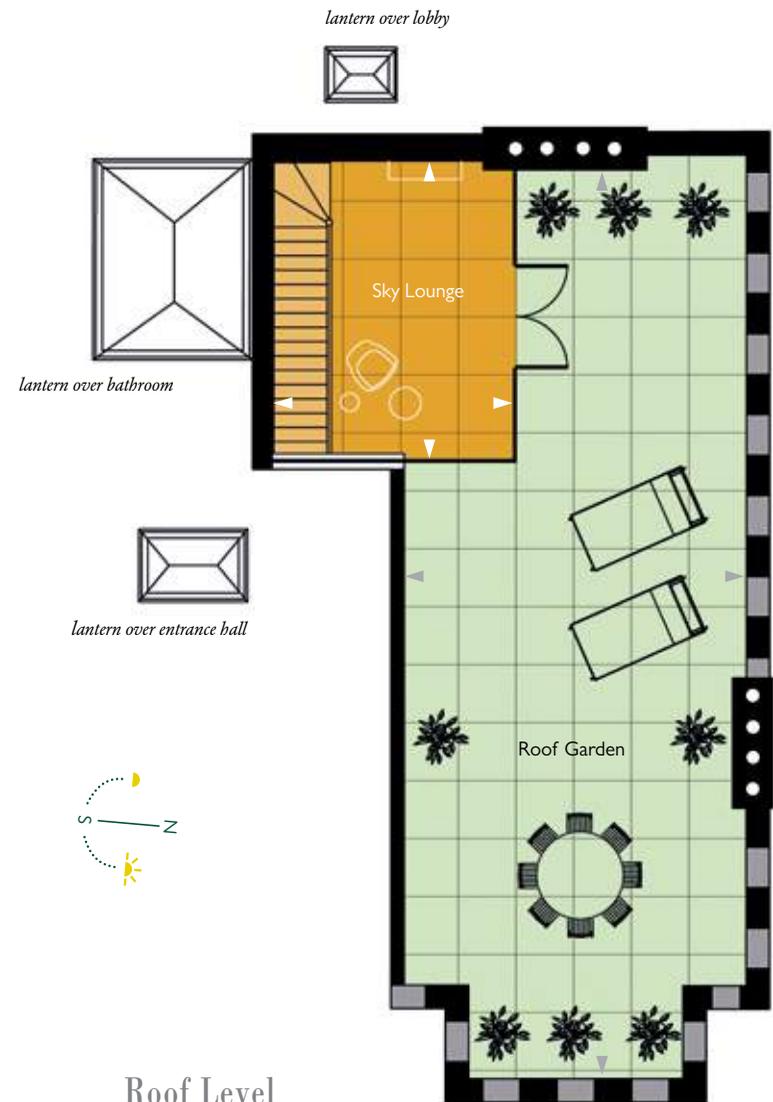
CAR BARN STORE
 2.55m x 1.20m / 8'4" x 4'0"
lockable store to rear of car park space

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"

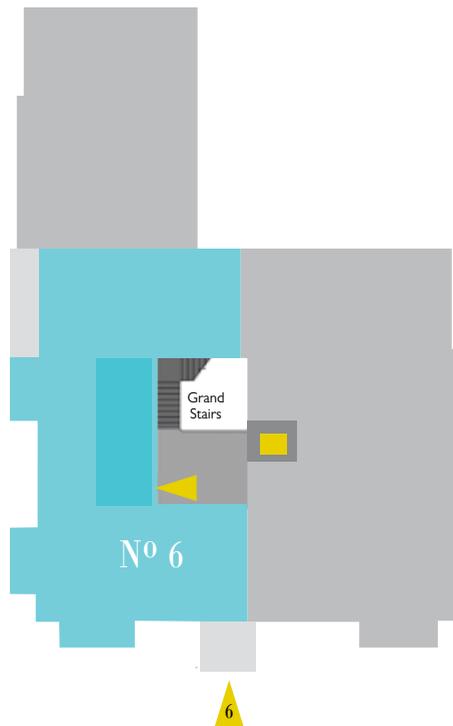
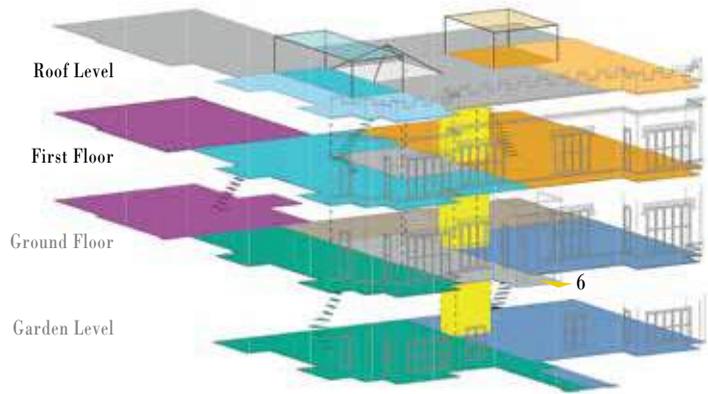
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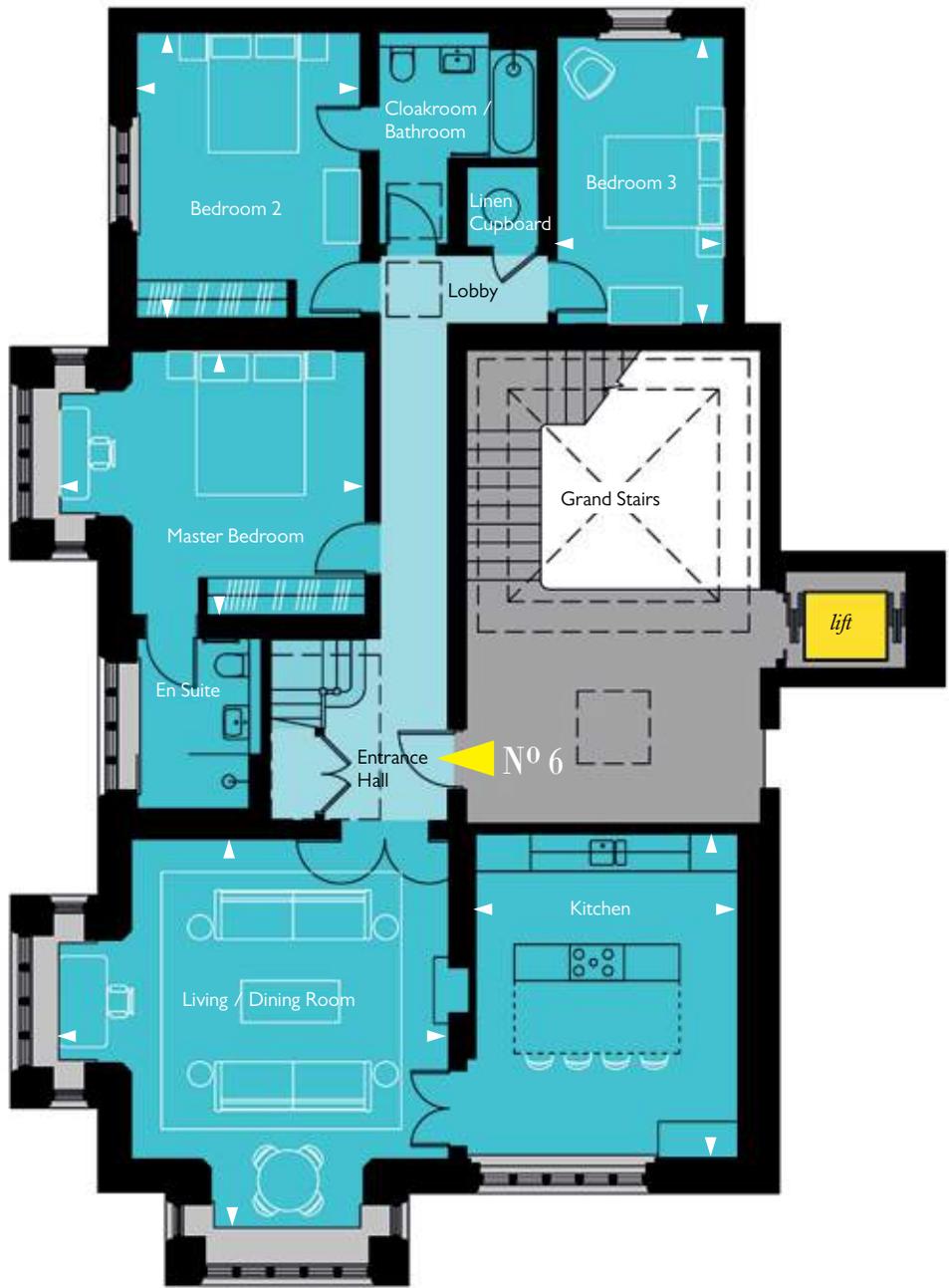
ROOF GARDEN
15.18m x 6.97m / 49'10" x 22'10"

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

Please note statements contained within this brochure are believed to be correct. They are not to be regarded as statements or representations of fact; neither Twist Sondes Ltd nor the selling agents guarantee their accuracy. This brochure does not form part of any contract. The illustrations, site plans, floor plans and elevations are intended to serve as a general guide to the appearance and layout of the development. However, it may be necessary, and rights are reserved for Twist Sondes Ltd to make alterations to the specification, layout and appearance of the development or any property at any time without formal notice. Purchasers must satisfy themselves of precise dimensions and floor areas, those quoted are approximate.

Twist Sondes Ltd, the selling agents, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the development or any property either here or elsewhere, whether on their own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the development has all necessary planning, building regulation or other consent and the selling agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

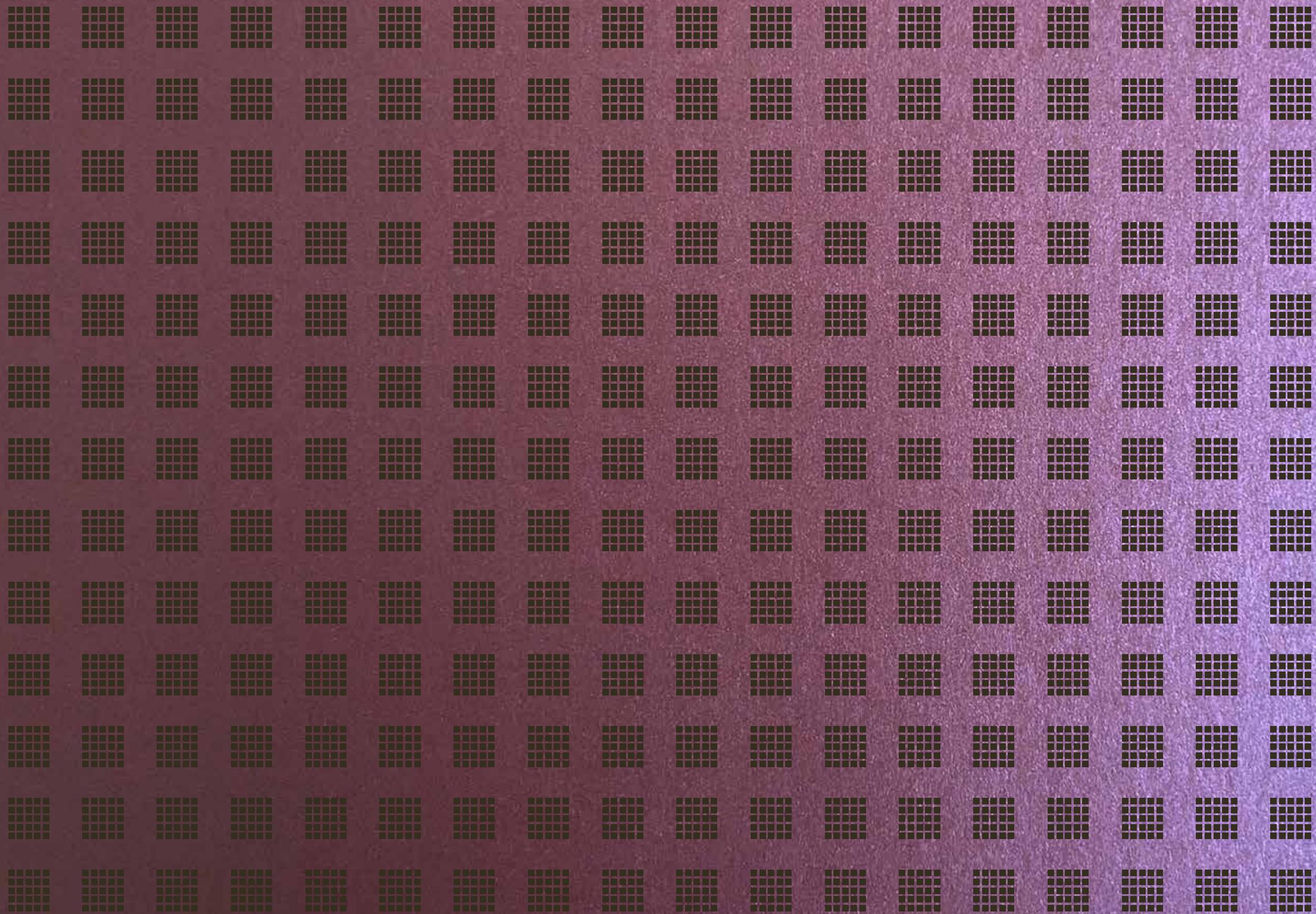
Alastair Lever



twist



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



SONDES PLACE

WESTCOTT ROAD DORKING SURREY RH4 3DU



twist