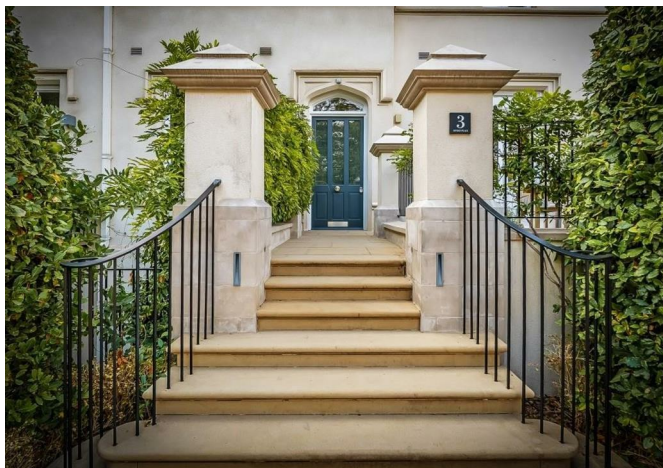




3 Sondes Place, Westcott Road, Dorking, Surrey, RH4 3GD

Price Guide £650,000



- STUNNING MANSION HOUSE IN PARKLAND SETTING
- WEST FACING PRIVATE TERRACE
- EXCEPTIONALLY HIGH CEILINGS
- MASTER BEDROOM WITH HIGHLY APPOINTED ENSUITE
- CAR BARN WITH LOCKABLE STORAGE
- TWO BEDROOM APARTMENT
- STYLISH CONTEMPORARY KITCHEN
- ATTRACTIVE SITTING ROOM WITH OPEN FIREPLACE
- UNDERFLOOR HEATING THROUGHOUT
- COMMUNAL GROUNDS

Description

A stunning two bedroom, two bathroom apartment in this magnificent mansion house, originally designed by Thomas Cubitt and now restored to its former splendour. This apartment has its own private entrance and adjacent terrace.

Accommodation comprises a bright and spacious kitchen with double part glazed doors that lead out to the private terrace, a real feature of the apartment. Double 'pocket style' doors open to the living room with a feature open fireplace becoming the focal point. The master bedroom benefits from a walk in wardrobe and ensuite shower room finished to a high standard with walk in shower. The second bedroom ideally suited for a guest room or home office includes built in wardrobes. The main bathroom also includes an upgraded walk in shower with fully tiled walls and high quality Italian sanitary ware. Externally the property sits within this award winning gated development with allocated parking for three cars and a car barn with lockable storage space. The westerly facing private terrace is an ideal entertaining space with direct access via double doors from the kitchen.

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, tranquillity and privacy of the Surrey Hills, yet is just a few minutes from the charming High Street and cultural delights of Dorking.

Situation

Situated within half a mile of Dorking town centre with its excellent range of shops and restaurants which includes Waitrose and Marks & Spencer, Waterstones and WH Smiths along with a number of coffee shops and Michelin Star restaurant Sorrell run by chef Alex Payne along with a further range of restaurants and pubs.

The Dorking Halls, at the eastern end of the town, includes a cinema and a sports centre, as well as a 24 hour fitness centre.

There is a highly regarded selection of schools with St Pauls, The Ashcombe, The Priory and Powell Corderoy schools all within easy reach.

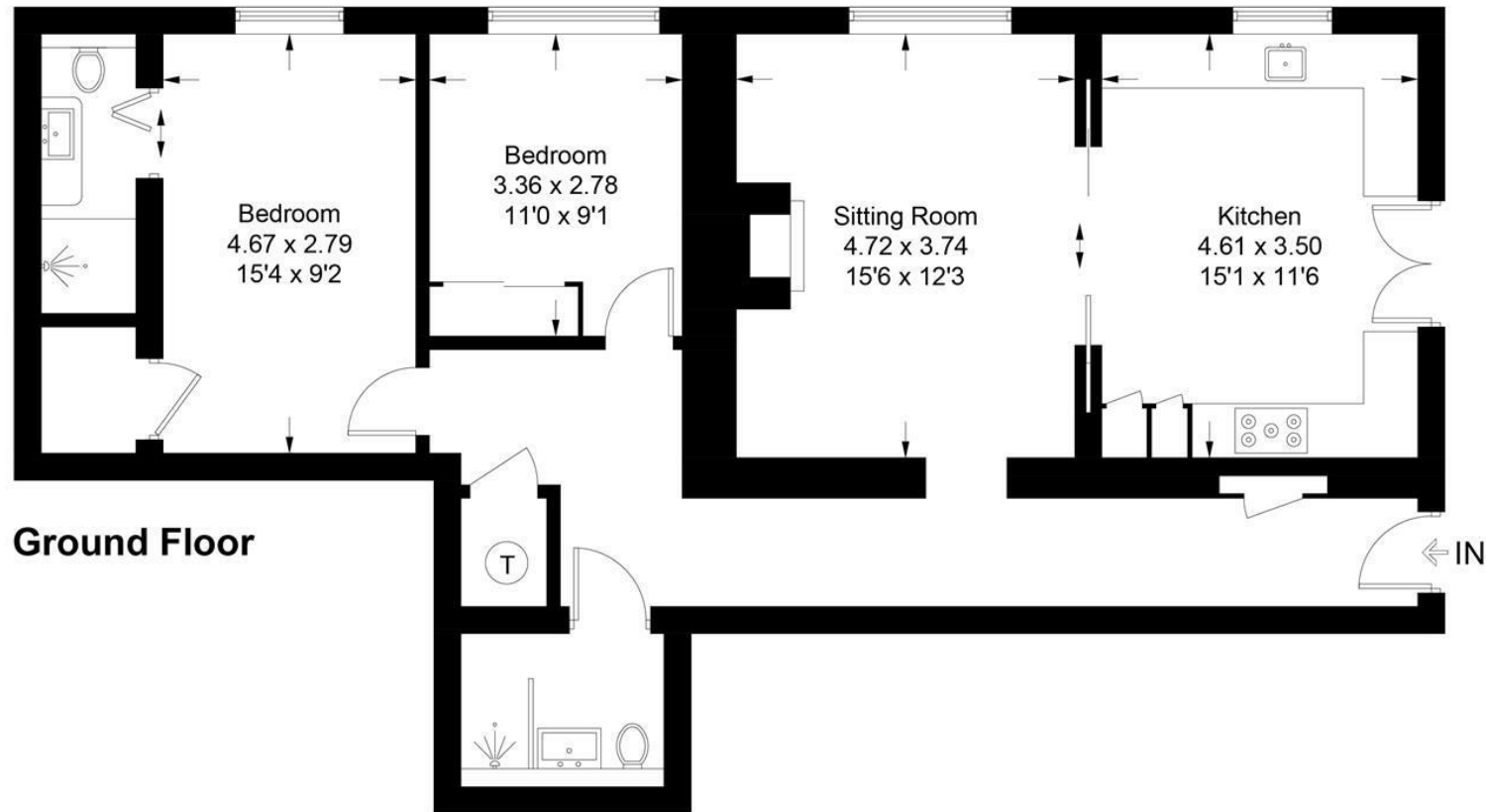
Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) also there are 2 further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond.

To the north of the town is Denbies Vineyard, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks.

Tenure	Leasehold - Share of Freehold
EPC	B
Council Tax Band	G
Lease	992 Years remaining
Service Charge	£4,174.28 Per Annum



Approximate Gross Internal Area = 93.8 sq m / 1010 sq ft



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. (ID1234655)
www.bagshawandhardy.com © 2025

171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 **Email:** dorking@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

