



# Dunsborough Park Estate

Ripley, Surrey

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An exquisite small Estate with  
fabulous formal gardens and an unbeatably  
convenient location

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Dunsborough Park Estate, Ripley, Surrey, GU23 6AL

Ripley 300 yards across the common, Woking station 4.7 miles,  
Guildford 6.8 miles, Heathrow T5 16 miles, Farnborough 20 miles,  
Sloane Square 23 miles, Gatwick airport 28 miles





***Features:***

Grade II listed country house with principal bedroom suite, six ensuite bedrooms and one bedroom with its own bathroom, five reception rooms, kitchen/breakfast room, conservatory, family room, domestic offices, cellar, bomb shelter

Exquisite formal gardens, outdoor swimming pool, former squash court/music room, tennis court, Four formal lodge cottages and four further cottages

Delightful parkland intersected by the Ockham Mill Stream and skirted by the River Wey

Equestrian facilities, manège and paddocks

*About 117 acres (47 ha) in total*

*For sale as a whole or in up to nine lots*

***Lot 1 – Dunsborough Park***

Grade II listed, five reception rooms, extensive master bedroom suite and six further en-suite bedrooms, double bedroom and bathroom, attic room with potential en-suite, Coach House containing the estate offices with two bedroom flat above, two bedroom Potting Shed Cottage, swimming pool, squash court/music room with kitchenette, garages, stables and other traditional courtyard buildings, collection of traditional Edwardian glasshouses with potential for alternative uses, block of four stables, outstanding formal gardens including water garden fronting the Ockham Mill Stream, tree studded parkland  
About 47.43 acres (19.19 ha)

***Lot 2 – The Water Meadows and Woodland***

Lying to the north of Ockham Mill Stream and the park and skirting the River Wey on its northern boundary  
About 44.75 acres (18.11 ha)

***Lot 3 – South Lodge***

Three bedrooms, two reception rooms, good sized garden and outbuildings  
About 0.13 acres (0.05ha)

***Lot 4 – West Lodge***

Two bedrooms, two reception rooms, small garden with outbuildings  
About 0.06 acres (0.03 ha)

***Lot 5 – North Lodge***

Three bedrooms, two reception rooms, small garden with outbuildings  
About 0.08 acres (0.03 ha)

***Lot 6 – East Lodge***

Two bedrooms, two reception rooms, good sized garden with outbuildings  
About 0.12 acres (0.05 ha)

***Lot 7 – The Equestrian Facilities***

Stable yard, barns and supporting buildings, railed paddocks  
About 15.09 acres (6.11 ha)

***Lot 8 – 1 Dunsborough Cottages***

Semi-detached three bedroom cottage with modern extension into barn, private walled garden, garage  
About 0.13 acres (0.05 ha)

***Lot 9 – 2 Dunsborough Cottages***

Semi-detached two bedroom cottage, private courtyard garden  
About 0.05 acres (0.02ha)



### *Situation*

Dunsborough Park is a truly delightful English country house, listed Grade II, approached by a long private drive and sitting in outstanding gardens with views out over its own parkland, water meadows and woodland beyond. Discreetly positioned on the northern edge of the picturesque village of Ripley, the Estate is situated in a highly desirable area only 23 miles from central London. The astonishingly attractive formal gardens are regularly open to the public particularly around the famous tulip festival in April, which

is run by the current owner. The house, which is Grade II listed, appears modest on approach down the long drive. Inside however, is an enchanting traditional English family home bursting with appeal and character. Flag stone floors, wooden panelling and floor to ceiling windows the property is light and warm with open fires throughout.

### *Sporting and Recreation*

The bustling period village of Ripley abuts the Estate with its specialist shops, excellent restaurants including the Michelin starred

'Drakes', public houses and The Talbot coaching inn. The village can also be easily reached on fast access to Heathrow and Gatwick and Farnborough Airports via the A3 and M25. For recreational facilities, Wisley Golf Club (members only) is close by and there is excellent access to numerous other courses including St George's Hill, Wentworth, Woking, Worplesdon and Pyrford. There is horse racing at Sandown, Ascot and Kempton, while for the sailing enthusiast there is access to the South Coast via the A3 dual carriageway. The RHS Gardens at

Wisley are moments away, and almost bordering.

For more comprehensive amenities, Cobham is about 4.9 miles to the north and the county town of Guildford lies about 6.8 miles to the south west. For daily access to London, Woking Station with its direct and regular service into Waterloo (about 25 minutes) is about 4 miles away, Horsley station is a short drive away and there is also a station at Esher (about 6 miles). For road access the A3 linking central London to the south coast is reached

within about two miles which connects with the M25 (Junction 10 at Wisley).

### *Schools*

There is an excellent selection of schools in the general area which include Ripley Court in the village, Parkside School and the American Community School at Cobham, Daneshill in Oxshott and Claremont Fancourt School in Esher while the excellent Guildford schools are also easily accessed as well as Charterhouse public school.



### *History*

Dunsborough Park: Dunsborough Park was originally part of the substantial landholdings of nearby Newark Priory founded by Augustinian cannons in the early 12th century and sacked on the orders of Henry VIII at the dissolution of the monasteries in 1538. The Dunsborough lands were granted by the king to a nobleman and soon afterwards a modest Tudor farmhouse with a single central chimney was built on the site.

Extended by a succession of wealthy owners over the centuries, that simple building forms the core of the grand Grade II listed Dunsborough House, which today stands in about 117 acres of park and pasture, dotted with fine trees (some of the Oaks are reputed to be over 600 years old) and woodland and skirted by the meandering River Wey.

After the Second World War, Dunsborough Park was bought by Charles Hughesdon, described in his Daily Telegraph obituary as 'a daredevil aviator, champion ballroom dancer, insurance broker and airline executive'. He married the film star Florence Desmond and boasted affairs with Shirley Bassey and Margot Fonteyn.

Florence, who starred alongside George Formby and Douglas Fairbanks Jr in the 1930s and 1940s, bought a stream of celebrity house guest from the world of entertainment for weekends at Dunsborough Park. Florence passed away in 1993, after which Charles Hughesdon married Carol Havers, mother of the actor Nigel Havers. In 1994, he sold Dunsborough Park to the current owners who, at the time, were less attracted by the house which was in a state of quite serious disrepair, than by its location 23 miles from central London and the potential for the Estate's historic formal gardens. The current owners immediately embarked on a thorough renovation of Dunsborough House that involved reroofing, re-plumbing and redecorating throughout. Original 18th century features such as wood floors, panelling and fireplaces were carefully restored. Upstairs a warren of former servants' bedrooms were converted into suites. In all, the house boasts about 9,617 sq ft of light and cheerful living space, including five reception rooms, seven/eight bedrooms and seven bathrooms, a kitchen/breakfast room, a conservatory, a family room and various utility rooms and a large attic. Again, after considerable restoration, the gardens were reopened to the public in 1997. Notably, there are four main areas of walled gardens and the delightful water garden with large blocks of stone creating shallow pools with flowing water, all heading underneath a romantic folly bridge.

In the 18th century the Estate was acquired by George Onslow, 1st Earl of Onslow, a well-connected politician, who was made Surveyor of the King's Gardens in 1760 and a year later succeeded his father as MP for Surrey. During their tenure, he and his family carried out a series of extensions and alterations to the main house, which was refaced in the 18th century, with the addition by Lady Onslow of the formal morning room and drawing room. Dunsborough's first formal gardens were laid out at about the same time.

Further significant alterations were carried out by the aviation pioneer, aircraft engineer and conservative politician, Oliver Simmonds, who bought Dunsborough with 90 acres of land in the 1930s and had the Tudor-style gatehouse built at the entrance to the park.



*Lot 1 – Dunsborough House, Gardens and Parkland (About 47.43 acres)*

Dunsborough House: Dunsborough house has many stories to tell. The house exudes character and style with a comfortable combination of both traditional and more contemporary aspects, which mutually complement one another. Much of this charm has been created by the eclectic series of owners alluded to above, each of whom have added to the rich tapestry of the story and feel of Dunsborough Park.

The solid front door leads into a welcoming stone-flagged hallway with the first hint of the wood panelling which is a consistent feature throughout much of the house.

Passing the main staircase to the first floor on your left, you enter the inner hallway with open fireplace with Delft tiles and marble surround. This inner hall fireplace is one of the original parts of the house being built in the 1580s and also feeds the dining room and hallway hearths. The wood panelled room gives access to the four main reception rooms off each corner, but also to the garden via fully glazed doors. A sitting room with wood panelling and decorative wood cornicing and door surrounds, open fire and wooden window benches. Beyond the sitting room lies the wood panelled morning room/ library – a wonderful light room with boarded floor and floor to ceiling sash windows and within the wooden panelling lies a hidden door giving access to the terrace, which, via a covered walkway, leads to the former squash court/music room. On the southwestern corner of the house lies the drawing room, with floor to ceiling windows giving wonderful uninterrupted views over the lawns and ornate fabric-covered walls with decorative wooden cornicing.





Returning to the inner hall and exiting once more through its north west corner, you enter the wonderfully ornate dining room decorated with Italian Hessian wall covering depicting an Arcadian garden. All of these rooms, which lead off the inner hallway, are well proportioned and generous of space.

From the dining room a door leads into the kitchen, a characterful room with a rustic feel, well kitted out and with a wonderfully welcoming family dining table in the breakfast room in which an inconspicuous cupboard door leads into a secret underground bunker. There is direct access to the kitchen from the parking area, as well as out to the gardens via the relatively recently added conservatory. This wonderful light west facing room overlooks the garden and haha beyond and enjoys the afternoon and evening sunshine. Further double doors lead back into the family room (snug) with Inglenook fireplace and seated and eating area. As well as leading back into the kitchen, a tertiary door leads to the back room areas and back door. This is the functional part of the house, accessed from the courtyard/garages, and consisting of boot room, utility room

WC and flower room, beyond which is the boiler room and also giving additional access to upstairs via a secondary back staircase.

From the main hallway, the wooden stairs rise to the first floor open landing off which lies the generous principal suite consisting of large bedroom with dressing room with separate shower room. Also part of the suite is a large room currently used as an office, which was previously used as a bedroom with a substantial bathroom lying off. There are five more bedroom suites, one with hatch and ladder to 2nd floor and further accommodation space, and a further bedroom with its own bathroom directly opposite the bedroom. The back stairs give access to the rear part of the house including laundry and utility rooms. All of the first floor bedrooms have excellent ceiling height and generous proportions.

The first floor landing houses generous but subtle linen cupboards. A further staircase leads from this landing to the second floor with a bedroom, landing with basin, two eaves storage rooms and access to a roof terrace with amazing views to the gardens.





Floorplans for Lot 1 – Dunsborough House

Approximate Gross Internal Area\*:

Main House: 9,617 sq ft (893 sq m)

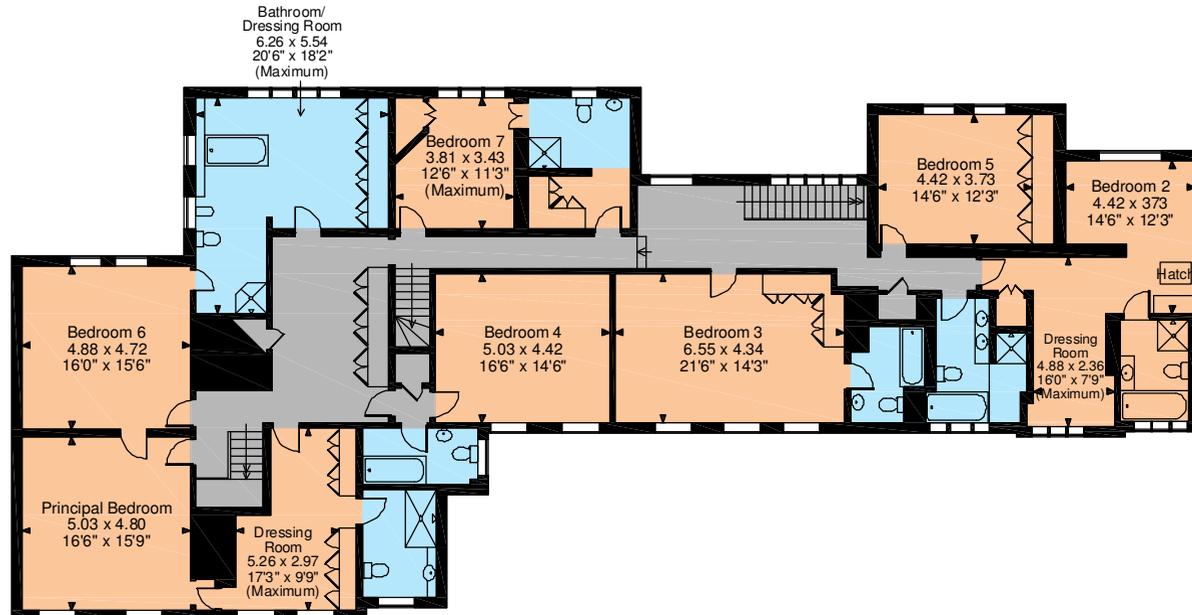
Balcony / Terrace: 198 sq ft (18 sq m)

Illustration for identification purposes only. Not to scale.

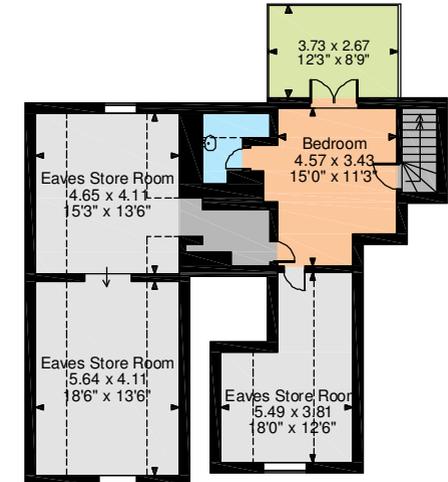
\*As defined by RICS – Code of Measuring Practice.



Ground Floor



First Floor



Second Floor

### *Outbuildings*

Adjacent to the house lies a group of traditional brick built buildings set around a cobbled courtyard, which is also accessed directly off Dunsborough Park (previously known as Milk Road). The buildings comprise the Coach House, with three substantial offices and a kitchenette on the ground floor and a self-contained two bedroom flat above. Past the offices are further garaging and workshops. The balance of the courtyard buildings provide further garaging, former stabling and tack room and general storage. There is a workshop. The garage has a pneumatic car lift.

Beyond the courtyard lie the considerable collection of traditional Edwardian glasshouses. Particularly splendid in their day and more recently partially restored, they are now in need of considerable repair. They present a footprint which, subject to planning could provide a wide range of opportunities from further residential to leisure facilities or car storage. At the far end of the glass houses is the Potting Shed Cottage – a good sized self-contained, centrally heated cottage with private courtyard and access to the walled garden beyond. The Potting Shed has two bedrooms, one with shower room and one with bathroom and is currently occupied by a gardener.

Adjoining and to the west of the house is the squash court, which is accessed via a secret door from the morning room, but also through the garden. It is currently occupied as a music room, could be used for many things. As well as incorporating a viewing gallery and kitchenette, it has a swimming pool under the wooden floor.



### Floorplans for Outbuildings

Approximate Gross Internal Area\*:

Coach House: 2,297 sq ft (213 sq m)

Music Room & Gallery: 1,278 sq ft (119 sq m)

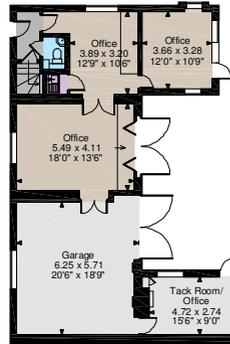
The Potting Shed: 865 sq ft (80 sq m)

Garage: 1,100 sq ft (102 sq m)

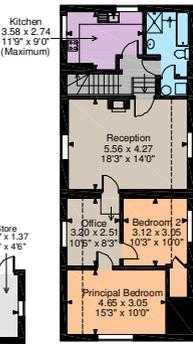
Courtyard Buildings: 999 sq ft (93 sq m)

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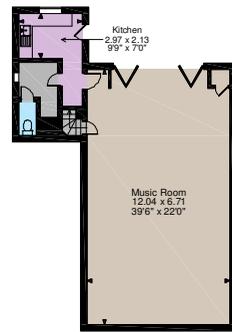
\*As defined by RICS - Code of Measuring Practice.



Coach House  
Ground Floor



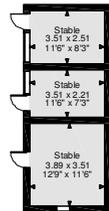
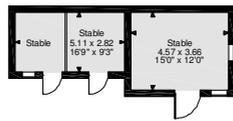
Coach House  
First Floor



Music Room  
& Gallery  
Ground Floor



Music Room  
& Gallery  
First Floor



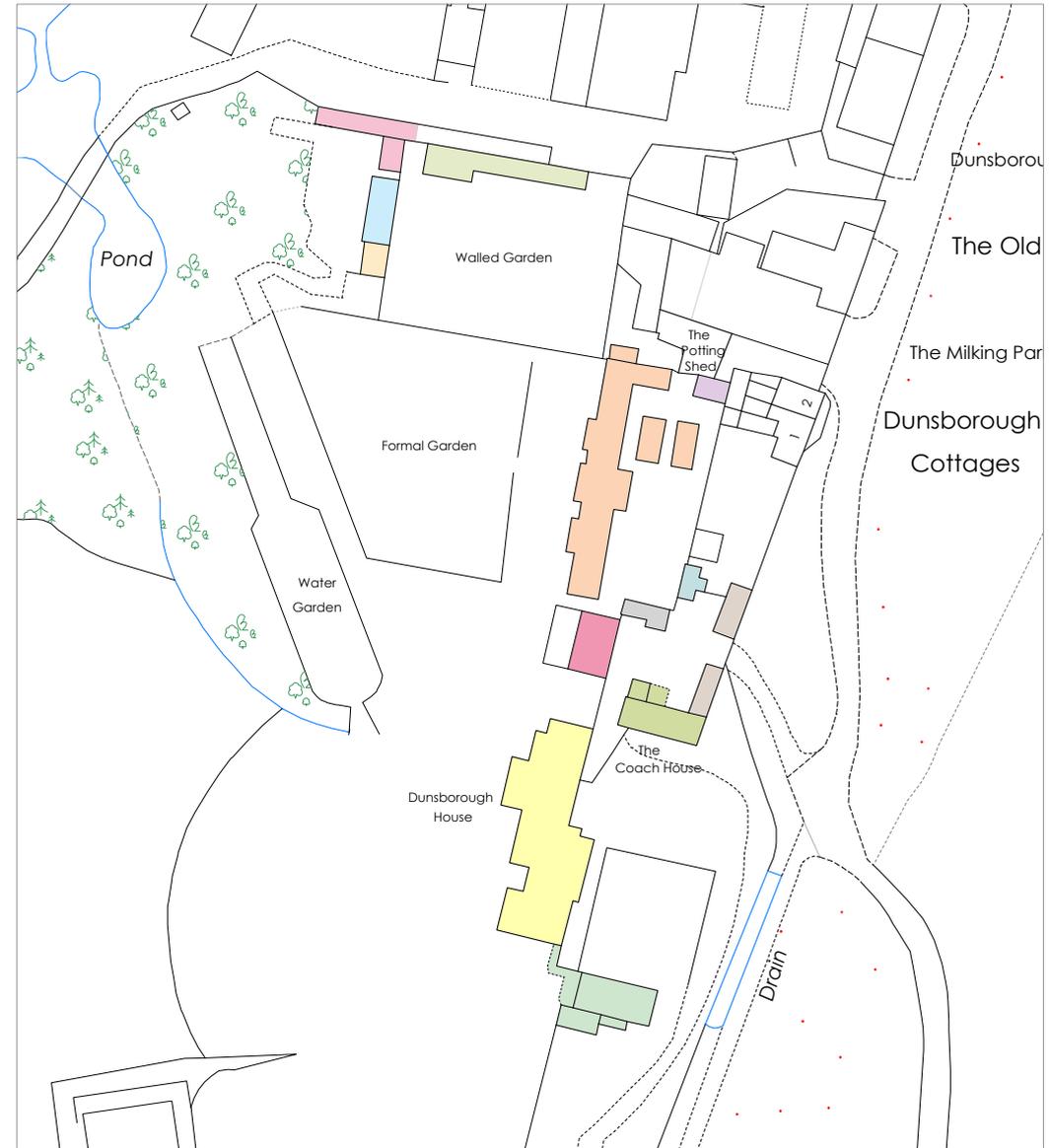
Courtyard Buildings



Potting Shed  
Ground Floor



Potting Shed  
First Floor



## Dunsborough Park, Ripley, Surrey, GU23 6AL

### Building Key

- Compost Bins
- Greenhouses & Cold Frames
- Tractor Shed
- Garden Machinery Store
- The Potting Shed
- Garages
- Dunsborough House
- Greenhouses
- Workshop
- Stores
- Stables
- The Coach House - office & flat above
- Music Room/Ex Squash Court

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Not to Scale. Drawing No. V16212-03 | Date 24.02.22







### *Gardens*

The Gardens at Dunsborough Park were first laid out in the 18th Century and then subsequently adjusted in both the 19th and 20th Centuries. World renowned for their formal design, they have more recently benefitted from considerable

restoration by Penelope Hobhouse and Simon Johnson, under the guiding eye of the current owners in 1994. They created a number of well proportioned garden enclosures and splendid vistas, one in particular to show off the central Palm House. In

2005 the planting was updated by Rupert Golby providing a gentler/softer colour scheme. The 6 acre gardens are formed of a succession of walled gardens and rooms including a white garden with a 300 year old Mulberry tree, a classic

Italian garden with long pond and an 18th Century walled garden framed on one side by the stunning 45m Edwardian greenhouses. Defined by mature Yew hedging creating a formal layout there is a never-ending series of surprises around

each corner. In 1948 a Ginkgo hedge was planted mainly for commercial reasons which never materialised but this has resulted in an extremely unusual 70ft Ginkgo hedge forming one boundary.





### *The Tulip Garden*

The gardens at Dunsborough Park are famous for the annual Tulip Festival, instigated by the current owners. On a typical year over 20,000 tulip bulbs are planted in intricately considered planting designs including 50 varieties sourced from Holland. The gardens are currently open to the public during this tulip festival period welcoming over 5,000 visitors in 2022. Beyond the formal gardens lie the tulip meadows which are replenished each year by the addition of the bulbs from the more prescribed displays of the previous year having died down. In a masterclass of recycling these now renowned meadows provide an intense display of colour which differs on an annual basis.





### *The Water Gardens*

An enchanting folly bridge designed by W Braxton Sinclair and built in 1939 is the centrepiece of the water gardens which consist of a series of ponds at differing levels descending towards the bridge and the Ockham stream beyond. This wonderful lush garden has an abundance of water loving plants creating a contrasting feel to the more formal parts. The relaxing sound of the water trickling through the garden provides a wonderfully peaceful haven.

A haha protects the immediate garden from the parkland beyond enabling livestock to be grazed providing a wonderful pastoral scene. The parkland runs to the Ockham Mill Stream and beyond which are the Walsham water meadows (Lot 2) leading to the River Wey, from where, being a tributary of the Thames, it is possible to travel from Dunsborough Park by boat directly into Central London.

The Ockham Mill Stream offers considerable potential and enjoyment for trout fishermen and could easily be stocked.





*Lot 2 - The Water Meadows*

Lying to the north of Ockham Mill Stream lie a parcel of Water Meadows and woodland which run almost up to the River Wey. This land provides protection to the park and house and is currently let to a local farmer for grazing. About 44.75 acres





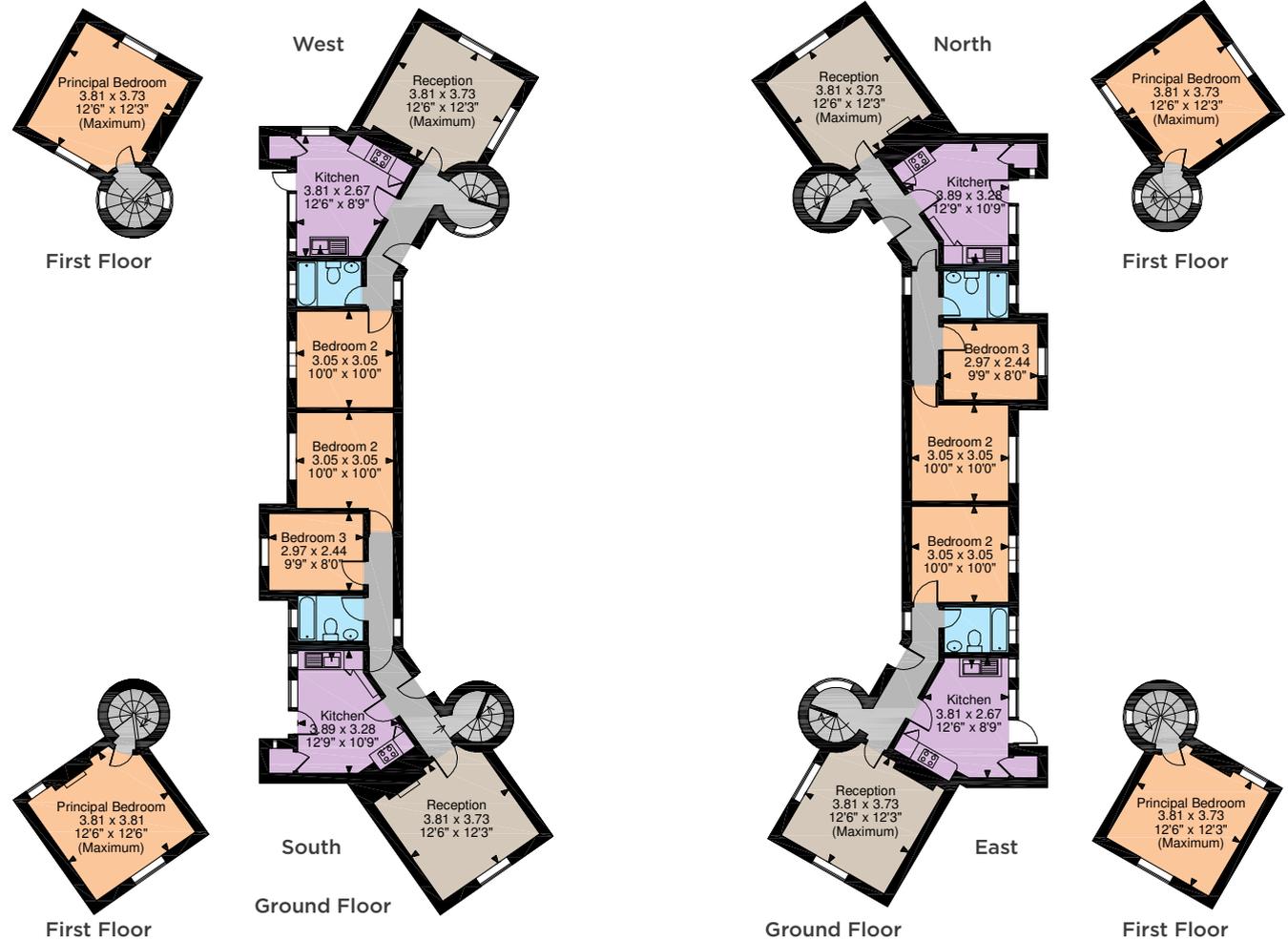
*Floorplans for The Lodge Cottages*

Approximate Gross Internal Area\*:  
3,012 sq ft / 280 sq m



Illustration for identification purposes only.  
Not to scale.

\*As defined by RICS - Code of Measuring Practice.



**The Lodge Cottages**

Set around a paved courtyard and providing an exceptionally grand Tudor Style entrance to Dunsborough Park are the four Lodge Cottages. These are two two bedroom and two three bedroomed self-contained traditional brick built properties with many characterful historical features and each with their own garden and with a separate parking area, away from the courtyard thereby ensuring the entrance is clear at all times.

**Lot 3 - West Lodge Cottage**

Two bedrooms, reception room, kitchen and bathroom, good sized garden with outbuildings. About 0.06 acres

**Lot 4 - North Lodge Cottage**

Three bedrooms, reception room, kitchen and bathroom, good sized garden with outbuildings. About 0.08 acres

**Lot 5 - East Lodge Cottage**

Two bedrooms, reception room, kitchen and bathroom, small garden with outbuildings. About 0.12 acres

**Lot 6 - South Lodge Cottage**

Three bedrooms, reception room, kitchen and bathroom, small garden and outbuildings. About 0.13 acres



**Lot 7 – Equestrian Centre**

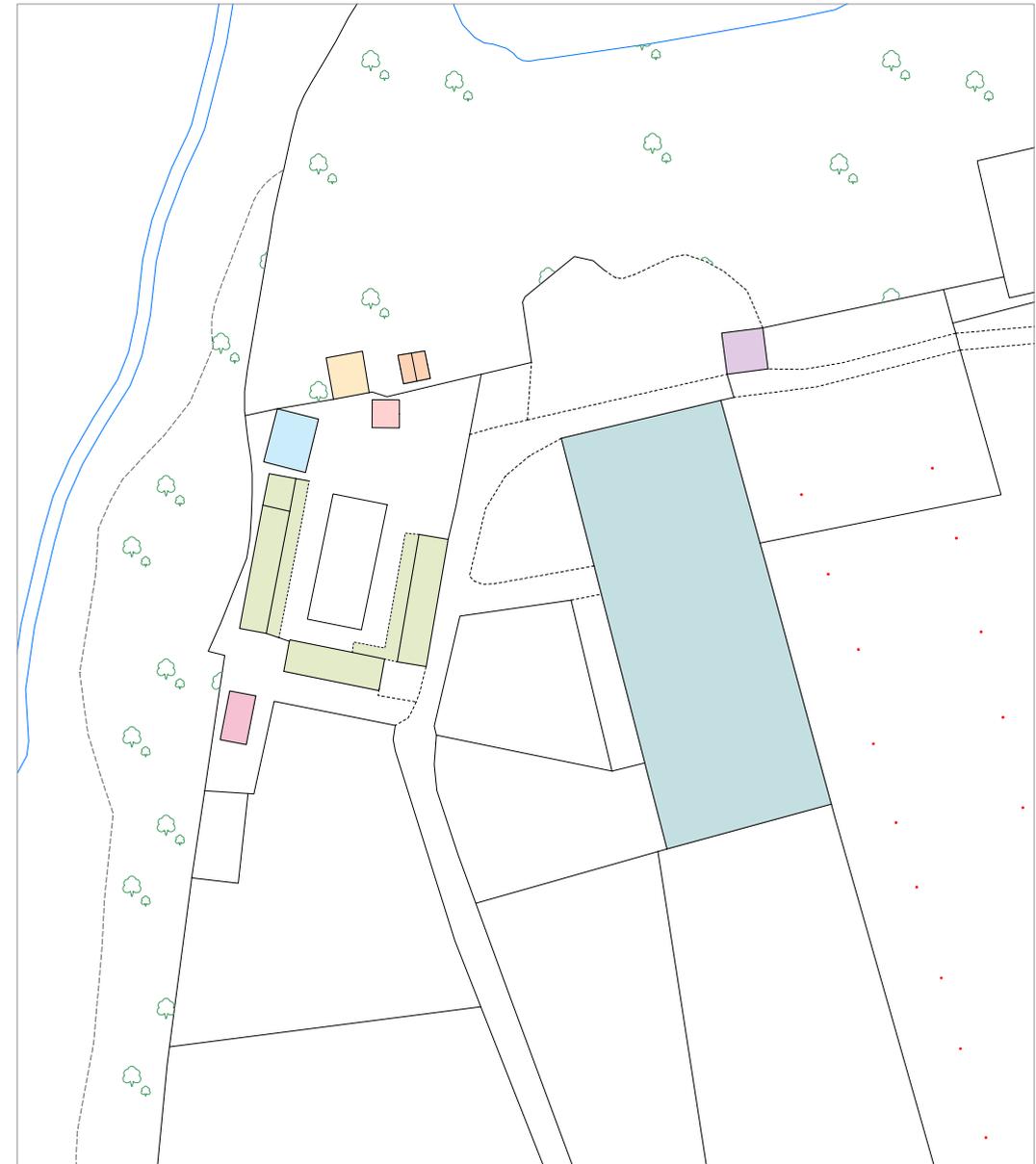
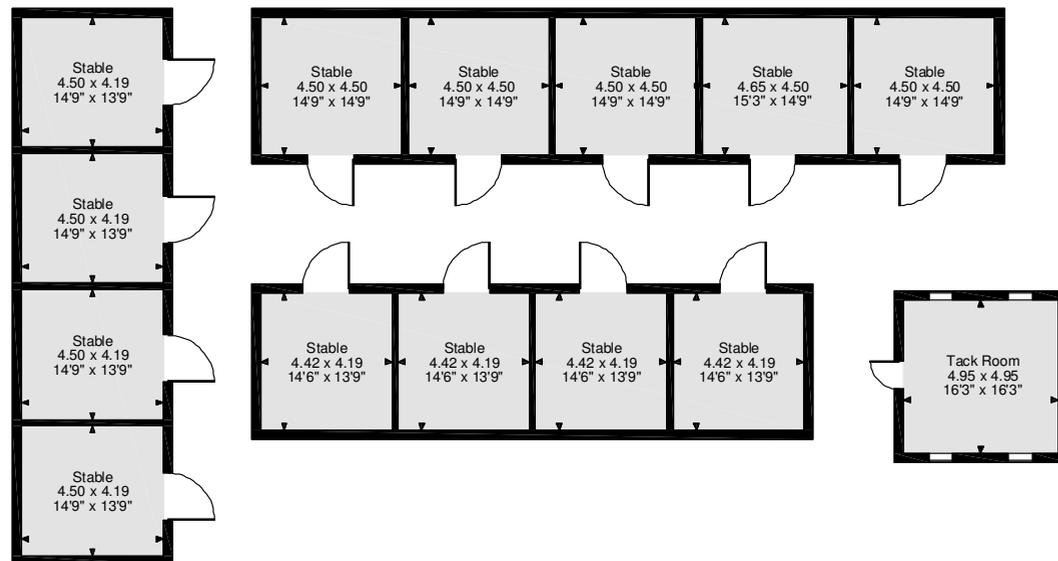
An independently accessed equestrian yard with stabling, barns and supporting buildings. There are neatly railed paddocks and an Olympic sized manège with lighting, tackroom, kitchen, office and WC. The yard is accessed from Newark Lane down a securely gated drive. About 15.09 acres

**Floorplans for Lot 7 – Equestrian Centre**

Approximate Gross Internal Area\*:  
3,888 sq ft (361 sq m)

Illustration for identification purposes only.  
Not to scale.

\*As defined by RICS – Code of Measuring Practice.



**Dunsborough Park, Ripley, Surrey, GU23 6AL**



**Building Key**

- Two Stables
- Twelve Stables
- Hay Barn
- Tack Room/ Kitchen
- Olympic Sized Manège
- Foaling Box
- Office/ WC
- Stable

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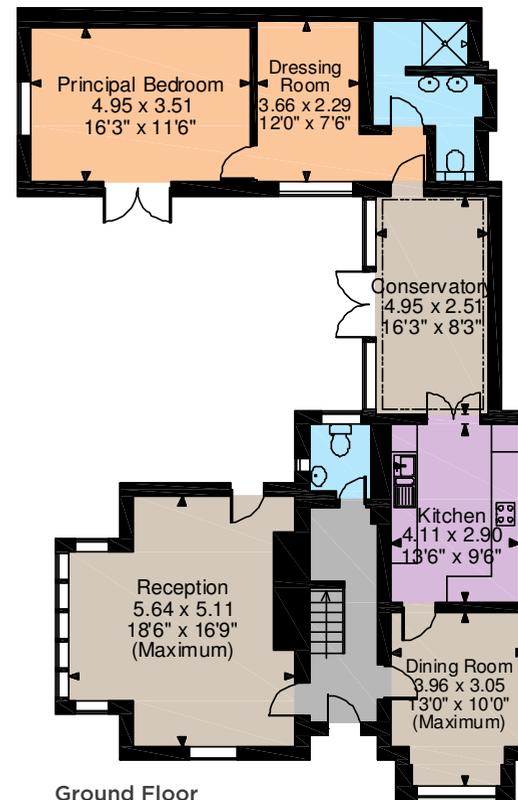
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**Lot 8 - 1 Dunsborough Cottages**  
 Semi-detached brick built cottage with access off Dunsborough Park, formerly known as Milk Road. On the ground floor, are a sitting room, dining room and kitchen which leads through to a conservatory with doors opening onto a private garden. Beyond the conservatory is a modern conversion of a former barn providing a large bedroom suite flooded with light. From the hall stairs lead to the first floor with a further two bedrooms and a bathroom. The well kept garden which is also accessed off Milk Road through a separate entrance is lawned with flower borders and a parking area and double garage to the rear. About 0.13 acres



**Floorplans for Lot 8 - 1 Dunsborough Cottages**

Approximate Gross Internal Area\*:  
 1,866 sq ft (173 sq m)

Illustration for identification purposes only.  
 Not to scale.

\*As defined by RICS - Code of Measuring Practice.





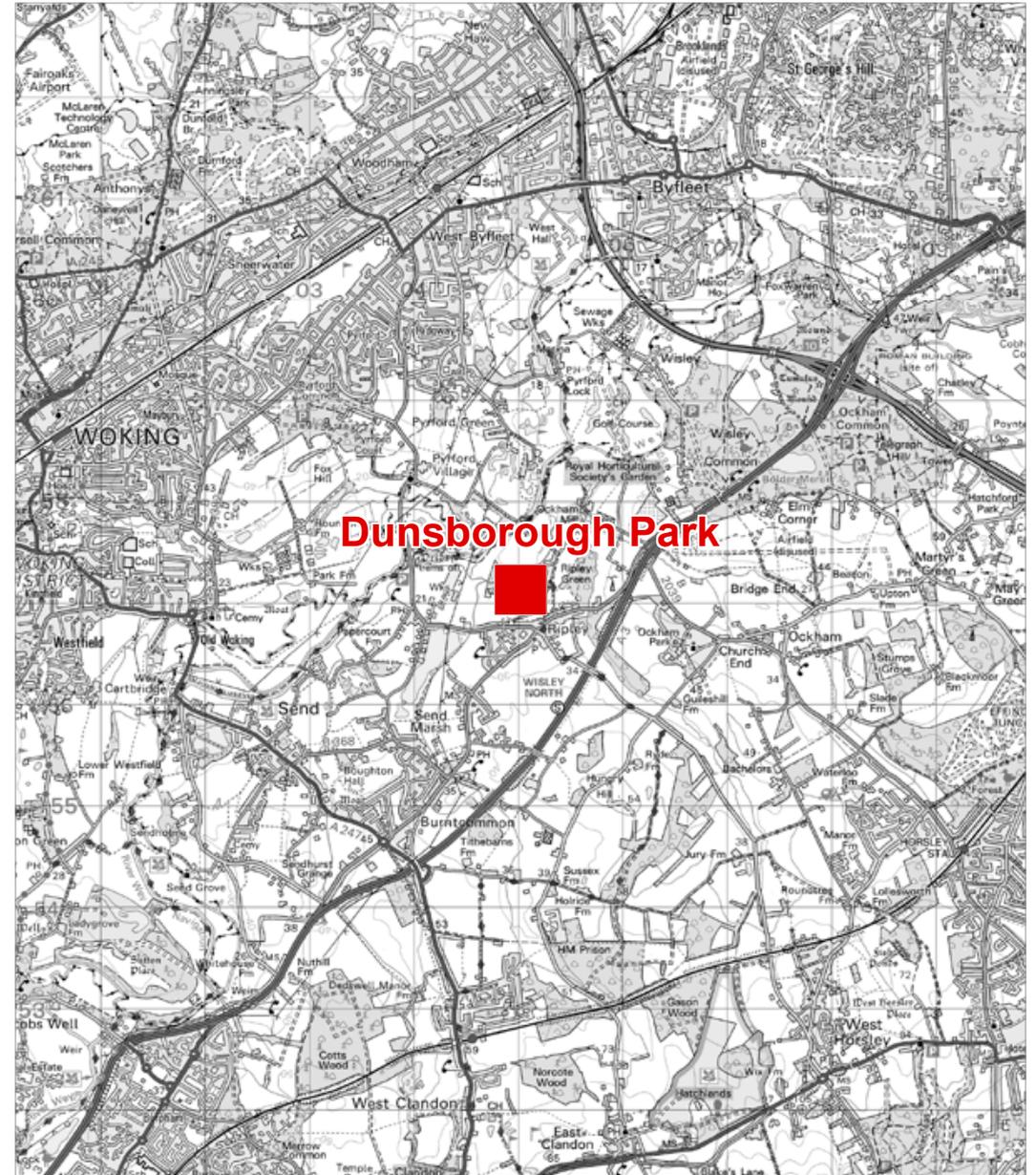
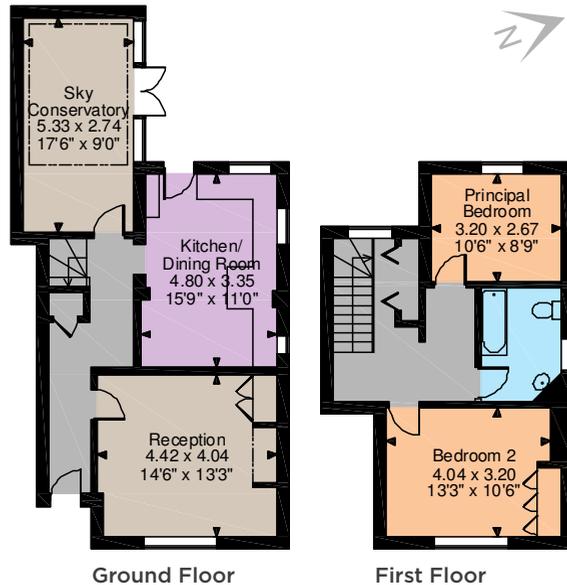
**Lot 9 – 2 Dunsborough Cottages**  
Semi-detached brick built cottage with access off Dunsborough Park, formerly known as Milk Road. Kitchen, sitting room and conservatory on the ground floor with two bedrooms and a bathroom on the first floor. The cottage has a private paved courtyard garden with a secondary right of access to it. About 0.05 acres

**Floorplans for Lot 9 – 2 Dunsborough Cottages**

Approximate Gross Internal Area\*: 1,093 sq ft (102 sq m)

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\*As defined by RICS – Code of Measuring Practice.



**Dunsborough Park, Ripley, Surrey, GU23 6AL**

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Not to Scale. Drawing No. V16212-04 | Date 15.02.22





**General**

**EPCs and Council Tax:**

Property	Agreement	Rent (pcm)	EPC	Council Tax Band	2021/22 payment
Dunsborough Park	-	-	F	H	£4,397.08
The Potting Shed	Service Occupancy	-	G	B	£1,709.98
The Coach House	Service Occupancy	-	F	Rateable value £3,375.20	
South Cottage	AST	£1,590	E	E	£2687.10
West Cottage	AST	£1,385	E	E	£2687.10
North Cottage	AST	£1,450	E	E	£2687.10
East Cottage	AST	£1,200	F	E	£2687.10
1 Dunsborough Cottages	AST	£2,060	D	G	£3664.24
2 Dunsborough Cottages	AST	£1,275	E	E	£2687.10
Equestrian Centre	Commercial lease	£2,000			

Method of sale: The Dunsborough Park Estate is offered for sale as a whole, or in up to 9 lots by private treaty. Subject to the leases, licenses and agreements outlined below. Further details are available from the vendor's agent.

Services: Dunsborough Park has mains water and electricity to all of the residential property. There is mains drainage to all properties apart from the Equestrian Centre which has private drainage. The lodges have mains gas. 1 Dunsborough cottages has LPG. All of the other residential properties are oil fired. There is a licence for extraction of water during the summer months enabling irrigation of the gardens.

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and

quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Basic Payment: The entitlements to the Basic Payment are not included in the sale.

Designations: The Farm is set in the High Weald area of Outstanding Natural Beauty. It is also in a Nitrate Vulnerable Zone (NVZ).

Sporting, timber and mineral rights: All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Fixtures and fittings: All items usually regarded as tenant's fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale. These may be available to the purchaser by separate negotiation.

Employees: There are two Estate employees who will be transferred to the purchaser under the Transfer of Undertaking of Employment Regulations (TUPE). Further details are available from the vendor's agent(s).

Overage: Part of Lot 7 shown hatched red on the plan is sold subject to an overage on future non-agricultural development. The overage will not apply to any planning permissions granted or development or use in connection with agriculture, equestrian and forestry activities. If development takes place under the Town and Country Planning (General Permitted Development) (England) Order 2015 Class or any subsequent act or change to the regulations then this will be a trigger event for overage. This overage will be effective for 40% for 30 years from the date of completion of the sale and will be payable on the grant of planning permission (or disposal with planning permission) for such uses (excluding agriculture, forestry or equine use). The amount payable will be 30% of the increase in value resulting from that consent.

Local authority: Guildford Borough Council; [www.guildford.gov.uk](http://www.guildford.gov.uk). Surrey County Council; [www.surreycc.gov.uk](http://www.surreycc.gov.uk)

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and safety: Given the potential hazards of a working estate we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

Solicitors: Coleman and Betts, 85-87 Clarence Street, Kingston upon Thames, Surrey, KT1 1RB for the attention of Mr Robin Coleman, Tel: 020 8549 4402

Postcode: GU23 6AL (post code for Satnav – GU23 6BZ)

Viewing: Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in London 0207 591 2214.

**Directions**

Take the A3 south from London crossing the M25 (J10). After a further 1.5 miles exit signposted to Ripley. Continue into Ripley and about ½ way down the High Street, turn right onto Newark Lane. After 500 yards, the lodge houses and entrance will be on your right.

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**Strutt & Parker National Estates & Farm Agency**  
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including Prime Central London

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