LEIGH PLACE

GODSTONE • SURREY

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An increasingly rare opportunity to complete the renovation of an elegant and imposing period country house set in wonderful parkland gardens

Proposed accommodation

Hall • Rear hall • Front hall • Drawing room • Dining room • Sitting room • Front kitchen
Breakfast room • Chef's kitchen • Engineering/technical room • 2 cloakrooms

Master bedroom suite with 2 bedrooms and 2 dressing rooms
3 further bedroom suites • Study

Second floor with staff accommodation • Technical rooms • Further ancillary rooms

Walled garden with Victorian green house • Estate yard
Further outbuildings and workshop • Substantial garage building

Landscaped gardens & grounds • Lake • Tennis court • Former practice golf course

For sale freehold

In all approximately 23.93 acres

Approximate existing gross internal areas

Main House (not including cellar): 9,085 sq.ft (844 sq.m)
Cellar: 770 sq.ft (71.5 sq.m)
Garage block and outbuildings: 3,135 sq.ft (291.3 sq.m)
Site office: 220 sq.ft (20.4 sq.m)
Total: 13,220 sq.ft (1,227.7 sq.m)

Knight Frank

STRUTT & PARKER

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

Situation

(Distances and times are approximate)

Godstone 1 mile
Oxted 4 miles
Sevenoaks 13 miles
Central London 26 miles

Oxted (4 miles) – London Bridge from 29 minutes
Redhill (3.5 miles) – London Victoria from 35 minutes

M25 (J6) - 2 miles

Sevenoaks School, Sevenoaks
Walthamstow Hall, Sevenoaks
Tonbridge School, Tonbridge
Hazelwood, Oxted
Caterham School, Caterham
Box Hill School, Mickleham
Charterhouse, Godalming

Lingfield
Epsom Downs

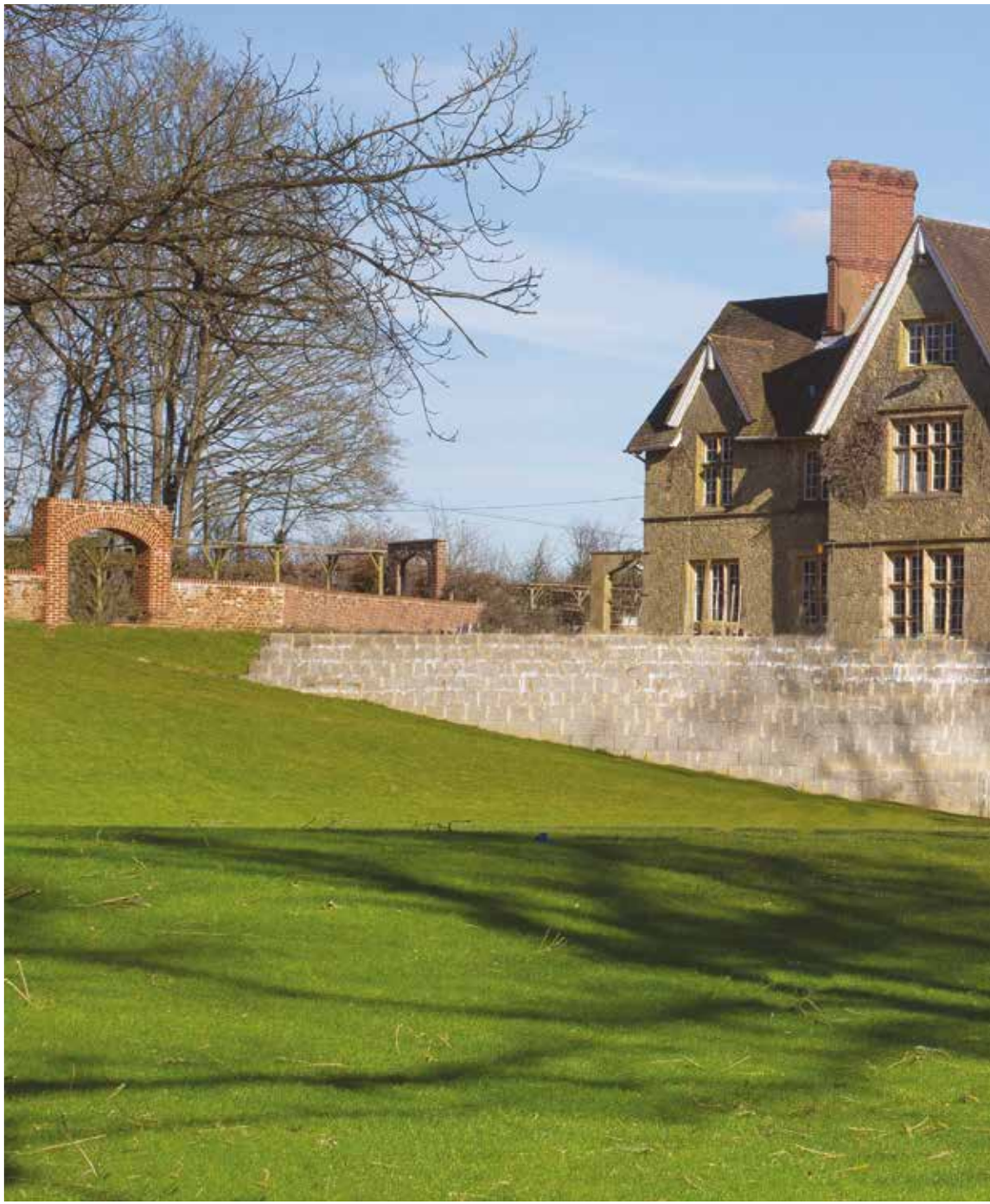
Knepp Castle

Wildernesse, Sevenoaks
Limpsfield Chart, Sevenoaks
Tandridge, Oxted
Hever, Edenbridge
Bletchingly

Bough Beech
Bewl Water
Ardingly

Leigh Place

- Leigh Place is an elegant and imposing country house, its earliest origins date back to the early 19th century, situated in a truly wonderful parkland setting. It occupies a very private yet convenient position just outside of the popular village of Godstone.
- The accommodation is extensive and versatile and when finished in accordance with the proposed plans, is due to be laid out over three floors excluding the cellar. The original solid wooden staircase leads up to a galleried landing, where the bedroom accommodation will be laid out. Other original features retained include two magnificent fireplaces. Formerly there were five fireplaces on the ground floor and another in the master bedroom. All were in working order and could be reconstructed.
- This is a truly rare opportunity for an incoming purchaser to complete the renovation of an impressive period house to create a stunning country home. The current owners have already carried out some of the main items of structural work. This includes the installation of mains drainage to the property, equipping a new boiler room in the cellar, metal structural beams installed throughout and a partially new roof. Replacement bespoke double glazed windows which replicate and replace the current windows are included in the sale.
- Other substantial works include a new gas pipeline from the mains supply to the house and future outbuildings. To the garden and former golf course for purposes of irrigation, new electric cabling and distribution boards are provided for outdoor lighting.



Gardens and grounds

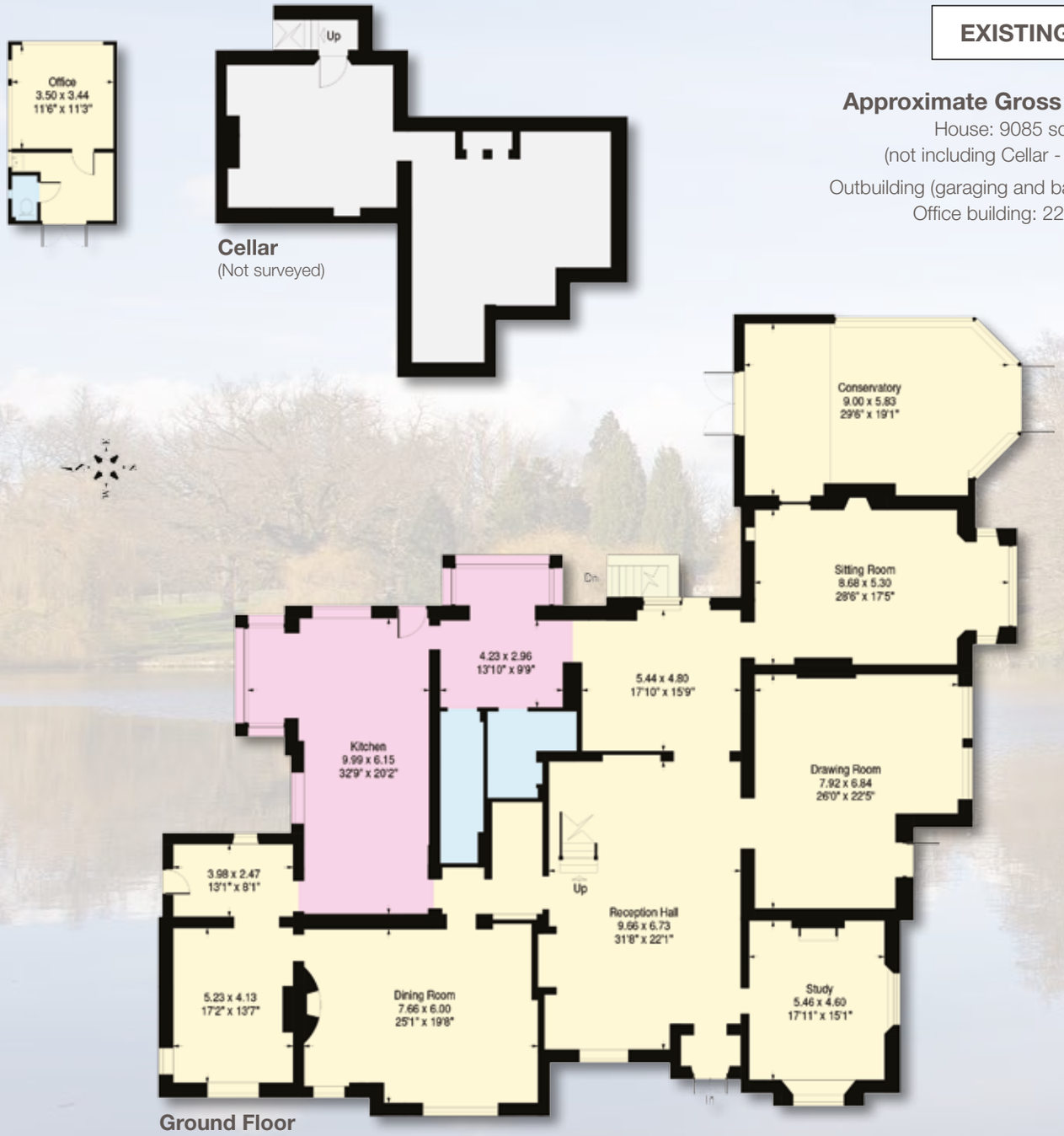
- The property is approached from a quiet country lane, through an impressive set of entrance gates and brick pillars, over a gravelled drive, culminating at the front of the house. There is a second entrance through a set of electric gates leading to further parking, the garage and barn block, which are also in need of renovation. A third entrance gives access to a service yard and staff compound.
- The landscaped gardens are a particularly fine feature of Leigh Place and have been mostly improved and maintained. There are large areas of lawn surrounding the house on three sides, interspersed by specimen trees and herbaceous borders. The lawn to the west slopes down to the lake and incorporates a former practice golf course.
- Of particular note is the listed walled garden stocked with many specimen plants and features wonderful pergola covered walkways along with a Victorian green house. There is a wooden lodge just beyond the walled garden.

EXISTING PLANS

Approximate Gross Internal Floor Area

House: 9085 sq ft/844.0 sq m
(not including Cellar - 770 sq ft/71.5 sq m)

Outbuilding (garaging and barn): 3135 sq ft/291.3 sq m
Office building: 220 sq ft/20.4 sq m



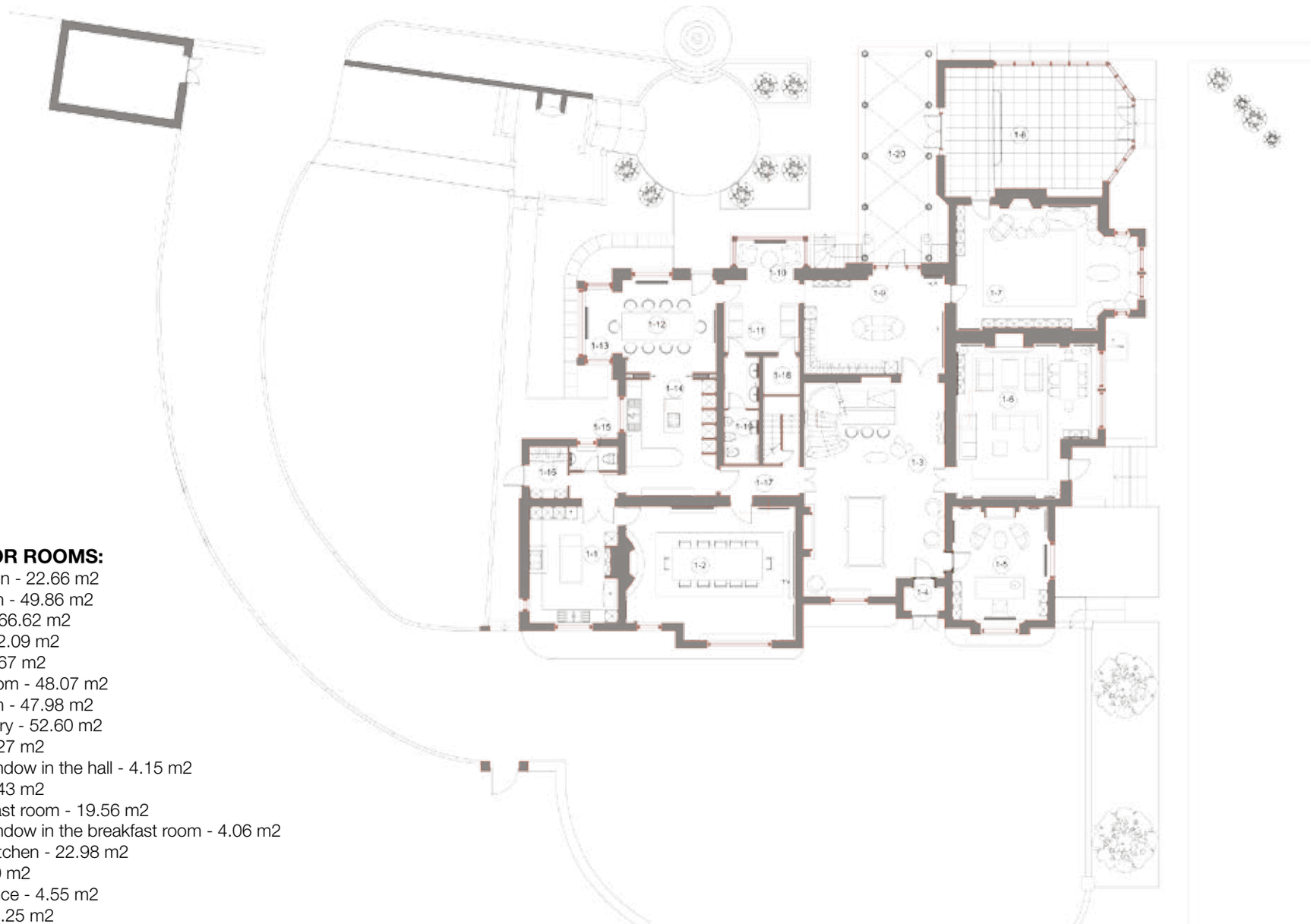
This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan,please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Garage barn

First Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

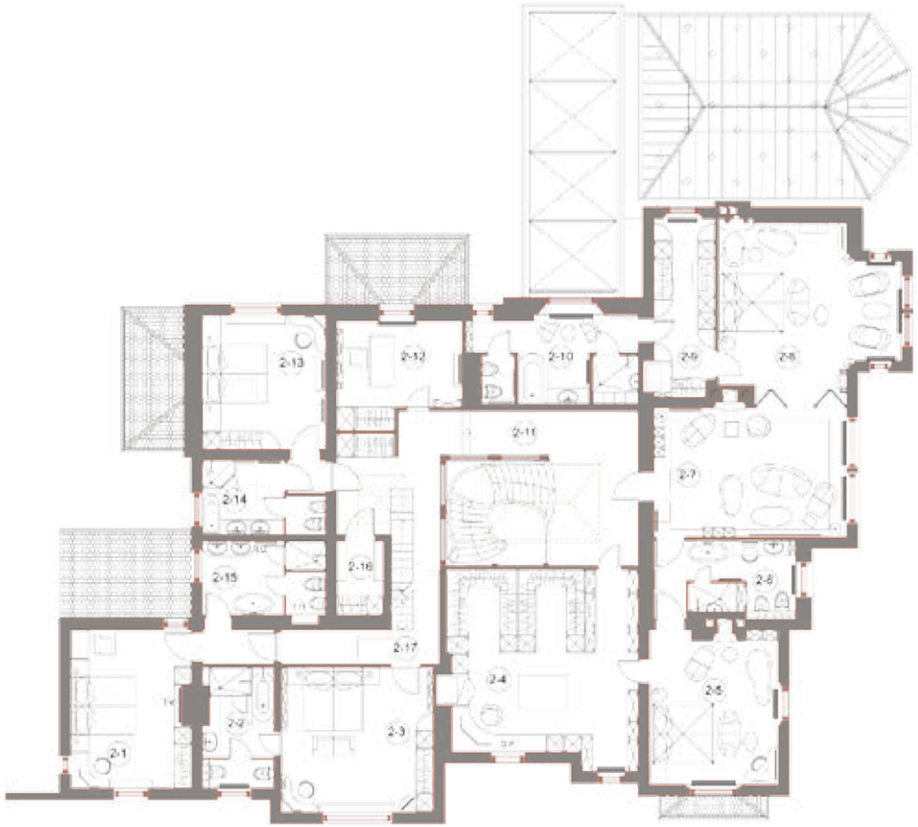
PROPOSED PLANS



GROUND FLOOR ROOMS:

1-1 Chef Kitchen - 22.66 m2
1-2 Dining room - 49.86 m2
1-3 Front hall - 66.62 m2
1-4 Entrance - 2.09 m2
1-5 Study - 23.67 m2
1-6 Drawing room - 48.07 m2
1-7 Sitting room - 47.98 m2
1-8 Conservatory - 52.60 m2
1-9 Hall 2 - 30.27 m2
1-10 The bay window in the hall - 4.15 m2
1-11 Hall 3 - 15.43 m2
1-12 The breakfast room - 19.56 m2
1-13 The bay window in the breakfast room - 4.06 m2
1-14 The front kitchen - 22.98 m2
1-15 Toilet - 2.00 m2
1-16 Rear entrance - 4.55 m2
1-17 Corridor - 4.25 m2
1-18 Engineering, technical room - 2.50 m2
1-19 Toilet - 8.10 m2

Total ground-floor - 436.47 m2



FIRST FLOOR ROOMS:

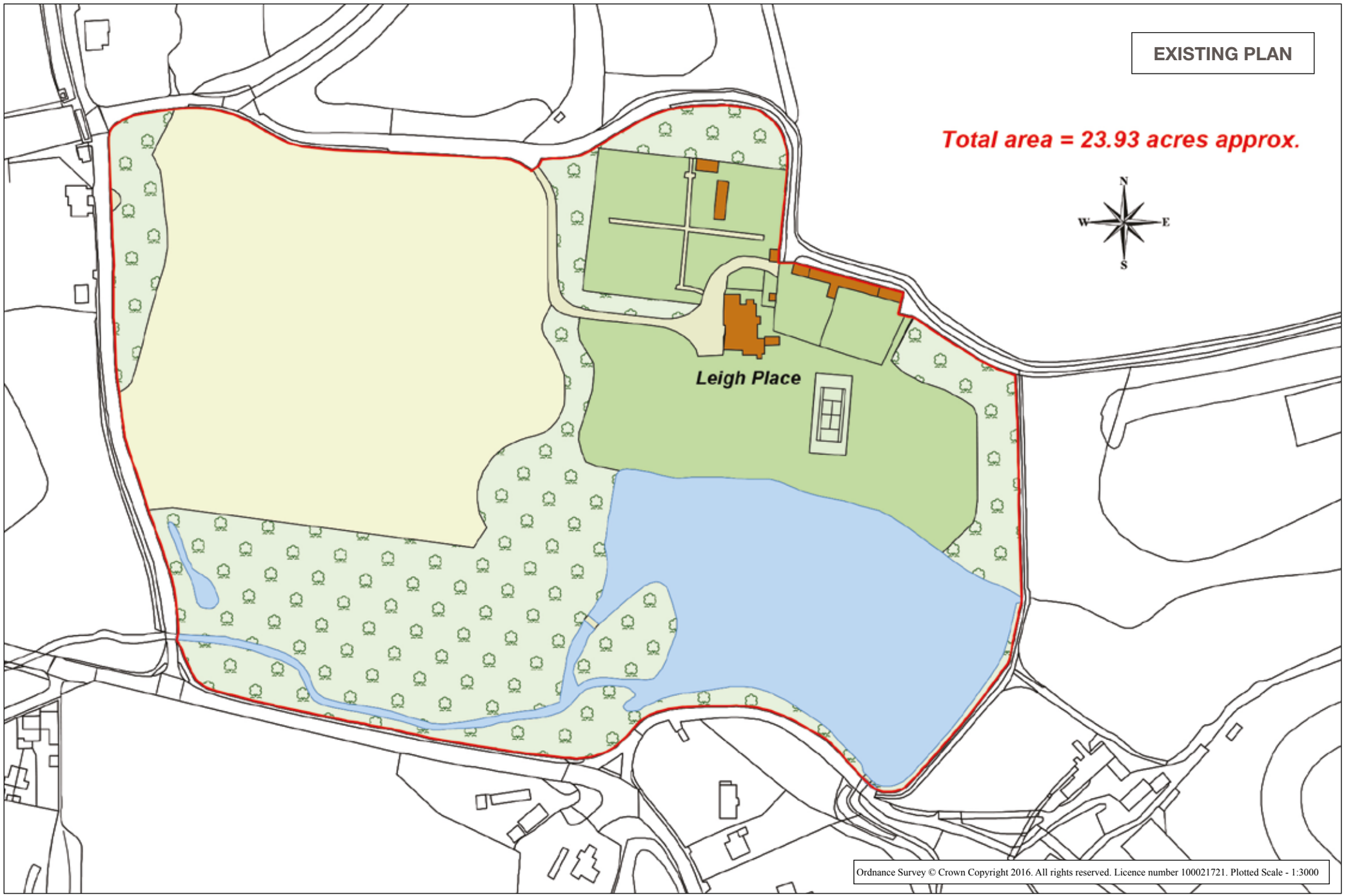
2-1 Guest bedroom #1 - 22.66 m2
2-2 Guest bathroom #2 - 10.23 m2
2-3 Guest bedroom #2 - 26.15 m2
2-4 Master dressing #2 - 45.34 m2
2-5 Master bedroom #2 - 23.67 m2
2-6 Master bathroom #2 - 13.10 m2
2-7 Master living room - 29.97 m2
2-8 Master bedroom #1 - 38.68 m2
2-9 Master dressing #1 - 12.83 m2
2-10 Master bathroom #1 - 16.78 m2
2-11 Hall - 35.40 m2
2-12 Study - 12.79 m2
2-13 Guest bedroom #3 - 19.50 m2
2-14 Guest bathroom #3 - 10.74 m2
2-15 Guest bathroom #1 - 10.73 m2
2-16 Technical room - 4.10 m2
2-17 Corridor - 10.76 m2

Total on the 1st floor - 343.03 m2

ATTIC FLOOR ROOMS:

M-1 Corridor passage - 11.4 m2
M-2 Corridor passage - 9.2 m2
M-3 Security room - 26.1 m2
M-4 Staff shower/toilet room 9.2 m2
M-5 Bedroom, Domestic room - 21.7 m2
M-6 Dressing/linen laundry items storage room - 12.7 m2
M-7 Domestic equipment room - 6.8 m2
M-8 Laundry room - 15 m2
M-9 Seasonal items dressing room - 23.5 m2
M-10 Cleaning equipment room - 7.3 m2
M-11 Technical room - 10.7 m2
M-12 Technical room - 10.7 m2
M-13 Technical room - 19.4 m2
M-14 Technical room - 12.2 m2
M-15 False ceiling of Hall
M-16 Suspended ceiling of stair hall
M-17 Suspended ceiling of bathroom
M-18 Suspended ceiling of bathroom
M-19 Suspended ceiling of bathroom
M-20 Suspended ceiling of wardrobe
M-21 Suspended ceiling of bedroom
M-22 Suspended ceiling of living room

Total on the attic floor - 195.9 m2
Total residential house - 1121.56 m2


EXISTING PLAN
Total area = 23.93 acres approx.
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W
E
S
Leigh Place
Ordnance Survey © Crown Copyright 2016. All rights reserved. Licence number 100021721. Plotted Scale - 1:3000

PROPOSED PLAN
SUB STA
PACKHOUSE COTTAGE
THE PACK HOUSE
LEIGH PLACE LANE
FORMAL ENTRANCE
GOLF COURSE
LEIGH PLACE COTTAGE
LEIGH PLACE LANE
PATH
CHURCH LANE
POND
LEIGH PLACE POND
FB
PATH (UM)
SLUICE
PATH (UM)
EASTBOURNE ROAD
FB
LB
89.3M
MS
WHITE COTTAGE
SPRING
FB
SLUICE
LEIGH MILL HOUSE
FB
MOLE COTTAGE
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Local Authority

Tandridge District Council Tel: 01883 722000

Fixtures and fittings

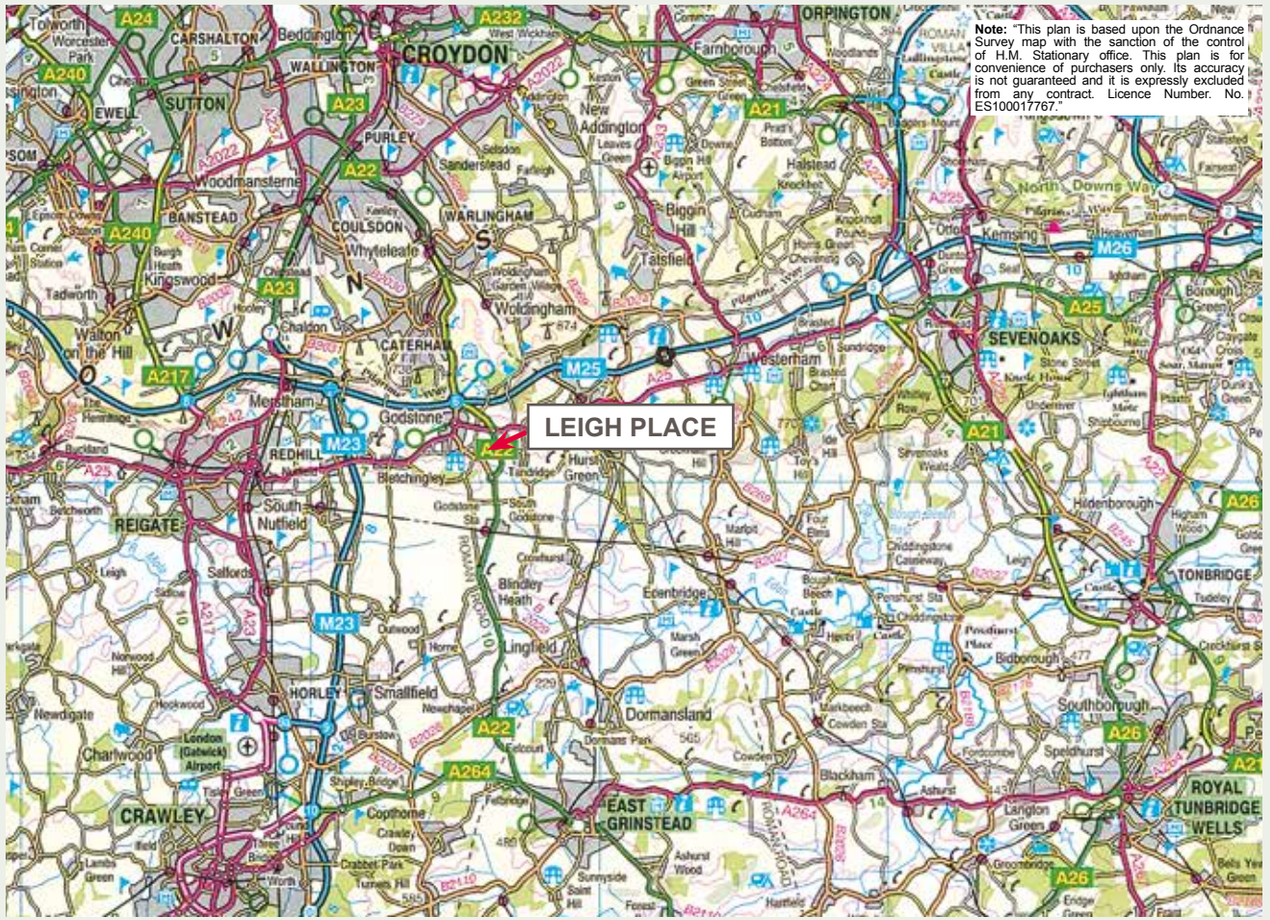
Items known as tenant's fixtures and fittings, including garden statuary, machinery and equipment, are specifically excluded from the sale but may be made available to a purchaser by separate negotiation.

Services

The owners have informed us that there is mains gas, water, drainage and electricity.

Directions (RH9 8BN)

Taking Junction 6 off the M25, take the A22 south, signposted to Godstone. Continue down the A22 and at the first roundabout turn right onto the A25, and take the first left onto Church Lane. After approximately half a mile, turn left into Leigh Place Lane. The entrance gates to Leigh Place will be found at the top of the hill on the right.



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