

UPPER GATTON PARK

SURREY











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*An elegant Grade II listed house in outstanding grounds
with far-reaching views*

Epsom 7 miles • Reigate 3 miles (London Bridge and London Victoria from 40 minutes)
Redhill Station 2.4 miles (London Bridge 25 minutes)
Central London 20 miles • M25 (Junction 8) 1 mile • Gatwick Airport 15 miles
(Distances and times approximate)

Reception hall • Two drawing rooms • Study • Library • Two dining rooms • Orangery • Playroom • Kitchen/breakfast room
Utility room and cloakroom • Ground floor bedroom suite

Master bedroom suite with dressing room and en suite bathroom • Five further bedroom suites
Two further bedrooms and family shower room • First floor office

Self-contained three bedroom staff/guest cottage • Two bedroom cottage

Garaging • Garden store • Large barn with 10 loose boxes

Extensive Capability Brown gardens • Ponds • Woodlands • Parkland • Manège • Tennis court

In all about 139.35 acres



Esher

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Your attention is drawn to the Important Notice on the last page of the brochure.



Situation

Upper Gatton Park occupies a beautiful position, high up on the North Downs between Reigate and Tadworth.



Reigate town centre is about 3 miles and offers an extensive range of restaurants and shopping.



For the commuter the house is positioned conveniently close to the M25 which provides fast access to central London, Heathrow, Gatwick, The Channel Tunnel and ferry services to the continent.



Redhill and Reigate also provide quick rail services to London Bridge and London Victoria from around 25 and 40 minutes respectively. Gatwick Airport is a mere 8 miles away.



The surrounding area has an excellent selection of schools including The Hawthorns (Pre-Prep and Prep) Reigate Grammar, St Mary's, Caterham, Dunottar, Micklefield, Woldingham Girls and the City of London Freeman's in Ashstead.



Leisure facilities in the area include golf at Betchworth Park, Bletchingly, Walton Heath and Effingham. There is racing at Epsom, Lingfield and Sandown Park.





History

- Upper Gatton Park has a rich history with a recorded list of named owners going back to around 1620. Beyond this there are records of Robert de Gatton (1147-1190), who took his name from the Lordship of Gatton.
- Gatton was a parliamentary borough, from 1450 to 1832 and one of the most notorious rotten boroughs. It elected two members of Parliament to the House of Commons, who resided at Upper Gatton Park, including Robert Mayne MP a banker and government contractor.
- In 1816 William Beauclerk, brother to the sixth Duke of St Albans leased Upper Gatton Park, from Sir Mark Wood, with the rent for the whole property being £695 per annum. Within easy reach of London they frequently travelled up and down by carriage, sometimes à deux in a landaulet.
- After several further owners the estate was purchased from the Benson family by John Campbell in 1919. A relative of his married Sir Alfred Tritton of the City Bill broking family and the Upper Gatton Estate was soon occupied by the Trittons with their three children. After the Tritton family the home was used from 1939 by the Canadian Army as a training centre, before being sold in 1942, with the principal part of the house being demolished in 1948.
- Subsequent sales culminated in the current owners purchasing the property in 2000.





Upper Gatton Park

- Upper Gatton Park originally comprised a large Georgian country house with a coach house and further outbuildings. In 1948 the principal part of the house was demolished and the present Upper Gatton Park now comprises of an original part of the house with more modern extensions. This historic property is Grade II listed and offers a wonderful flexibility of accommodation in a superb rural setting. The house sits at the head of a long drive in around 139.35 acres of prime Surrey countryside with wonderful views.
- The accommodation is arranged across two separate wings and in total there are 9 bedrooms, 8 bathrooms, and at least 7 reception rooms along with a family kitchen and integrated, yet self-contained, three bedroom cottage.
- Outside there is a further two bedroom cottage and in addition numerous outbuildings including a tractor store, American style barn with 10 loose boxes, garden store (which could easily be converted into a studio/office subject to the necessary planning consent) manège and tennis court. The house is set in superb gardens and grounds much of which is parkland as well as mature well managed woodland, all originally designed by Capability Brown.

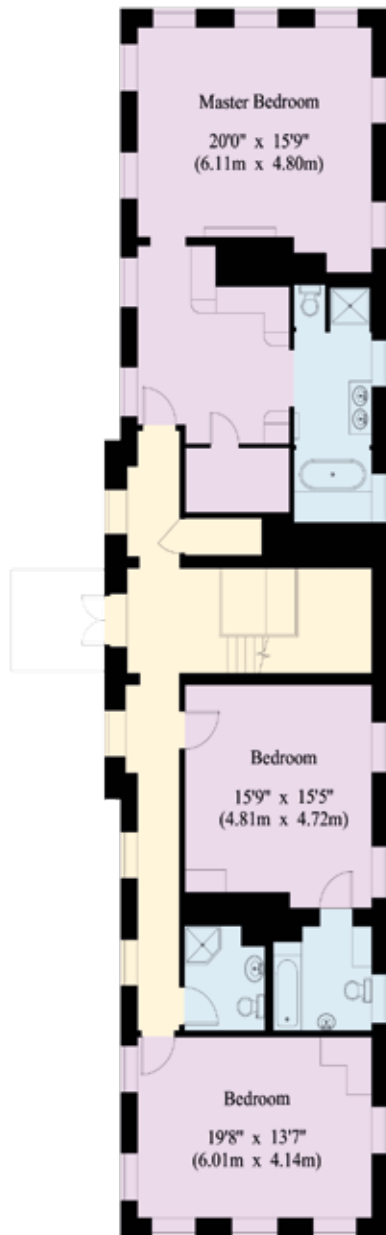




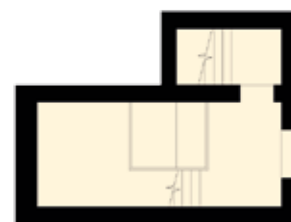








First Floor



Upper Ground Floor



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

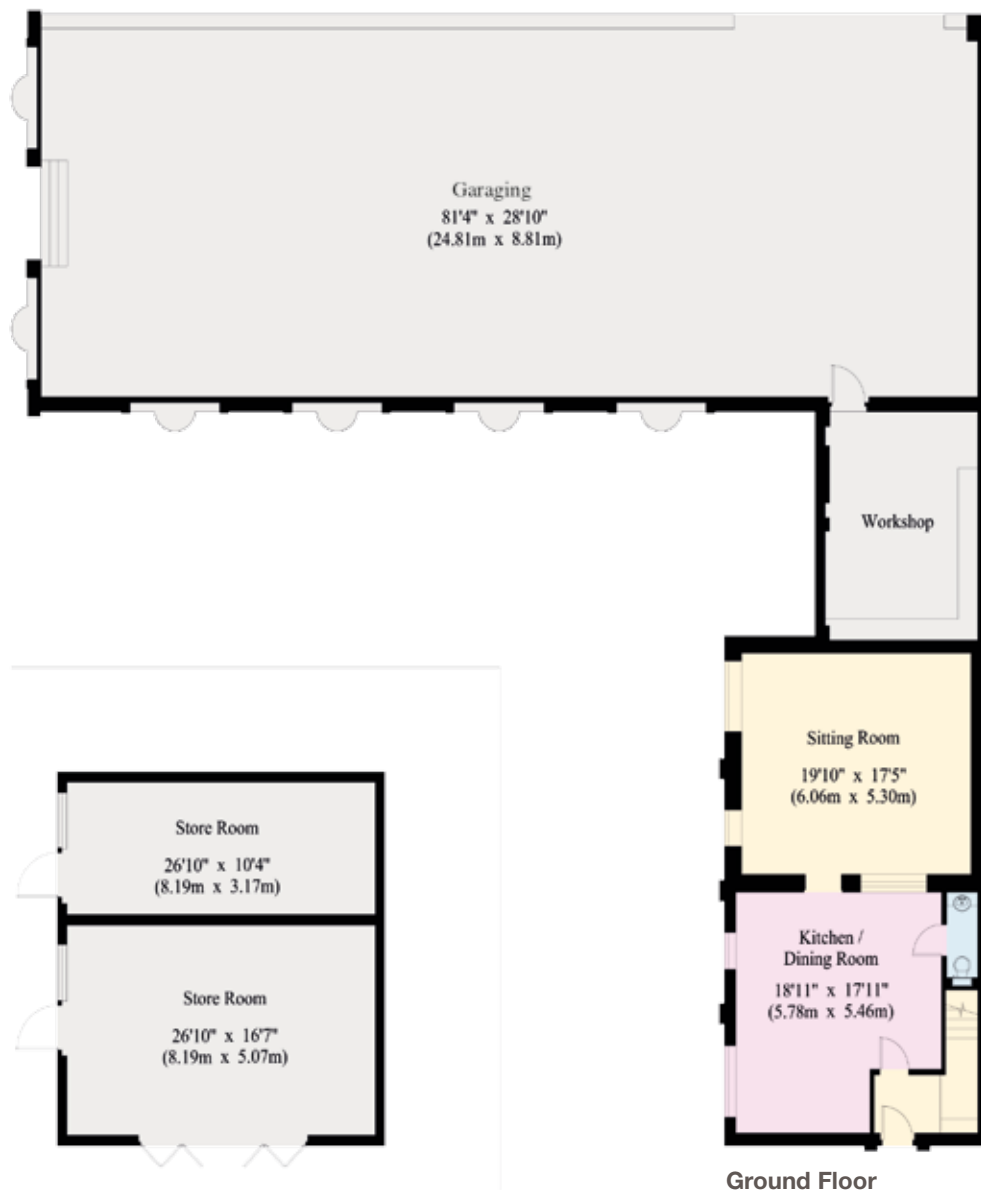


Approximate Gross Internal Floor Area

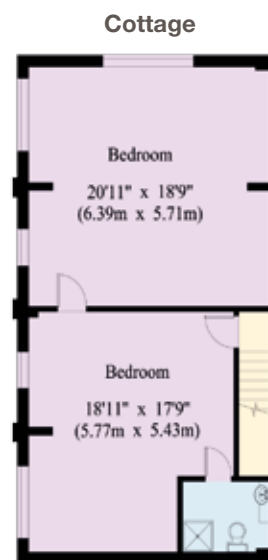
Garaging = 242.5 sq m / 2610 sq ft (Including Workshop)

Cottage = 146.5 sq m / 1576 sq ft

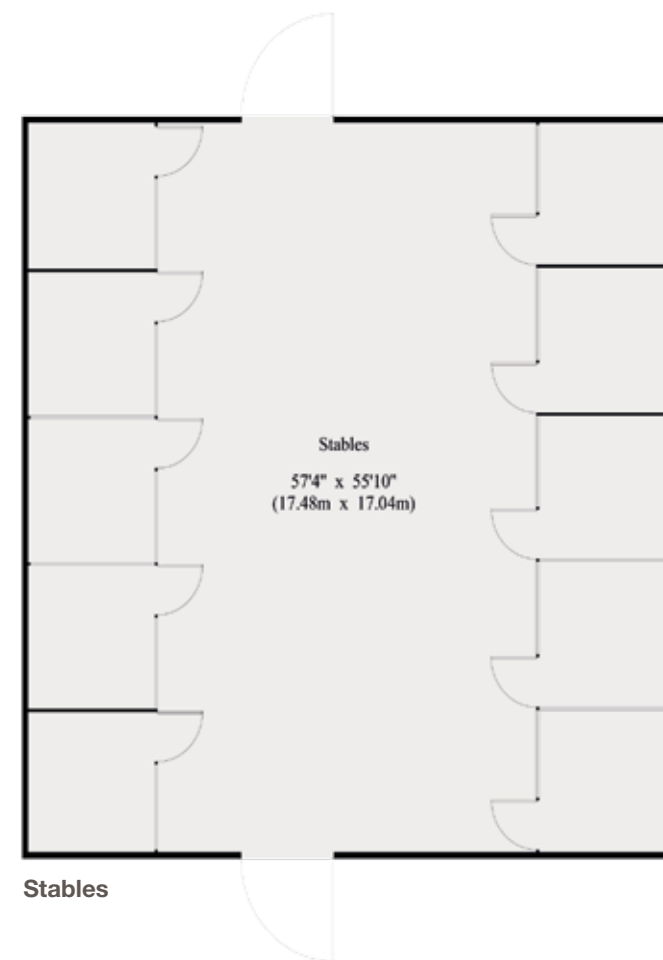
Stables = 298.1 sq m / 3208 sq ft



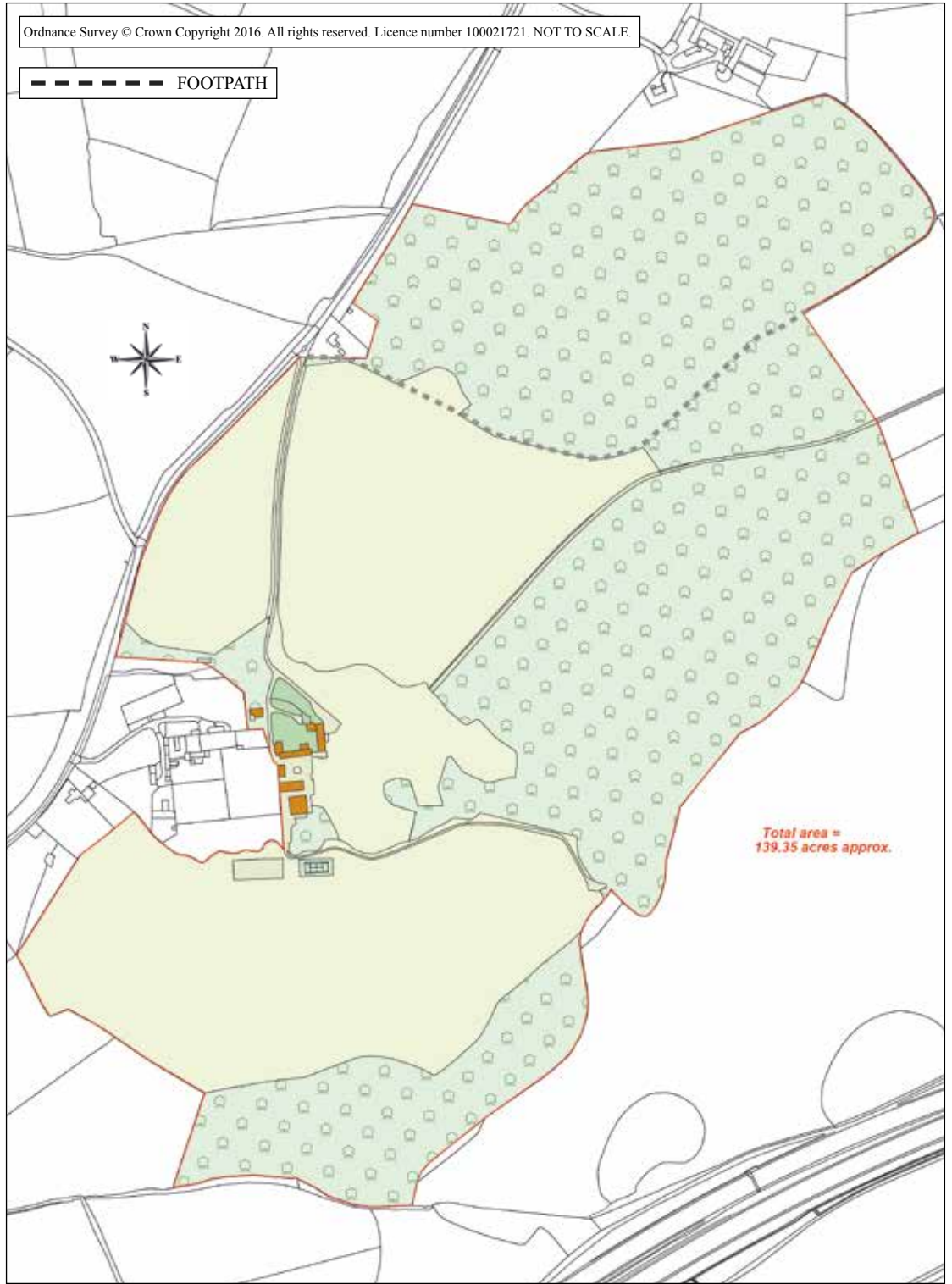
Ground Floor



First Floor



Stables





Services

Oil fired central heating, mains water and mains electricity. Private drainage.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local Authority

Reigate and Banstead District Council.
Tel: 01737 276000

Directions (RH2 0TZ)

From the M25 (Junction 8) take the A217 northwards, along Brighton Road. At the roundabout take the 3rd exit onto Babylon Lane. After around ¾ mile turn left onto High Road and proceed for a further ¾ mile before turning right into the drive, marked Upper Gatton Park.

Viewings

All viewings must be made strictly by appointment only through the vendors' agents.



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