



the
MANSION
at
SUNDRIDGE
PARK

the
ORMSON
floorplan brochure

Introduction



The Ormson

NAMED AFTER HENRY ORMSON OF CHELSEA, HORTICULTURAL BUILDER TO HER MAJESTY AND THE ROYAL HORTICULTURAL SOCIETY, WHO BUILT A LARGE CONSERVATORY TO THE MANSION IN THE 1820S. THIS TWO BEDROOM APARTMENT BOASTS FANTASTIC VIEWS OF THE LANDSCAPING AND SURROUNDING WOODLAND AT THE MANSION.

The Ormson benefits from magnificent living spaces arranged over a number of levels including a grand drawing room with three beautifully restored original sash windows, flooding the space with light and overlooking the east lawn. It boasts a large open plan kitchen and impressive double height dining area. Beautifully finished, the kitchen is appointed with integrated Siemens appliances, stone worktops and a handmade shaker style Ladbury kitchen. Above the kitchen, on a new mezzanine level, is the perfect space for a snug or office. A utility area is located adjacent to the kitchen and there are a number of storage cupboards around the property. Living spaces and hallways are completed with a combination of luxurious oak engineered flooring, restored stone and cut pile carpets.

The particularly generous master bedroom, with views on to the east lawn, has a luxurious en suite completed with Villeroy & Boch sanitaryware, quality brassware from Crosswater and porcelain tiling. The second double bedroom enjoys views through a large port hole window on to the east lawn, and is ideally positioned opposite a sumptuous shower room. Both bedrooms have luxurious tufted cut pile carpets.



Introduction

Gallery
The Mansion

Gallery
The Ormson

Dimensions

First Floor

Specification

Gallery – The Mansion

Discover luxury that transcends the ordinary





The Mansion's impressive Nash colonades

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Beautiful views across the exclusive Sundridge Park Golf Club and the city beyond

Introduction



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The Mansion's communal areas have been meticulously restored to showcase their grandeur and intricacy

The Mansion's entrance hall



Impressive domed ceilings



Restored feature plasterwork



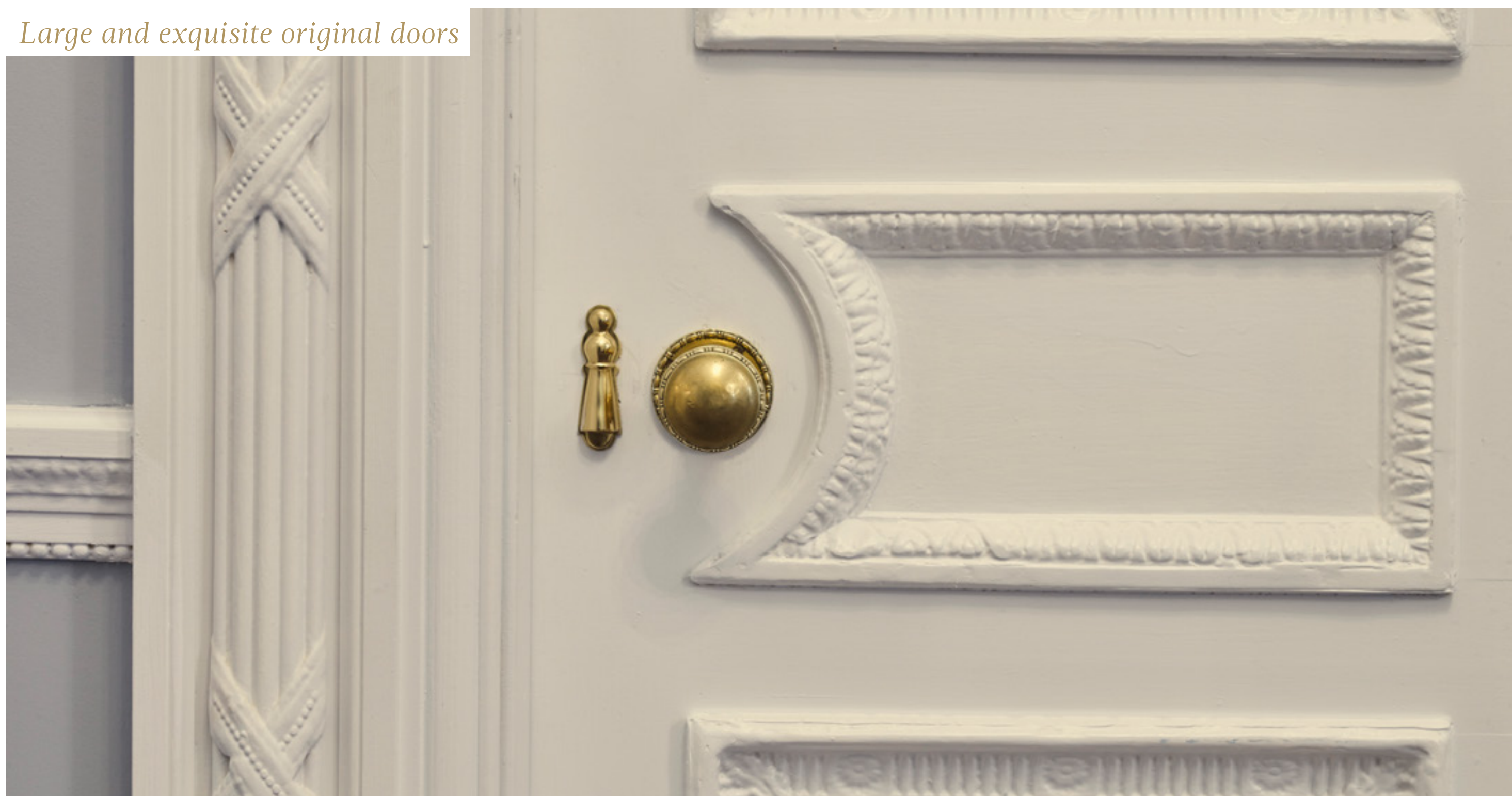
Beautiful cornicing



Perfectly designed interiors



Large and exquisite original doors



Gallery – The Ormson

Discover impressive original features and more



The Ormson features a fantastic drawing room overlooking the east lawn



Impressive kitchen and double height dining area, with bespoke Ladbury kitchen

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Beautifully appointed drawing room showcasing exceptional views



Original, restored windows frame views across the east lawn



Flexible mezzanine space overlooking the kitchen



Restored stone staircase



Spacious double height dining area



Elegant master suite offering views of the woodland



Second bedroom with unique port hole window

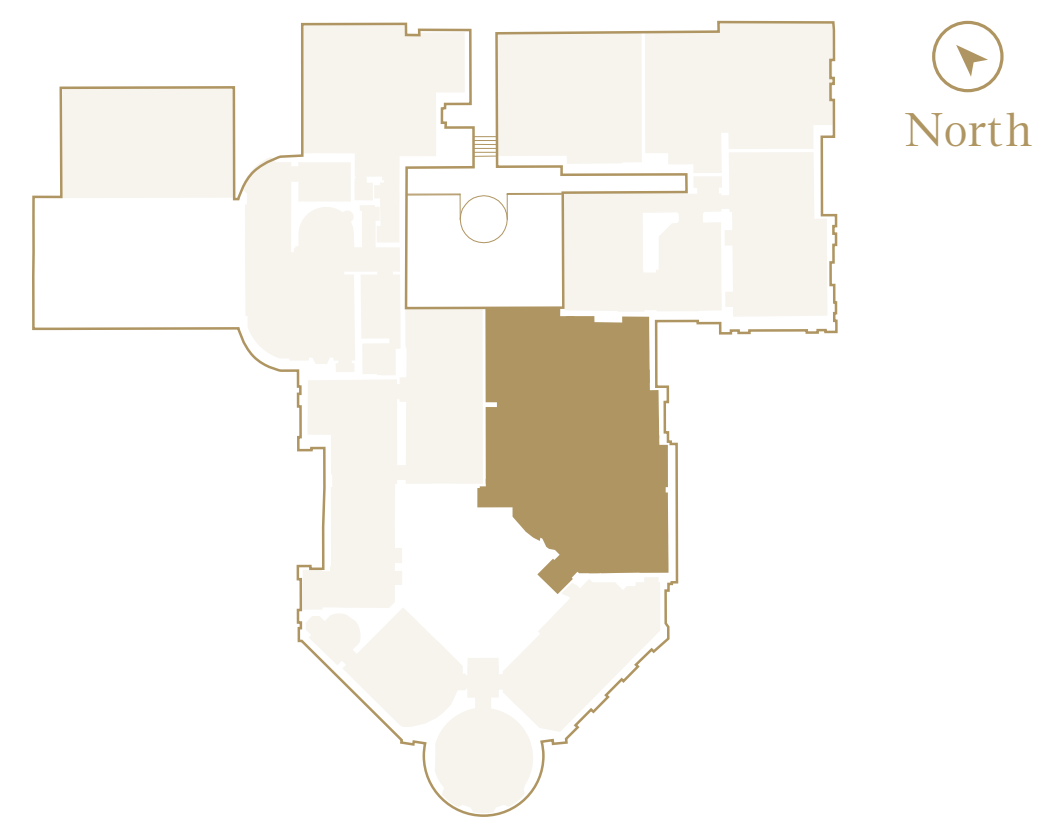


Luxurious Crosswater brassware fittings



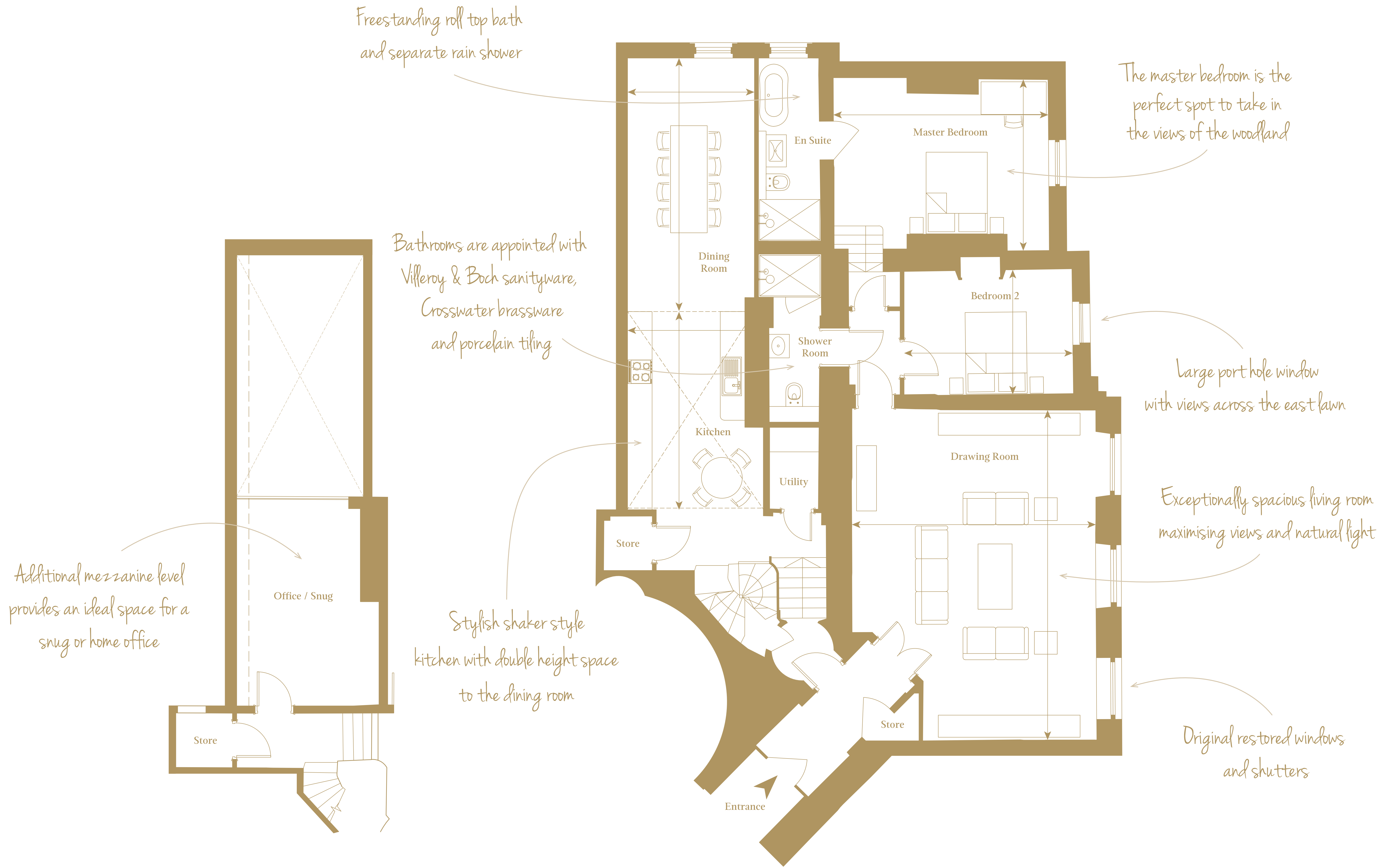
Dimensions

Total NSA 1,675 sq ft / 156 sq m



MEZZANINE FLOOR

Kitchen/Dining Room	10.7m x 3.1m	35'4" x 10'2"
Drawing Room	8.1m x 6m	26'7" x 19'8"
Master Bedroom	5.2m x 4.2m	17'1" x 13'9"
Bedroom 2	4.1m x 3.4m	13'7" x 11'2"
Mezzanine	4.8m x 3.1m	15'11" x 10'2"



MEZZANINE FLOOR



Specification

Fully-inclusive and bespoke design, with elegant and luxurious living in mind



KITCHEN

- Bespoke, hand painted shaker style kitchens by Ladbury
- Stone worktops with matching splashback and upstand
- Integrated Siemens appliances:
 - Single oven
 - Combi microwave
 - Dishwasher
 - Fridge and freezer
- Ceramic induction hob
 - Wine cooler
 - Warming drawer



BATHROOMS

- Sanitaryware from Villeroy & Boch
 - Traditional style brassware from Crosswater
 - Free-standing roll top bath and rain showers
- Porcelain floor tiles and contemporary glazed brick bond wall tiles
- Bespoke free-standing basin furniture featuring quartz worktops
 - Heated towel rails
 - Fitted mirrors



FLOOR FINISHES

- Engineered oak flooring
- Modern Italian and porcelain floor tiles
 - Luxurious tufted cut pile carpets

HEATING

- Gas underfloor heating controlled by programmable room thermostats
- Cast iron radiators to specific rooms, supplemented by underfloor heating
 - Individual gas boiler

Specification

Fully-inclusive and bespoke design, with elegant and luxurious living in mind



IRONMONGERY & DOORS

- Original doors and ironmongery retained where possible
- Where new doors are required they are bespoke to match the original, or hand painted and of a traditional four-panel design



ELECTRICAL

- Pendant fittings or LED down-lighters to kitchen and bedrooms
- BT television, phone and hyperoptic internet (available by separate contract with provider)
- Communal aerial and satellite dish
- LED down-lighters and chrome shaver sockets to bathrooms
- TV points to all bedrooms

SAFETY & SECURITY

- Intruder alarms
- Audio-visual entry to main access points controlled either via an app on your smartphone or TV
- Mains operated heat and smoke detectors



COMMUNAL AREAS

- Beautifully designed communal spaces that have been decorated to complement the history of the building and feature sumptuous furniture and stylish artwork

LANDSCAPING

- Elegant formal landscaping featuring English roses, lavender, box hedges and beautiful salvia
- Original stone steps and terraces to specific locations
- Wonderful Gentlemen's walk in private woodland



**The Mansion at Sundridge Park, London BR1 3FZ
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The information in this document is intended as a guide only and is subject to change without prior notice. Accordingly, due to the City & Country policy of continual improvement, the finished product may vary from the information provided and City & Country reserves the right to amend the specification. All dimensions stated are approximate only with maximum dimensions and may alter through the construction phase and with interior finishes. You are therefore advised not to order any goods which depend upon accurate dimensions before carrying out a check measure within your reserved property.