



AN EXCLUSIVE COLLECTION OF LUXURIOUS
APARTMENTS WITHIN THE BEAUTIFULLY
RESTORED, GRADE I LISTED MANSION



Mansion Architect: John Nash (1752 – 1835)
Landscape Architect: Humphry Repton (1752 – 1818)





an
ICONIC BUILDING
in
THE PERFECT SETTING



The Mansion at Sundridge Park is an exquisite country house fashioned in the form of a Renaissance temple and set within a sweeping landscape of sculptured gardens and woodland walks.

Its dominating presence is spectacular and the history that accompanies its evolution through the centuries is extraordinary. John Nash and Humphry Repton, two of the most celebrated designers of their time, worked in partnership on the estate which culminated in a Grade I listed mansion and a Grade II registered park.

Nash was responsible for much of the layout of Regency London under the patronage of the Prince Regent, whilst Repton was the last great landscape designer of the 18th century and successor to Capability Brown.

City & Country is restoring and converting the magnificent mansion to provide 22 individual apartments of supreme quality. Each will provide a sumptuous home that takes full advantage of its glorious surroundings, sharing the history and unique character that was a product of the visionary talents of these two exceptional men.

an
IDYLLIC ENVIRONMENT
with
EXCEPTIONAL CHARACTER



City & Country has researched early references, historic maps and photographs of Sundridge Park to fully understand the evolution of the estate over the centuries. The current landscape will be significantly enhanced and a woodland management plan will restore the ‘gentleman’s pleasure ground’ walks as Repton intended. His original viewpoints will once again reveal spectacular vistas that were calculated to surprise and enchant.

A natural woodland backdrop with hidden groves has always framed the mansion to the north. The mature chestnut, beech, holly, yew and oak trees that rise up the slope will be rejuvenated to better reflect Repton’s designs.

As the valley falls away east and west of the mansion, there are far reaching views of open parkland interspersed with trees and shrubs. The mansion rests majestically on a hill top terrace with a foreground of more formal planting in keeping with Repton’s ‘Red Book’ ideals.

The mansion takes the form of a ‘tempietto’, a small Renaissance temple of ornamental character. The elegant design of the south elevation consists of a circular portico of six Corinthian columns supporting a dome; its graceful proportions integrate perfectly into its environment.



a DRAMATIC LANDSCAPE *of* ENGLISH STYLE

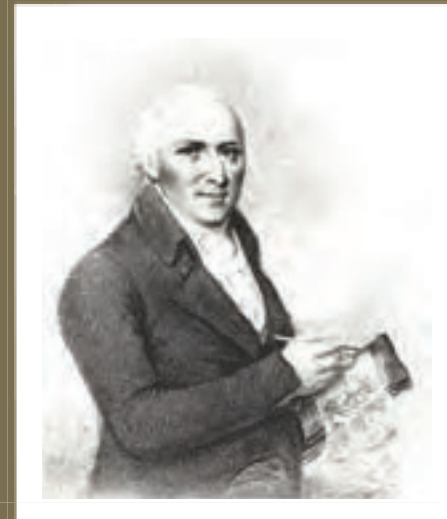


A park has existed at Sundridge since around 1200 and was the first estate to be farmed by the Bishop of Rochester. It appears likely that a manor house was associated with the park, though no evidence exists. The estate passed through several hands and was acquired by Thomas Washer in 1679. He built a three-storey brick house to the south west of the present mansion, on the southern slope of the valley.

Edward George Lind became the new owner in 1792 and hired the landscape architect Humphry Repton to advise on improvements. Repton was considered a leading expert in the 'English Style' that had been pioneered by Capability Brown.

He decided the current house didn't merit improvement and suggested his client build a new house high up on a natural scenic terrace with a woodland backdrop.

Repton's new landscape design was drawn up in his 'Red Book', a series of watercolours with 'before' and 'after' overlays. The designs included an ornamental lake, pavilion and footpaths leading to specific viewpoints where planting concealed the view until the most dramatic panorama was revealed. His recommendations included the conversion of the surrounding farmland to parkland. Lind sold the estate in 1796 to Claud Scott who fulfilled Repton's 'Red Book' concepts by building the new house on 'Site B'.



➤ From top left, to bottom:
Humphry Repton, Sundridge house and grounds circa 1790s, Repton's proposed changes to the house and grounds, The Red Book (now bound in blue).

from
HUMBLE BEGINNINGS
to
RESPLENDENT MANSION



The architect John Nash was appointed with Repton's recommendation, though their partnership lasted only five years when tensions led to an estrangement. Nash abandoned the incomplete mansion and was replaced by Samuel Wyatt who finalised the roof and interior works. The 'gentleman's pleasure grounds' were completed to Repton's original proposals.

In 1880 the mansion was inherited by the 5th Baron, Sir Edward Henry Scott who added a ballroom, enlarged the kitchens and staff quarters, enhanced the internal plasterwork and replaced the main staircase balustrade. Externally, further terraces and formal gardens were created to the east. A frequent guest at this time was the Prince of Wales, later to become King Edward VII, who enjoyed pheasant shoots within the park.

A railway station was built by the estate entrance as an additional stop on the new Bromley North to Grove Park line to appease the influential Edward Scott.

In 1901 the last Scott family member leased the majority of the parkland to the Sundridge Park Golf Club and the mansion became a hotel three years later. It was bought by Ernest Butten in 1955 to accommodate a management training centre and the 'Butten Buildings' Conference Centre was built on the site of the former conservatory.

Hanover International PLC acquired the mansion in 2001, later selling off the crescent-shaped coach house for residential conversion and the mansion to Cathedral Group. The mansion again functioned as a hotel which ceased operation following City & Country's purchase in 2014.



➤ From top left, to bottom;
South view across the pond towards the mansion, grand corridor, top of the iconic staircase, view from the terraces of the golf course. All images are circa 1900s.



an,
EXCLUSIVE CLUB
with
LEAFY SURROUNDINGS



The Mansion at Sundridge Park is enclosed within a woodland, parkland and garden setting of almost 300 acres.

A proportion of the acreage is occupied by the acclaimed 36-hole Sundridge Park Golf Club. Established in 1901, the club boasts two championship-quality courses hosting many open competitions including the prestigious Waterford Trophy.

The East, par 71 course provides for a testing but fair game, whilst the par 69 West course has its own unique character and offers a more challenging experience. The traditional clubhouse commands panoramic views of some of London's best known landmarks.

City & Country and Sundridge Park Golf Club are delighted to offer residents of the mansion one year's complementary social membership. Should you wish to become full members of the Golf Club, you can also bypass the waiting list and take immediate advantage of this fantastic amenity right on your doorstep.

enjoy
VIBRANT LIVING
and
MODERN CONVENIENCE



Located down a leafy lane you could be forgiven for thinking The Mansion at Sundridge Park is in a sleepy rural location, but in reality Sundridge Park is one of Bromley's most exclusive neighbourhoods with independent shops, international and British restaurants and good commuter links in to central London within easy reach. Branches of Waitrose and Tesco Express are just over a mile away and Sainsbury's is less than 2 miles.

Bromley's historical and retail heart lies in Market Square, just 1.7 miles away where a number of independent shops and restaurants supplement the high street establishments. Bromley has lively open-air markets three times a week and is home to a cinema, Ripley Arts Centre and the Churchill Theatre which hosts national tours and sees many of its productions transferring to the West End.

For residents who are interested in taking advantage of the local leisure facilities a number of clubs can be found locally including The Sundridge Park Tennis and Squash Club, Bromley Cricket Club and the independent Progressive Fitness Personal Training Studio.

Away from the hustle and bustle of the town centre, Bromley benefits from a desirable location between the leafy Kentish suburbs of Beckenham and Chislehurst, and is north of semi-rural Keston and its picturesque ponds. Beyond Chislehurst, the National Trust's Petts Wood and Hawkwood comprise acres of ancient woodlands and are a haven for wildlife.

Lovers of culture will find the delightful Eltham Palace and Gardens a draw with its Art Deco exterior and impressive medieval great hall.







an
INSPIRING TRANSFORMATION
of
SUPREME ELEGANCE



The integrity of the mansion's architecture and internal fabric is paramount; City & Country is carrying out a sensitive redevelopment that will secure this heritage asset for future generations.

Internally, the late Victorian embellishments are being removed and Samuel Wyatt's original decorative plasterwork will again take pride of place wherever possible. A leading conservation consultant who is expert at the reinstatement of historic schemes has been commissioned

to advise on finishes, restoration work and apartment layouts. Any modern additions will be sympathetic to and complement the heritage themes.

The Mansion at Sundridge Park is beginning a new chapter in its illustrious story - providing a highly desirable address and a home of unique luxury.











the
FINEST SPECIFICATION
and
UNIQUE FEATURES



As befits a residential development of this status, the scheme for each apartment within The Mansion at Sundridge Park is bespoke, refined and graceful. The proportions and merits of each room have dictated the design treatment so that no two properties are alike. The interior specification has been specially selected to complement each apartment, with features including hand crafted Ladbury kitchens, premium Villeroy & Boch bathroom fittings and luxury additions such as Siemens wine coolers, warming drawers and underfloor heating.*

Elegant floor finishes include new engineered or original oak flooring, modern Italian floor tiles and sumptuous pile carpets. Natural materials, heritage colours and classic styling create a timeless, calming backdrop. The result is a selection of exquisite individual properties that provide for contemporary living whilst respecting the unique heritage of the mansion.

*Details vary for each property, please ask your Sales Executive for more information.

the
FREEDOM
of
SUPERB CONNECTIONS



Central London may feel a world away from the peaceful retreat of Sundridge Park, but services from Sundridge Park station take as little as 21 minutes to London Bridge and historic Greenwich is just a 6 mile drive away.

The nearby A20 forms the gateway deeper into Kent with easy access to the M25 and M20, whilst both London City Airport and the Eurotunnel offer convenient departure points to the continent.



Distances are by road and taken from Google Maps.
Fastest train times are shown and may include station changes. Taken from National Rail.





“The quality of the work City & Country undertakes in the conservation and restoration of heritage buildings is unique and really sets us apart from other developers. This is due in no small part to the passion, commitment and attention to detail that are the hallmarks of our exceptionally talented team.”

– **Helen Moore**
Managing Director, City & Country



THE FINER DETAILS

City & Country is a family-owned business which specialises in restoring and converting historic and listed buildings into unique dwellings of exceptional quality and character.

City & Country’s talent lies in being able to transform heritage buildings into elegant homes with individuality. Our meticulous attention to detail throughout the design process ensures that we make the most of the light and space provided by the proportions of the buildings, retaining original features wherever possible to create homes of real character and quality, often hard to find in modern developments.

We have a reputation as the leading restoration and conservation specialist in the UK, with the expertise to provide unique and stylish homes within heritage buildings that have been restored with sensitivity to maintain their timeless look and atmosphere.

The company has a dedicated team of in-house specialists whose expertise and flair create outstanding buildings which blend perfectly into their environment. With over 55 years’ experience, the group has achieved considerable success through its consistent attention to detail and innovative approach and refusal to compromise on quality.

City & Country is skilled in developing and enhancing high profile, sensitive sites which require original thinking in order to plan space, proportion and originality to rejuvenate prestigious historical buildings. Working closely with Historic England and other conservationists, the company provides a sympathetic and understanding approach to significant buildings to ensure their survival for the enjoyment of future generations.

“The plight of Britain’s architectural heritage is a cause that is close to my heart and it is great to see a company like City & Country taking on such complex and worthwhile work. Across the country, thousands of old buildings lie forgotten and neglected, tangled up by red tape and development restrictions. Many of these properties are steeped in history and are of outstanding architectural interest, yet are slowly being forgotten about. Together, I hope that we can make more people aware of the fantastic architectural legacy we have and look for ways to breathe new life into these fantastic buildings.”

– **George Clarke**
City & Country Brand Ambassador
and TV’s Restoration Man



AWARD-WINNING HERITAGE DEVELOPER

City & Country has a reputation for creating outstanding homes. As such our developments consistently win prestigious awards because they exceed expectations in terms of innovative sympathetic design combined with high quality and traditional craftsmanship.

2018

EVENING STANDARD NEW HOMES AWARDS

Winner: Best Conversion
King Edward VII Estate

Highly Commended: Best Large Development
The General

WHAT HOUSE? AWARDS

Gold: Best Renovation
The Playfair at Donaldson's

SCOTTISH HOME AWARDS

Winner: Apartment Development of the Year
The Playfair at Donaldson's

Winner: Renovation of the Year
The Playfair at Donaldson's

BRISTOL CIVIC SOCIETY DESIGN AWARDS

Winner: The General

2017

SUSSEX HERITAGE TRUST AWARDS

Winner: Best Landscape & Gardens
King Edward VII Estate

MICHELMORE'S PROPERTY AWARDS

Winner: Heritage Project of the Year
The General

EVENING STANDARD NEW HOMES AWARDS

Winner: Best out of London Home
The Iron Foundry

Highly Commended: Best Conversion
The General

SOUTH WEST RICS AWARDS

Winner: Building Conservation
The General

Highly Commended: Residential
The General

BRISTOL LABC BUILDING EXCELLENCE AWARDS

Winner: Best Change of use of an Existing
Building or Property Conversion
The General

2016

EVENING STANDARD NEW HOMES AWARDS

Winner: Best Conversion
King Edward VII Estate

Highly Commended: Best out of London Home
King Edward VII Estate

WHAT HOUSE? AWARDS

Gold: Best Renovation
King Edward VII Estate

Silver: Best Medium Housebuilder

SUSSEX HERITAGE TRUST

Winner: Best Large Scale Residential Development
King Edward VII Estate



The information in this document is intended to act as a guide only to the finished product. 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. This development includes communal land and/or shared facilities. A management company will be set up by City & Country to ensure that these areas are continually managed to a high standard. This information does not constitute a contract, part of a contract or warranty. December 2018.

Brochure made by GQ Design. gqdesign.com





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