

SUNDRIDGE PARK

— BY MILLGATE —

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200 YEARS AGO THIS WAS THE  
FINEST ADDRESS IN KENT...



*...now, history repeats itself*

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Approach the classical apartments, townhouses and detached houses at Sundridge Park along the half-mile secluded driveway and enter a world of timeless elegance.

The inspiration of John Nash and Humphry Repton, arguably England's greatest architect and landscape gardener, is being lovingly restored to recreate the Regency splendour of this prestigious location.

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*Sundridge Park. A living history*





# SUNDRIDGE PARK

BY MILLGATE



*Inspired by England's greatest architect  
& landscape gardener, John Nash &  
Humphry Repton*



*Set in 275 acres of Kentish parkland  
between two renowned golf courses*



*A location once owned by nobility and  
frequented by royalty*



*An exclusive collection of luxury  
homes in a unique landscaped setting*



*Just ten miles from Canary Wharf, with  
fast rail and road connections*



*Created by Millgate, the award-winning  
developer of prestigious residences*

*Beautiful new townhouses, apartments and  
detached homes in a truly unique location.*



# SUNDRIDGE PARK

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Computer generated image of Sundridge Park, indicative only.

*The best that Kent has to offer,  
only 10 miles from Canary Wharf*





STYLE, GRACE & HERITAGE

## *The essence of Sundridge Park*

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*When Humphry Repton, the pioneer of landscape gardening, first visited Sundridge Park in 1793 it was to advise on nothing more than the removal of several trees. But in the "Red Book" of design proposals that he produced for Edward Lind in that year, he was able to see immediately that this magical site had enormous potential.*

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It is in the nature of genius to listen to no one's opinion above your own. Some may call it arrogance but it is Repton's streak of genius that we have to thank for the splendour of Sundridge Park. The landscape was and is one of Repton's early masterpieces, and because he conceived both a new house and a radically transformed landscape it is what he called a "creation" - an arcadian invention conjured up from his own fertile imagination. He found a dowdy estate mostly dominated by farmland but left it, after several years of improvement, an elegant seat - an appropriate residence and setting for a gentleman's family. To achieve this and for purely aesthetic reasons he banished all signs of agriculture from the immediate vicinity of the house, involving a considerable loss of income for the owner. It is not known how Edward Lind reacted to this airy grand gesture, but certainly the new owner Claude Scott, who purchased the estate in 1797 ran with Repton's ideas enthusiastically. By this time, Repton was in a highly successful partnership with the architect John Nash, who would become not only the Prince Regent's

favourite but also the creator of the best parts of early 19th century London and innumerable country houses. Between them they invented a style, influenced by the Picturesque Movement, of irregularly planned Classical and Gothic houses set in richly varied landscapes and pleasure grounds: the buildings, as here, cleverly integrated into the landscape and taking advantage of skillfully framed views.

Over the last 200 years, Sundridge Park has seen many changes. It was a favourite haunt for the likes of King Edward VII and Napoleon III. It was briefly one of the most popular and successful English country hotels, noted for its luxury and exclusive surroundings. However, throughout all this change, one thing has stayed intact: Repton and Nash's vision of a rare and exclusive English country living experience. We are proud to say that Sundridge Park by Millgate is the embodiment of that vision. Classical apartments, townhouses and sculptured gardens set in acres of beautiful Kent countryside. We are sure that Repton and Nash would have approved.





THE TOWNHOUSES

*Traditional style. Contemporary design*

Computer generated image of the townhouses at Sundridge Park, indicative only.





THE APARTMENTS

*A modern interpretation  
of Regency splendour*

Computer generated image of the apartments at Sundridge Park, indicative only.





HUMPHRY REPTON

## *The Restoration of a Grand Vision*

To the greatest extent, Sundridge Park is really the vision of Humphry Repton, rather than John Nash. After the partnership dissolved during the construction of the mansion, Repton was heard to comment, that he 'regretted having shared with another the reputation of designing and adapting this very singular house'. Repton's lasting reputation is founded on his published writings on Landscape Gardening (a term he invented) consisting of three major works, and in his "Red Books" – his manuscript proposals that were usually bound in red morocco leather.

Repton invented a very seductive method of presenting his ideas for a place consisting of a series of watercolours with "before" and "after" flaps. This, together with cogent text explaining the visual and practical reasons for his proposed improvements, made his Red Books sought after in their own right almost regardless of their practical value as guides to improvement. His Red Books, the lavishly illustrated published works and engravings supplied by him of his various commissions, also acted as powerful marketing tools long before such ideas had general currency, and made him one of the most famous characters of his day – a household name in fact.

Repton believed that the foreground around the home, should be a work of art with formal gardens and ornamental planting. The middle ground should have the feel of open parkland and the background should be more 'wild' in nature. It was a theme he developed in some of the leading English country estates including Woburn Abbey and Kenwood House.

No matter where you stand in Sundridge Park, you can see these picturesque principles in action. The landscape, according to Repton, should always have the power to simultaneously surprise and delight. Whether in the extensive flower borders or carefully manicured terraces, everything is designed to be pleasing and restful. Surprise is added by the many varieties of trees and shrubs that have been planted from the 18th century by returning English explorers.

Today, the parkland feel of the middle ground will almost entirely be retained to allow the viewer to imagine just how Sundridge Park would have been when newly completed. Repton would certainly have been pleased that his ideas more than stood the test of time.





JOHN NASH

## *From Buckingham Palace to Sundridge Park*

Nash is best known for a massively ambitious scheme for the Prince Regent which ended with the creation of Regent's Park, Trafalgar Square, St James's Park and Regent Street amongst other London landmarks. Other major buildings by Nash include Buckingham Palace and the Brighton Pavilion. In fact, it was the Brighton Pavilion that finally brought the partnership between Nash and Repton to a premature end.

Repton believed that Nash had stolen his ideas – something that Nash was, by all accounts, not above doing – and perhaps sheds some light on Repton's comments about sharing his vision for Sundridge Park.

This in no way undermines the many magnificent achievements of Nash. London would look a very different

place today were it not for him. Not only in the buildings he himself designed but also for the many later architects who were influenced by his style.

For a man whose reputation can be said to have been established in mainly urban development, Nash's work with Repton on country estates shows that he also believed wholeheartedly in the picturesque approach to estate development. He designed homes that allowed the owner to make the most of Repton's landscapes.

At Sundridge Park, he designed the west and east entrances of the mansion and the Corinthian porticos to provide picturesque panoramic views of the estate and its grounds. Exactly the same principles have been applied to the design of all the new homes here today.



Brighton Pavillion



Buckingham Palace



Trafalgar Square



Regent Street





## THE VISION

# *A modern lifestyle in a classical setting*

Millgate's approach to the architectural design at Sundridge Park was to create a 'modern traditional' style. This look is not about copying the past, but developing and improving upon the classical design; marrying the traditional and timeless exteriors with how people wish to live their life today.

The vision was to create modern homes in the context of a great historical house and its gardens. The discrete and secluded location gives the houses and apartments their own identity while still enjoying the benefits of the park and golf club. When planning the development, it was essential that the homes enjoyed views of the gardens. Making the landscape an essential part of the architectural design imbues Sundridge Park with a true country feel so close to the City.

With such strong and unique historical connections, classical architecture that would complement the existing mansion seemed a natural choice. The properties have been designed with sweeping Georgian style frontages and classical proportions, with soft buff brickwork and off-white stucco facades that sit harmoniously in the surroundings.

Working to a concept by the traditional architects, ADAM Architecture, the four-storey Tower House, a single residence, is designed as a folly within the picturesque Repton landscape as a reference to his original plans. Both this and the main detached mansion, Wyatt House designed by Samuel Wyatt, feature classical style columns, while the rear southern facing façade of the apartments has an open portico of terraces, screened by a colonnade of narrow order columns. In this way, period features are incorporated into the contemporary architecture, with understated detail that respects the nature of the setting.

The formal terraces that had survived from the days of Repton have been extended to create a courtyard of gardens to Sundridge Park where you can relax and unwind. Throughout the whole scheme, the very best materials were chosen; combined with a peerless interior specification this helps ensure that every home at Sundridge Park is truly exceptional.





SUNDRIDGE PARK GOLF CLUB

## 18 holes with friends then stroll home for dinner

*To have one renowned golf course on your doorstep may be considered lucky.  
To have two is extremely fortunate. Yet, that's exactly what you have at Sundridge Park.  
Where else in the world can you find two 18 hole courses this close to a major city?*



Sundridge Park Golf Club came into being in 1901 when Sir Samuel Edward Scott, then owner of Sundridge Park mansion and close friend of Edward VII, sold much of the estate for development. He became the club's first president and he retained the office until his death in 1943.

Under Sir Samuel's stewardship, the club grew rapidly. Formally opened as a 9 hole course by no less a person than Alfred James Balfour, the Prime Minister in 1903, it soon expanded to 18 holes and then into the two courses that exist today.

But this is no small country golf club. The east course regularly hosted pre-qualification events for the British Open. It is also home to the Waterford Glass Trophy, a leading tournament for British amateurs. Evidence enough that one's golfing prowess will be challenged during the course of a round. The club describes the green as 'testing but fair'.

Of course, the club benefits from its remarkable location. Playing here is to take a trip through Repton's parkland. The open vistas he created have lent themselves perfectly to creating interesting and varied golf holes. In return the ideal of manicured park life has been kept alive. It has, in reality, created a green moat around Sundridge Park and fended off the encroachment of the nearby city.

The result of this is that even if you agree with Oscar Wilde about the 'waste of a good walk', there is plenty of reason to spend time strolling in the grounds, enjoying the open spaces and stunning views.

As with every other part of Sundridge Park, the golf course works hard to maintain standards of exclusivity and sophistication. The club house makes a pleasant place to relax with friends and relive that amazing shot, whatever your handicap or ability.





## EDWARD VII & NAPOLEON III

### *A very royal connection*

For 50 years, Edward waited patiently as Prince of Wales while his mother occupied the throne. In that time he became a leading light of London society and Edward regularly accepted the invitation of his friend Sir Samuel Henry Scott, the then owner of Sundridge Park, to attend his pheasant shoots. There is no doubt that he took part in these occasions for his own enjoyment but there was a more important side to the Prince's social engagements.

Since the death of Albert, Queen Victoria became a virtual recluse, leaving Britain with a largely morose and remote monarchy. Edward took over most state occasions and provided a more friendly face to the public. In fact, his brief nine-year reign from 1901 saw him put a little sparkle back into royalty.

However, his role as a socialite and bon viveur shouldn't disguise his international influence that saw him nicknamed 'the uncle of Europe'. His charm made him a consummate diplomat that realised the importance of building bridges between nations. He was the first British monarch to visit

both the USA and Russia as well as paving the way for the famous Entente Cordiale between old enemies Britain and France in 1904.

If Edward had an empire to defend, another royal visitor to Sundridge Park wanted an empire of his own. Napoleon III was the nephew of Napoleon Bonaparte and, for a brief period he tried to re-build his uncle's empire. This included overturning the French Republic. However, his plans were thwarted by defeat in the Franco-Prussian war, which saw him exiled to London. Settling with his wife Eugenie at Camden Palace in Chislehurst, Napoleon III soon became a regular visitor to Sundridge Park. They seemed to have become an accepted part of London society and would be guests of honour at society events. This was probably due to Napoleon III allying with Britain during the Crimean War.

Today, it is not difficult to see why royalty would be charmed by Sundridge Park and its exceptional grounds. Indeed, there is still a feel of regal exclusivity about the architecture and landscaped gardens.





ALEXANDER JAMES INTERIOR DESIGN

## *Adding modern flair to classically elegant homes*

*The design and specification of all the homes at Sundridge Park has been the responsibility of the renowned interior design consultants Alexander James.*

Alexander James Interiors have been working with Millgate for over 14 years, creating award winning show house interiors that complement their beautiful houses and apartments. Designing interiors to reflect the architectural character of the properties and the many and varied lifestyles of the Millgate purchaser, Alexander James Interiors provides a complete service from the concept to completion.

Their seamless and highly personalised service creates interiors that are both beautiful and unique for private residences. Aiming to help maximise the full potential of a home by introducing bespoke designs, which are tailored to the owners particular requirements. Alexander James provide each owner with a dedicated designer who guides them through the project from start to finish, ensuring the design is delivered to an uncompromisingly high standard, with an attention to detail, that is second to none.







THE ULTIMATE SPECIFICATION

*Luxurious living starts here*



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*Millgate's passionate desire for exclusivity, individuality and hand-built craftsmanship has ensured that each of the homes at Sundridge Park has been painstakingly designed and specified to create the finest possible living environments.*

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# SUNDRIDGE PARK

BY MILLGATE

### Joinery

Traditional craftsmanship and a selection of leading designer names ensure that the premium specification at Sundridge Park is evident within all joinery, from the solid front doors with chrome furniture to the internal doors, a combination of solid and 3-panel glazed designs.

Bedrooms feature stylish Tisettanta (Charles York to master of plot 1 & 41) fitted wardrobes with an Elm veneer, chrome hanging rails and internal ironmongery. All rooms feature painted architraves and skirting.

### Electrical, telephone and television

Each home features a comprehensive electrical system including recessed downlighters, switch plates and sockets.

The kitchen/breakfast room and master bedroom feature chrome dimmer switches while the master bedroom also includes shaver sockets to the en-suite.

A generous provision of BT telephone points in all homes. In the houses this includes those located in the hall, study, kitchen/breakfast and family room, drawing room and all bedrooms. In the apartments this includes points located in the hall, all bedrooms and two points in the living/dining room.

For your safety all halls feature a photoelectric smoke detector with mains operated smoke detectors on landings and in communal hallways.

TV points are provided with pre-wiring for purchasers Satellite TV, Sky+ and Sky HD in all houses as well as third floor apartments.

### Decoration and finish

The classic architecture of Sundridge Park is reflected in decorative cornices to the kitchen, drawing room (where applicable), hall, dining room and all bedrooms.

Internal walls to the drawing room (where applicable), kitchen /breakfast room, bedrooms, hall, bathroom and en-suites are painted while ceilings to all rooms are smooth, and painted throughout.

### Externally

All the residents at Sundridge Park can enjoy the extensive landscaped grounds which are being fully restored to the original glory as Humphry Repton intended, including large green lawn areas, small private gardens and areas of seclusion as required. Gardens feature bollard lighting and low energy lanterns with sensor and override switches, external taps to the rear of properties and internal taps to garages, where applicable.

### Security

To ensure security and peace of mind, all homes feature a multi-locking system to their front doors.

Door entry to Wyatt House and the Tower House is via video entry handset. Each corner of the houses as well, as the garages, are pre-wired for CCTV.

A video entry handset is fitted to each apartment space with audio entry to secondary entrances.



THE ENVIRONS OF SUNDRIDGE PARK

## *History & greenery wherever you look*



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*Almost half the land around Sundridge Park is protected green belt in which you'll find beautiful parks and open spaces as well as picturesque historic villages. Here, a better quality of life is literally on your doorstep.*

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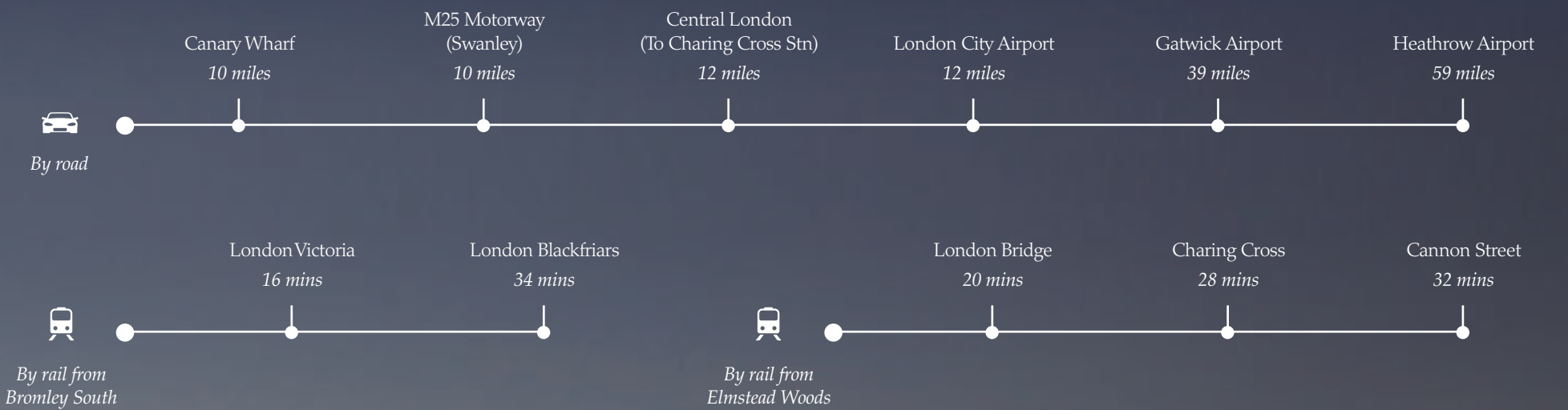
Relaxing in the grounds of Sundridge Park, it is easy to forget you're only 10 miles away from Canary Wharf. This feeling continues as you begin to explore your local area, in particular the leafy suburbs of Beckenham and Chislehurst. With over 100 parks and gardens nearby, the emphasis is on open green spaces perfect for spending time relaxing. Many are natural woodlands like Scadbury Park where you'll find the remnants of ancient oaks that once formed part of the royal hunting forest.



LONDON ON YOUR DOORSTEP

## Perfectly placed by road & rail

*Regardless of the tranquillity of the immediate environment and a sense of splendid isolation, living at Sundridge Park means you're ideally located for access to the West End, the City and Docklands by good road links and fast, regular rail connections. Additionally with the opening of Crossrail in 2018, Central London, Heathrow and Reading will be easily accessible.*







## IN CONCLUSION

# *A truly unique, classic yet contemporary living experience*

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*‘Unique’ is a word so over-used that it has almost lost its meaning. It represents one of a kind, something without equal. In this way Sundridge Park truly can be said to be unique.*

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Picturesque country estate living. It’s an ideal that has endured from before the eighteenth century. Landscaping pioneer Humphry Repton was not the first to see the virtue in placing beauty before commerce. He simply believed in creating an environment that complements an exclusive lifestyle. The fruits of his vision survive in Sundridge Park.

Yet, it is not just the sense of history or the immaculately landscaped grounds so close to the heart of London that ensures Sundridge Park is peerless. It also features timeless classical architecture perfectly married with the height of modern luxury. The choice of homes here at once fit with

the history of the surrounding estate whilst providing a type of contemporary living for the privileged.

Designed to be light, open and airy, every detail has been carefully considered and to make this a very special experience, only the best design, materials and services have been specified. At Sundridge Park history and architecture combine with countryside and luxury to provide an oasis of refinement and tranquillity. Living here it will be difficult to remember that you are so close to central London. At the same time it may be just as difficult to leave.





*Over the last 25 years  
we have had a simple  
ambition; to be the best  
in everything we do.*

For 25 years, Millgate has led the way in bespoke luxury developments in some of the most desirable locations across the Home Counties. From classical mansions to lavish apartments, all Millgate homes enjoy a peerless specification, are constructed using the finest materials and benefit from the same high level of care, attention to detail and customer service. However, irrespective of the style or scale, all our homes share one common trait: the combination of modern, luxury living with the classic, timeless feel of a property that has matured alongside its picturesque surroundings.

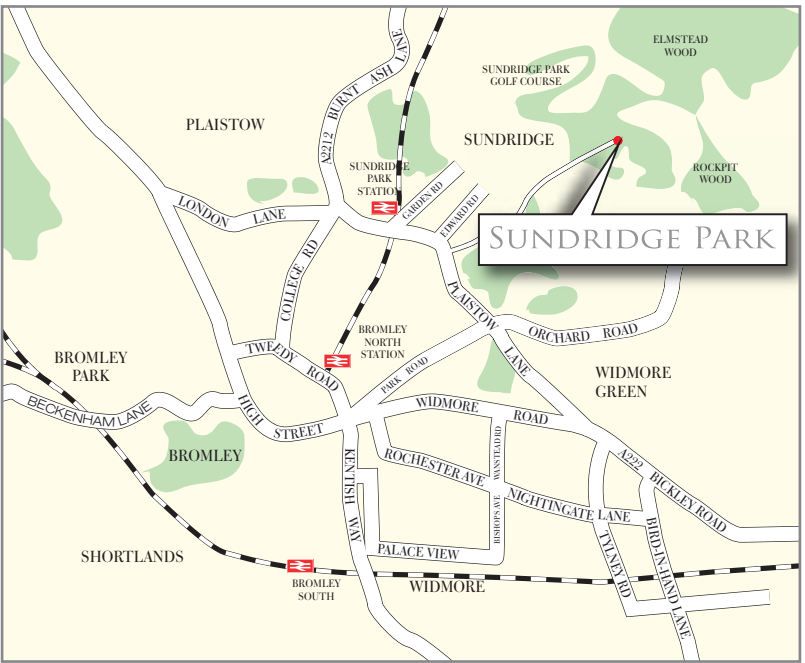
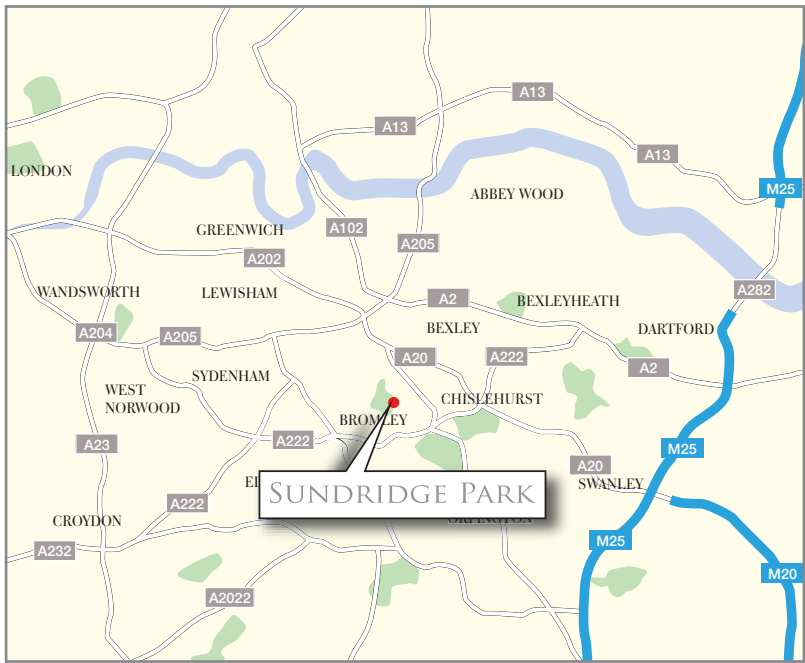
Our success has been reflected by the winning of numerous accolades including the prestigious Evening Standard new homes awards no less than 26 times in the last 13 years including the celebrated New Home of the Year award at least four times, a record unequalled in the award's 22 year history.





# SUNDRIDGE PARK

BY MILLGATE



*Sundridge Park, Willoughby Lane off Plaistow Lane, Bromley, Kent BR1 3TP*

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We like to be social, join us:



Millgate



@MillgateHomes



millgate\_

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