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Issue 14 – Autumn/Winter 2020

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The market

I hope our magazine finds you safe and well. This time last year, this prologue was entitled 'Challenges'. Here we are in the Autumn, and ordinarily we would have published a Spring magazine, but the Covid-19 'challenge' has proved too much!

It's old news but the Covid-19 pandemic has, since March, dominated all of our lives. As a non-essential business, lockdown forced us to close our high street branches and working from home became the norm.

During and post lockdown, the mortgage market moved to a state of flux; minimum deposits increased and fixed interest rates rose. At one point, the number of lenders prepared to lend with a 10% deposit to first time buyers dropped to just three. The Chancellor announced a Stamp Duty holiday for the first £500,000 on a purchase, providing a potential £15,000 saving. Despite talk of recession, the ending of furlough and prospective redundancies, the market reaction has been nothing short of miraculous. Once lockdown eased, we re-opened with new working practices in place to what has arguably been the busiest sales market period in my memory. In general terms, prices have risen.

A manic market has created frustration on both buyers, sellers and agents' parts caused by conveyancing delays and mortgage applications/resultant offers often taking eight weeks or more.

There is no doubt that lockdown has led many people to re-evaluate what is actually important. High demand from London buyers has persisted with outside space/large gardens high on the list of requirements. Space at home to allow for working from home has also featured highly.

The question on everyone's lips is, 'How long will this continue?'

The lettings market has been no different. This year has brought new legislation in the form of mandatory Electrical Safety Certificates and changes to eviction procedures. The lettings teams covering all of our office areas have been exceptionally busy too, with high transactional levels to match.

I am hugely proud of everyone who works within Patrick Gardner. Prior to the Government announcing the national lockdown, we saw it coming and had made preparations. So when it was announced with just a few hours' notice, we continued to run our business from home. Nonetheless, it wasn't straightforward and everyone took the issues in their stride, working from kitchen tables, sharing desks with their partners and many juggling home schooling. We were determined that the show must go on, and it did!

As a business, we are committed to exploring new and innovative practices. We have developed the capacity for virtual viewings to help those that can't visit a property and if we need to close our offices again we will be even better prepared.

Our block management business continues to grow and, as lockdown ended, we welcomed Tom Chapman MIRPM Assoc.RICS to the team, which remains headed up by Susan Gandar.

Every day we are faced with new challenges. Since March, Covid-19 has made for both an exciting but, in many ways, a frustrating market. At some point, the market needs to calm, but as I write this in early October there are few signs, if any, of any reduction in activity levels. Time will tell.

Keep safe.

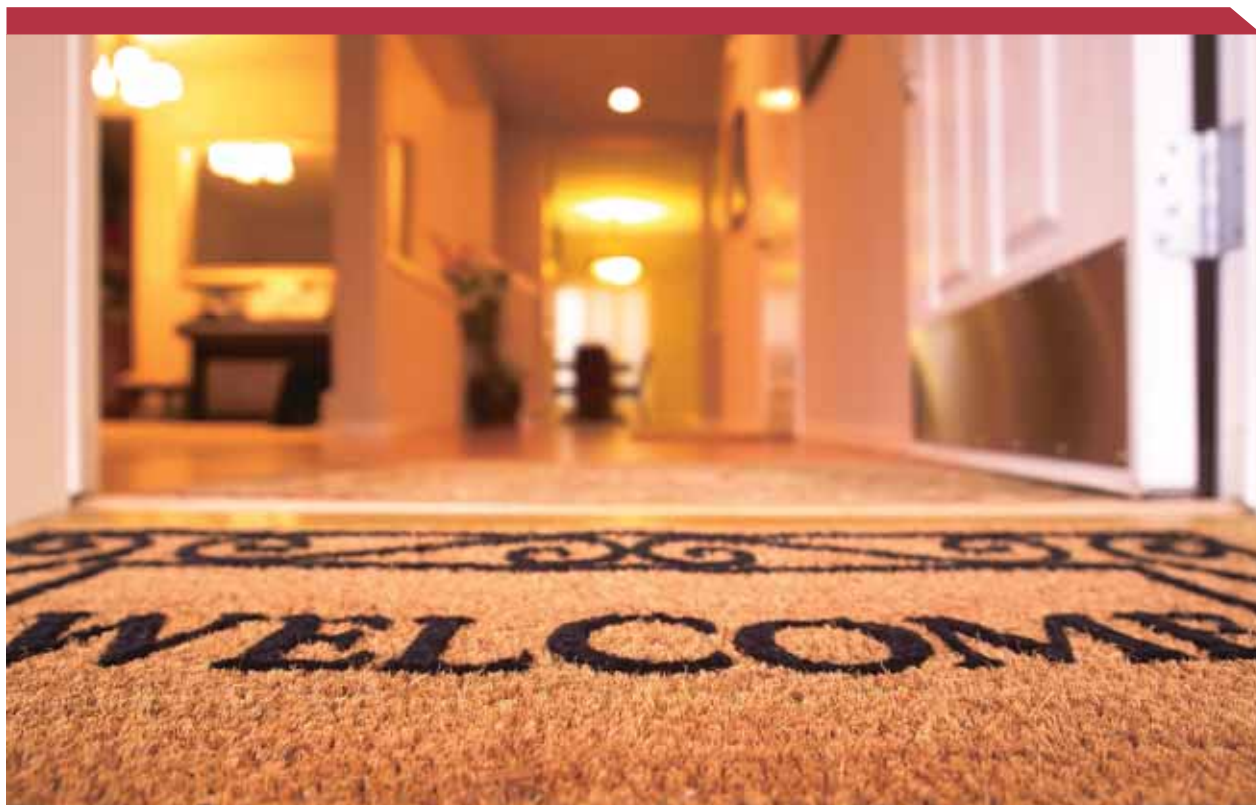
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22



44



50



8

Contents

8 Interview

Actor Kadiif Kirwan is going places – from a bit-part in *Call the Midwife* to starring alongside Ryan Reynolds in a Hollywood blockbuster.

22 Motoring

Euan Johns looks at the A110S, the perfect addition to French motoring legend Alpine's stable.

32 Garden design

Bella Alladio of Alladio Sims Garden Landscape Design reminds readers to plan and anticipate problems and risk when considering a garden project.

44 Travel

Kevin Pilley investigates the desire for people to visit and stay in large country estates that are increasingly open to all.

50 Artisan

Shirlee Posner introduces *Town & Country* readers to Bada Tapas, where small plates of expertly created Korean fusion food are dispatched in style.

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Price £1,595,000
Patrick Gardner Bookham
Telephone: 01372 452207

The perfect country bolthole – in one!

Situated on the edge of the North Downs, with wide views over Effingham Golf course, this substantial family home has been completely refurbished and redesigned to offer spacious accommodation. The property sits on a half-acre plot and is within easy reach of highly regarded state and private schools.

Effingham village offers a range of facilities, including a post office, bakers, butchers, hardware store, small supermarket and a hairdresser. The King George V playing fields are nearby and cater for rugby, cricket, football and tennis. The area generally abounds in a wealth of open countryside, much of which is green belt and owned by the National Trust.

The spacious entrance hall leads to both a drawing room and sitting room. Overlooking the beautiful rear gardens, the impressive 37' kitchen/dining room has a wonderful country feel and opens into a conservatory, which in turn opens on to the garden.

On the first floor the property has been reconfigured to offer a superb master suite with views over the golf course, comprising bedroom, dressing room, bathroom and a second dressing room. There are two further double bedrooms, one with an en suite shower room, and a good-sized single bedroom and a family bathroom.

To the front of the property, electric gates lead to the driveway with a garage and double car port. Gated access takes you to the rear garden, which is a particular feature of the property. The present owner has created a stunning area with both formal and informal spaces including a large terrace, a pergola and lovely seating area. **EPC: E**





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Capel

£1,100,000

A unique family home situated on a mature plot of approximately two acres in the sought-after village of Capel. This individual property was designed and built in 2004 and has been in the same ownership since new. The accommodation comprises two/three reception rooms, large kitchen/breakfast room, four/five bedrooms (two with en suite) and a stand-alone detached Somerton mobile home. **EPC: C**



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No stranger to fate

Actor Kadiiff Kirwan has literally come a long way after being forced to leave his Caribbean homeland due to natural disasters. Also, figuratively in four short years, Kirwan has moved from playing a bit-part in *Call The Midwife* to starring alongside Ryan Reynolds in a Hollywood blockbuster. **Andrew Peters** talked to Kadiiff – an actor going places.

Q Kadiiff, I should think you will be in tune with any current talk of natural disasters following your early life experience escaping from the volcanic eruption on Montserrat. Can you tell us more about how that affected your life?

A Ha ha! Yeah, I've had more than a few close calls with natural disasters over the years. In 1995, my family and I were living on the Caribbean island of Montserrat, a tiny island (about 35 square miles) which had a population of 12,000 people. One sunny day around lunchtime, I was about six-years-old and at school, we went back in to class and suddenly the ground started to shake and we heard a large bang, kind of like the sound of thunder. We looked outside and minutes later it was pitch black. Obviously, none of us knew what was happening and we were kids, so we all started screaming.

Within minutes, my two older brothers came bursting into my classroom looking for me. All the students and staff were led to the school buses and told to cover our faces and try not to breathe anything in as there was stuff floating in the air. It was so strange because it was the middle of the day and

dark. We were driven to the north side of the island where we could see this crazy black puff of smoke coming from down the side of a mountain. Eventually, once the smoke cleared and the panic subsided, we learnt that it was an earthquake and eruption from the once dormant volcano on the island.

My family and I moved not long after and went to live on the island of Antigua which was just next door. Later that year our house in Antigua was destroyed by a hurricane. I know, right? Just no luck! At night, in Montserrat, depending on where you were on the island, you could still see lava flowing down the side of the mountain. It's crazy that we moved when we did as many people understandably didn't want to leave their homes, resulting in a series of deaths, including two of my aunts and other family friends.

Q Montserrat to Preston was presumably a bit of a culture and climate shock?

A You're telling me. I remember thinking, oh my God, this place is so cold and why is it raining all the time? Like ALL THE TIME. I remember seeing people eating fish and

chips out of newspapers... that blew my mind because ain't no way my mother would let us eat out of newspapers, it was a plate or nothing. At primary school, kids would ask me to repeat certain words because I had a full-blown Caribbean accent and they thought it was so cool. I remember having to concentrate on peoples' mouths because I couldn't make out what they were saying... I do love it, but the Preston accent can be rather strong the first time you hear it.

Q A keen basketball player at school, how did acting introduce itself to you – did you have any desire to become an actor at a young age?

A I wouldn't say I always knew I wanted to be an actor. When I was a kid, I used to want to walk the tightrope in the circus, so I guess there was a level of wanting to be a showman from a young age. Sport was something I excelled in and was good at growing up, so it made sense to be on the basketball or running team. I became more difficult in my teens and ended up suspended from school a few times. I think, looking back, it was me trying to adjust to new surroundings and to fit in, but there >>



Interview

was a drama teacher at school called Mrs Pamela Haywood-Connor who hounded me to attend after-school drama club, hoping it would calm me down. I finally gave in and went along, and that was it. Everything started to make sense: I knew I always wanted to feel that free, silly and excited about something. I have that teacher to thank for exposing me to that environment as such a crucial age.

Q You worked hard to put yourself through drama school, do you now think this was money well spent?

A After joining the after-school drama club at secondary school, my grades in other subjects started to improve and I ended up doing way better than I thought in my GCSEs. I went on to sixth form and studied drama, but my parents (my dad in particular) wanted me to do something more practical with my life, like become an accountant. I know... an accountant? No offence to any accountants out there, but that just ain't me. Anyways, I decided that wasn't the life for me, so at the age of 18 I decided to move to London and take a gap year, saving as much as I could to go to drama school. I ended up auditioning and getting into the Central School of Speech and Drama whilst on my gap year, so I spent the rest of the year working and saving so I could pay for as much of the first year of training as I could. And, yes, I completely think it was money well spent, though I'm deffo still paying off my student loan.

Q Your (comic) talents are perhaps best known through playing Jason in the two series of Bafta-nominated *Timewasters*. It's a four man, all black, lead (working title *Black to the Future*). Do you hope that the series can inspire young black actors and musicians?

A I remember when I first read the pilot script for *Timewasters*, I just couldn't put it down, I was laughing at every other line. I knew I had to be a part of that show and thankfully it worked out. I do hope that series inspires more people like myself, or people from black and working-class backgrounds, to take a punt and start to create their own material. Growing up, it was always like America was leaps and bounds ahead of the UK in its TV programmes that featured black actors, thankfully now it's changing. I hope that 20 more shows like *Timewasters* get made to show the range of cultures and stories that Britain has to offer.

Profile: Kadiff Kirwan

Kadiff Kirwan graduated from the Central School of Speech and Drama in 2011 after moving to London to pursue a career in acting. He is perhaps best known for his lead role in the award-winning ITV comedy *Timewasters*. This year, Kadiff was seen in guest starring roles in Aisling Bea's critically acclaimed *This Way Up*, Phoebe Waller-Bridge's Emmy-winning series *Fleabag* S2, the dark comedy *Inside No. 9* and *Flack*. He has recently wrapped filming a lead role in Netflix's new original series *The Stranger*. His further TV credits include BAFTA Award-winning show *Chewing Gum*, *Black Mirror: Nosedive*, *Strike*, *Crims*, *Call The Midwife*, *Informer* and *Drunk History*. Feature films include *Mary Queen of Scots* and *Pokémon Detective Pikachu*. For theatre, he starred in the National Theatre's production of *Home and Home: The Revival* alongside Michaela Coel and Antonia Thomas, the monologue series *Queers* at the Old Vic, as well as *Teddy Ferrara*, *The Vote* and Donmar Warehouse's production of *City of Angels*.

Q Do you think that differences in society are celebrated, or just accepted?

A I think it's a mixture of the two. Chances are, no matter where you are in the world, you have more in common with a stranger than you may think. Britain has such a rich history and DNA that makes it what it is. I think we as a nation could benefit from looking at each other's daily lives and seeing that deep down we're all the same, and we want the same things, happiness, health, joy and compassion. I think if society were to approach things in a similar manner, we'd get along just great.

Q *Timewasters* follows four jazz musicians who travel back in time, do you like jazz?

A I wouldn't say I am a jazz expert, but I can absolutely appreciate it. Having said that, I adore Gregory Porter, his 2015 album *Liquid Spirit* is one of the things I listen to when I wanna zone out and chill.

Q Tell us about your part in the second series of *Fleabag*. I understand you met Phoebe Waller-Bridge during the first series of *Timewasters* as she was originally cast as your girlfriend, Victoria?

A Yeah! PWB, what a legend! She was in the reading of *Timewasters* that eventually led to it being commissioned. We played lovers in that reading, I'd say we were pretty well cast. She wasn't able to do the series as she was writing a little show you may have heard of called *Fleabag*. She was damn funny in the role of Victoria as you can imagine and we've been pals since then, with the same agents, so we keep running into each other. When she offered me the role of Anthony in series two of *Fleabag*, I obviously said: "YES, YES, YES, of course I'll do it! I mean, for free, if you want!" Naturally, I was paid, but it was a complete no-brainer. At the last minute, due to >>





PHOTOGRAPHER: ERIC FRIDEN, STYLIST: SABINA EMRIT, GROOMING: LUKE BENSON

Interview

scheduling changes, it looked as if I may not be able to do it, but it all worked out. We had such a blast shooting that scene in the hairdressers. There's really nothing better than working with your pals, I think that may be the key to a happy life.

Q Your career appears on a roll at the moment, is that how it feels to you?

A That's nice of you to say. I mean it's acting, so you never really know where the next job is coming from until it happens, so there's always a level of angst that goes with it, but right now, yes, it's going great and I'm having an absolute blast. I just wanna keep doing work that makes people smile.

Q Who were your icons growing up?

A Still to this day, Eddie Murphy, Regina King and The Wayans Brothers. They are truly masters of their craft and absolutely hilarious!

Q How different is it performing on television to film or theatre?

A Well, I'd say the major difference is that in theatre you know instantly if what you're doing is having the desired effect on the audience. You know if the joke is funny because you hear the audience laugh, and if they don't, you can adjust what you're doing. With TV and film, the chances are you find out the same time the audience at home or in the cinema does, which is usually months, sometimes years, later, and by then it's too late to change anything. I love acting in all three mediums and I'm grateful that I get to jump from one to the other frequently.

Q What's the question you never get asked, but would like to be?

A Would you like to pay by cheque, sir? No, because I don't have a cheque book.

Q You're at the Sheffield Crucible in December starring in the musical *Guys and Dolls* – are musicals something you would like to do more of?

A I love a musical! I mean who doesn't? If you don't like musicals you're dead inside! I would love to do more in the future, yeah, but only if the part and show is right, and the creative team putting it on is top notch.

Q You've sampled Hollywood playing Mayor (with Ryan Reynolds) in *Detective Pikachu*. Has this whet your appetite for

PHOTOGRAPHER: ERIC FRIDEEN, STYLIST: SABINA EMRIT, GROOMING: LUKE BENSON



Quick five

Favourite musical? Hmm... gotta be either *Hair* or *West Side Story*.

Dog or cat? Dog all the way.

What do you use for telling the time? My sundial that I carry with me everywhere in my backpack. Or my watch.

Main inspiration? My mum, her name is Matilda and she's an absolute diamond.

Can't leave home without? My contact lenses. No, really, I wouldn't be able to see a thing.

exposure to more Hollywood films?

A Of course! But it has to be said it was freezing when we shot *Detective Pikachu*! I love watching movies, so getting to make them is a dream come true for a boy from a tiny Caribbean island.

Q Daniel Craig's tenure as Bond comes to an end with *No Time To Die*. You certainly look the part so would you consider the role if asked?

A I can't think of anyone who wouldn't give their left leg to play James Bond. I do look decent in a tux and speedos and I am very particular about what I like to drink, so yeah, it makes complete sense that I should be the next 007.

Q Early in 2020 you had a lead role in Netflix's *The Stranger* – can you tell us more about this?

A *The Stranger* is an eight-part psychological

thriller filled with intrigue, secrets, corruption and many twists and turns. It's got a host of wonderful British actors in it and I'm so excited for the world to see it. I play DC Wesley Ross alongside DS Joanna Griffin played by the luminous Siobhan Finneran. We're the two coppers trying to solve what on the outside seems to be a rather strange set of crimes. But with secrets being revealed from an unknown stranger, it throws into action a chain of events that no one can truly be prepared for.

Q And what will the remainder of 2020 bring for you?

A There's a bunch of TV projects I have in the works that I'm acting in. But more so, I'm very excited to be creating and writing two TV projects based on my life in the Caribbean and in Preston for British TV. ✨

Harlan Coben's *The Stranger* is available on Netflix.

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Price on application

Shearburn Lodge is an exclusive collection of five carefully converted houses within a beautiful Grade II listed building, located within walking distance of the highly desirable bustling market town of Dorking. Sympathetically restored, each home has been individually designed with an excellent specification. Many original features remain, with high ceilings and sash windows throughout. The properties benefit from a private terrace or garden, parking and a 10 year ICW home warranty. Perfectly positioned for access to local shops, schools and transportation links. **EPC: exempt**



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*Purchasers have the opportunity to choose their preferred kitchen and internal paint colours



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COMPUTER GENERATED IMAGE

Fardon Place

Dorking

Price on application

Fardon Place is an attractive development of just four traditionally built homes, tucked away in one of Dorking's most prestigious roads, moments from the bustling market town centre.

Fringed by mature trees and finished with a delicate blend of warm red brick and tile hung elevations, these stunning four-bedroom homes offer flexible accommodation over three floors, private parking and magnificent gardens. Finished to a high specification and within easy reach of Dorking town centre, the Surrey Hills, good schools and excellent transportation links. **EPC: tbc**



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Crossways Great Bookham

Prices from **£575,000**

An exclusive collection of just seven beautiful, three and four bedroom homes located in the sought after village of Bookham, Surrey.

With great attention to detail and finished to a high standard, each home offers an abundance of living space, contemporary styled kitchens, a private garden, terrace and parking. Within walking distance of Bookham village and in the catchment area for excellent schools, Crossways is perfectly placed. **EPC: B**





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Perfect **TOUR DE FORCE**

The new Alpine A110S joins the A110 Pure and A110 Légende models in Alpine's lightweight, elegant sports coupé line up. True to Alpine's heritage, these cars place agility and driving pleasure front, centre and just about everywhere else. **Euan Johns** looks at the A110S – a perfect addition to the French motoring legend's stable.





After 40 years absence, the brief had been a tough one: to resurrect a long-missed classic conceived in the late fifties, born in the early sixties and put out to pasture 40 years later. In 2017 coming in at a fairly lightweight 1,100 kg, the Alpine A110 Première actually did everything it said on the tin. It aimed to hold its own against the Porsche 718 Cayman and Alfa Romeo 4C, and it did. At first this 'S' newcomer begs the question, how do you improve on perfection?

Well, the driving experience has got a little sportier with some fine adjustments such as wider tyres and stiffer springs. The grip is better for slamming into corners and it changes direction more quickly. In summary, the core basics are the same as the A110, but carried out with more precision and quite a bit more zest. >>

Alpine **key dates**

- 1955** Creation of Société des Automobiles Alpine.
Launch of the A106
- 1962** Launch of the A110
- 1971** First victory at the Monte Carlo Rally
- 1973** Alpine wins World Rally Championship for manufacturers. Acquired by Groupe Renault
- 1976** Launch of A310 V6
- 1978** Alpine wins 24 Hours of Le Mans
- 1985** Launch of GTA
- 1991** Launch of A610
- 1995** Alpine production discontinued
- 2012** Announcement of an Alpine car project
- 2015** Presentation of Alpine Célébration Concept race car at 24 Hours of Le Mans
- 2016** Alpine relaunch announced and presentation of Alpine Vision show car
- 2017** A110 Première Edition

"From the very inception of the Alpine project it has been our intention to offer different versions of the A110 with handling and performance characteristics of their own."

Sébastien Erphelin, managing director, Alpine



As the revived Mini echoes the sixties, the A110 series does the same. The A110S is still a fantastic-to-look-at car, whilst retaining a certain charm with that hint of retro as all Alpine's models do. The black badging and redesigned wheels add a touch more meanness to its looks. This car drives like a dream, the steering is light and responsive, the turning circle small, and with its compact proportions, it can go where others may fear to. The engine manages a Porsche Cayman beating 0–62mph in 4.4 seconds and matches its other rivals very well indeed.

Designed and manufactured in Dieppe, the mid-engined, two-seater coupé has an aluminium platform that keeps weight to a minimum. A true Alpine, the A110S shares its lightweight layout with other models in the range. A number of key changes deliver enhanced performance through precision and high-speed stability, with certainly no loss in everyday useability.

The turbocharged 1.8-litre engine produces 292hp, an increase of 40hp over the standard car. There's also the inclusion of the active sports exhaust that delivers a more emotive engine sound depending on the driver's mood and mode selection.

With the A110, Alpine rekindled its rich heritage of building agile, lightweight sports cars totally in their element on winding mountain roads. The company is well known for competing at the highest level of international motorsport (see History of Alpine box, right). It's in that same spirit that Alpine today competes in international endurance racing: its title-winning FIA LMP2 World Endurance Championship programme showcases the brand's ambition and further commitment to motorsport.

The price tag for the basic A110S comes in at around £56,000. It's an exciting car, one of the best, and feels like a compact McLaren. This particular Alpine will blaze a trail that others will try to follow and that we'll still be talking about in another 50 years. I don't remember the originals my Dad's generation would have known and admired, but this one's just such a stunning addition to the line.

I hadn't thought it possible to improve on perfection, but I was wrong, I admit it. The magic hasn't been blurred at all, it's just come into sharper focus. The legend well and truly lives on. ✱

Website: www.alpinecars.com

HISTORY OF Alpine

Alpine owes its existence to Jean Rédélé, a lifelong car enthusiast and a gifted driver and mechanic. He studied in Paris before establishing a car dealership in Dieppe, selling Renaults. A keen and competitive rally driver, Rédélé entered his Renault 4CV in various motorsport events throughout the early fifties, upgrading his car each year.

Rédélé achieved a series of class wins in famous motorsport events such as the Mille Miglia and the Critérium des Alpes rally. Having identified a gap in the market, Rédélé established his sports car company in 1955, recognising that it wasn't outright power or brute force that made a car quick on a twisty rally stage, but lightweight, compact dimensions and agility. His first car was the Alpine A106 based on the Renault 4CV chassis. In 1958 his second car, the A108, arrived with a chassis all of its own, but it wasn't until the A110 Berlinette debuted in 1962 that Rédélé's fledgling company really began to progress. By now, Alpine cars were being sold and serviced by Renault dealerships.

By the early seventies, Alpine was a major force in top-flight rally competition, and in 1971 won the world famous Rallye Monte Carlo for the first time, then again in 1973. The company went on to win the World Rally Championship Manufacturers' title later that year. Rédélé built a dedicated factory in Dieppe in 1969 and two years later Alpine was acquired by Groupe Renault.

Alpine achieved its most famous motorsport triumph in 1978: overall victory at the 24 Hours of Le Mans. The factory continued to release new and innovative road cars throughout the seventies and eighties, including the A310 V6 and the GTA.

Alpine production would eventually cease in 1995. More than 30,000 Alpine road cars had been built across 40 years.



Westcott

Guide price £600,000

A stunning Victorian house offering the perfect mix of modern living, whilst retaining many period features.

Having been refurbished in recent years by the current owners, the property offers excellent accommodation including an architect designed ground floor extension comprising formal living room, vaulted family room, handmade kitchen, three bedrooms and refurbished bathroom. Outside the gardens are of a good size with a patio area and decking. **EPC: D**



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Holmwood

£725,000

Rarely available, highly attractive, semi-detached cottage set within the National Trust-owned Holmwood Common. This attractive cottage-style home comprises a kitchen/dining room, sitting room, four bedrooms and a family bathroom. Outside, the gardens are extremely secluded, being surrounded with beautiful woodland. **EPC: D**



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Ashted

Guide price: £850,000

A substantial detached house, offered for sale with a superb work-from-home office space/annexe and situated a stone's throw from prized local schools. The property offers 2,624 ft of useable space, including sitting room, conservatory, kitchen/breakfast room, six bedrooms with family bathroom, en suite bathroom and shower room. Outside, the grounds offer a tranquil and beautifully landscaped setting with terrace, and lawns with mature shrubs.
EPC: B



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Ashtead

Price on application

A beautiful period cottage with plenty of charm and character, forming part of Ashtead's glorious past, and conveniently situated within easy reach of the village shops, schools and station. Lovingly maintained by the current owners, the property offers a wealth of original features and comprises three reception rooms (incorporating a superb home office), kitchen/breakfast room, utility, downstairs cloaks, three bedrooms and family bathroom. Garden extends to some 70'. **EPC: E**



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Ashted

£635,000

Delightful, semi-detached, character cottage, situated off a rarely-available private road in the 'Lanes' area of Ashted.

Just a short walk from excellent, local state and private schools, the property offers two spacious reception rooms, conservatory, kitchen and utility room, three bedrooms (one with en suite), family bathroom and separate w.c. Outside is a sunny south-westerly garden extending to some 80'. **EPC: D**



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Ashted

£875,000

Attractive Berg-style family home located in an enviable position, just a short walk from Ashted mainline station, and with glorious views to the rear over Ashted Common.

The property offers well proportioned accommodation including three separate reception rooms, kitchen with separate utility, four good size bedrooms and a family bathroom. The rear garden enjoys a sunny south-westerly facing aspect with access via a gate onto Ashted Common. **EPC: D**



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Leatherhead

£1,595,000

A beautifully appointed family home, situated in a sought-after road, offering 3,272 sq.ft. (incl. outbuilding) of stylish accommodation and enjoying mature grounds of approx. 0.6 of an acre.

The property has been superbly remodelled, extended and refurbished by the current owner and comprises three reception rooms, superb kitchen/breakfast room, utility, five bedrooms and three bathrooms. Outside, the grounds include a stunning air-conditioned, oak-framed office/gym. **EPC: C**



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IMAGE COURTESY OF ALLADIO SIMS GARDEN AND LANDSCAPE DESIGN LTD. RHS CHELSEA FLOWER SHOW, TRANSPARENT GARDEN, 2017

LOOKING AHEAD

Bella Alladio of Alladio Sims Garden Landscape Design reminds readers to always plan ahead and anticipate any problems and risk when considering a gardening project.

Our job at Alladio Sims as garden designers is to plan and look ahead, to think of as many variables as we can – from design brief to budget, from inspiration to practicalities and to be as open as we can with our clients and suppliers.

In view of the above, for us, producing a programme and looking ahead is a necessity, no matter what size and type of project being considered. This principle applies to house and garden schemes alike, whether a project is small and straightforward, or large and complex.

Anyone who has experienced a house renovation or any rebuild project knows all too well that they often bring a loss of privacy and a level of disruption that are deeply unwelcome for everyone. The distress they can cause is even more unpleasant when it lasts for longer than expected, and although no programme can ever eliminate the risk of a setback or two, it will prepare everyone involved for an easier journey.

As designers, we understand that we need to be very open – it's the only way to be. And so we are upfront and communicate from the word go any difficulties we might foresee: perhaps delays in preparing the site, working with unpredictable or poor weather, delays in planning applications, dealing with workloads and previous work commitments of chosen contractors and stock availability from nurseries.

It is no coincidence that two of the busiest times for us in the office are winter and early spring, both good times to start thinking about the process of renovating a garden, when it is still not used for family relaxation and entertainment and when plants have the >>



Jon and Bella in the show garden they created for the Istanbul Flower Festival in 2016

Profile: Alladio Sims

Alladio Sims Garden Landscape Design Ltd creates distinctive gardens. Jon Sims and Bella Alladio started the company after collaborating on a Silver Gilt winning show garden at RHS Hampton Court Palace Flower Show. The two directors continue their collaborative approach throughout their practice with Jon's background in interior architecture giving distinctive spaces and Bella's passion for plants and photographic eye adding great texture and contrast.



An empty square of soil and not much else is a daunting prospect at the beginning of a very time sensitive scheme, such as a garden for an RHS show. This project will require careful planning, transparent communication and constant looking ahead

IMAGE COURTESY OF ALLADIO SIMS GARDEN LANDSCAPE DESIGN LTD, RHS CHELSEA FLOWER SHOW, TRANSPARENT GARDEN, 2017



IMAGE COURTESY OF ALLADIO SIMS GARDEN LANDSCAPE DESIGN LTD, RHS CHELSEA FLOWER SHOW, TRANSPARENT GARDEN, 2017



IMAGE COURTESY OF ALLADIO SIMS GARDEN LANDSCAPE DESIGN LTD, RHS CHELSEA FLOWER SHOW, TRANSPARENT GARDEN, 2017

Co-ordinating the various suppliers and contractors, the site and weather constraints, budgetary demands and reduced timeframes all require good planning

best chance of establishing themselves. A garden design project starting to take shape in autumn/early winter allows a client the best chance of seeing the project accomplished by springtime, ready for when the weather suddenly turns nice and spurs us to spend more time outdoors.

Of course, no planning will ever take away all risks and unexpected surprises, but the increased awareness for all parties will help prepare for any disruption and create an easier ride for everyone during a garden project.

A designer will always be open and willing to discuss different elements to include in a comprehensive garden programme – timelines, budget and contingency sums, planning and permits, contractors and tenders, materials and plant supply, site constraints and bespoke elements' build and supply times, poor weather, quality of contract etc. – these are just a few things to consider when getting started. If well managed through good communication and awareness, any unforeseen issues can be better resolved and a client can feel better engaged in the process and be more accommodating.

Looking outside today, as winter approaches, now's the time to start thinking about next year. A little bit of forward planning will go a long way. ✿



IMAGE COURTESY OF ALLADIO SIMS GARDEN AND LANDSCAPE DESIGN LTD, RHS CHELSEA FLOWER SHOW, TRANSPARENT GARDEN, 2017

Alladio Sims Garden Landscape Design Limited
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Fetcham

£1,750,000

Attractive and substantial detached family home offering just under 4,200 sq.ft. of space, whilst enjoying a sought-after private cul-de-sac location. Completed to a high specification in 2010, the property is presented in a contemporary style and has a light and airy feel. The accommodation comprises superb kitchen/dining/living room, four further reception rooms, three en suites, double garage and mature landscaped gardens. **EPC: C**



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Leatherhead

£237,500

Charming Grade II listed maisonette, beautifully refurbished throughout by the current owners and benefitting from a new 125-year lease and residents' parking.

Situated in Leatherhead's conservation area, this first-floor, one-bedroom maisonette is ideally positioned just off Church Street, a short walk to the town centre and beautiful Green Belt countryside. Conveniently for a purchaser, there is no on-going chain.

EPC: D



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Price £2,950,000
Patrick Gardner Leatherhead
Telephone: 01372 360078

Superb character property situated in one of Leatherhead's most prestigious locations

This beautifully appointed, character, family home was self-built in 2008 by the current owners and their architect to provide a stunning property of circa 4,180 sq.ft.

The property is approached through electric remote-controlled double gates with a sweeping driveway, providing for extensive owner and visitor parking.

Set on a plot of just under 1.5 acres with a sunny, southerly, rear-facing aspect, the accommodation is laid out over three floors and features an impressive reception hall with central roof light, from where doors lead off into all the principal rooms.

The kitchen/dining/family room is bright and airy. Within the kitchen area, there are extensive bespoke cabinets, eye-level units, granite working surfaces, together with an array of integrated appliances. The dining area adjoins the patio and rear gardens. The family area benefits from a feature vaulted ceiling and a log-burning stove, adding to the warmth and informal setting which is the heart of this home.

In addition, there is a fully-fitted study/work-from-home office, a formal sitting room and a separate formal dining room. An impressive basement room offers flexibility for different uses, the present owner using it as a games/cinema room.

The first floor is laid out to provide four bedrooms (three with en suites) and a family bathroom. It should be noted that the architect designed the first floor so that part of the galleried landing could be utilised and adapted to create a fifth bedroom.

The quality of build is reflective of a conscientious self-build with solid concrete floors, underfloor heating to the basement



and ground floors, fire-quality internal doors, hardwood windows, circulating hot water (so no wasted run-off) and towel rails independent of the heating system.

Set to one side of the house are two purpose built garage blocks with secure space to take at least ten cars. The garaging could be used for a number of purposes, including conversion to stabling or to create a detached home-working space. The present owner has planning permission, MO/2020/0506, from Mole Valley District Council to convert one of the garage blocks into a self-contained, three-bedroom bungalow, ideal for use by extended family members

The grounds are beautifully maintained and include a sunken part-walled garden, extensive terrace, sweeping lawns and mature specimen trees. There are a number of outbuildings including a covered, circular timber Breeze House, ideal for alfresco dining. **EPC: C**





Headley

£650,000

Superb character property situated in the rural village of Headley, standing on a large plot with beautifully maintained gardens.

Extended on the ground floor, the property comprises two reception rooms, fitted kitchen/breakfast room, study area, cloaks and, on the first floor, three bedrooms and a family bathroom. Externally the property enjoys delightful gardens, including a double garage, summer house and a heated swimming pool. **EPC: E**



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Fortanini is proud to sponsor Alfie Prince Racing (above) and Reigate Priory FC.

Left: Fortanini with Peter Andre





Little Bookham

£925,000

This beautifully presented property forms part of The Old Rectory, which was originally constructed in the eighteenth century and converted into six country style homes in 2006. Set in four acres of glorious parkland grounds and located close to the village centre, this property comprises a superb sitting room opening onto a private courtyard, modern kitchen, four bedrooms, en suite bathroom, shower room and a family bathroom. **EPC: C**



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Little Bookham

£1,095,000

This well-presented, detached family home is situated in a highly-regarded cul-de-sac, just off a private road and within walking distance of Bookham Common and Bookham station. The accommodation comprises an 'L' shaped living/dining room with doors to garden, kitchen and separate utility, breakfast/family room, five bedrooms, family bathroom and two en suites. Outside, a patio adjoins the house leading to lawns with mature, well-stocked flowering beds and borders. **EPC: C**



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Classy upgrades

Kevin Pilley investigates the increasing desire for people to visit and stay in large country estates that are increasingly open to all.



More of us are pining for wings. As well as extensive grounds, a level croquet lawn, complimentary Wellington boots, twice-mullioned windows, a four-poster bed, 14 tog duvets, Borghese balustrades and silver tiered tea-stands supporting crustless sandwiches, plain and fruit scones and highly calorific cakes, and sugar tongs. In other words, a class upgrade and some off-peak luxury. It's called the *Downton Abbey* effect. More and more country house homes are opening their doors and boot rooms to commoners.

In the last thirty years, 2,000 country homes across England, Wales and Scotland have been demolished. Many of the survivors are now hotels. Although Highclere Castle, Berkshire (used for *Downton Abbey*) and Montacute House, Somerset (the backdrop for *Wolf Hall*) remain closed for sleepovers.

But there are plenty of halls, places, courts, granges and noble piles where we can act 'to the manor born'. Cliveden House, the former home of Nancy Astor

on the Thames at Taplow, is perhaps the most palatial. Built in 1666 by the second Duke of Buckinghamshire as a gift for his mistress, it became a five-star hotel in 1985. The Duchess of Sussex stayed there the night before her wedding. Sussex's 1598 Gravetye Manor is famous for its William Robinson garden. The Poet Laureate, Ted Hughes, wrote of the guests at Gidleigh Park, Chagford on the edge of Dartmoor: "O lucky, O how wise you people are."

It's possible to choose an era and architectural style. For those after something highly aggrandized, turreted and castellated with private moorland, try Swinton Park in Yorkshire. Fancy a lochside baronial Scottish shooting lodge? The Torridon by Achnasheen might do. For a beech and lime avenue approach, it has to be Lucknam Park in Wiltshire.

The boutique Paschoe House near Crediton in deepest Devonshire offers outdoor lawn chess (our game was abandoned due to a waterlogged board), insulated Burfords, warnings about low

door thresholds, goosedown pillows, double-sink bathrooms with underfloor heating, butterfly wallpaper, a spectacular antler chandelier and miscellaneous stuffed fauna, including a taxidermised half an ostrich called Cyril above the library fireplace. It also provides popcorn for its pay-for film channel. Not far from Exeter, it's on the Two Moors Path which connects the county's north and south coasts. Explore thatched villages, Sir Francis Drake's birthplace and the seaside towns of Exmouth and Sidmouth as well as Dartmoor. Owner Tabitha Fern grew up in the house built by the man responsible for Blundell's School, Tiverton and Pembroke College Oxford's chapel. In Sammy she has found one of the best country house chefs. His £80 tasting menu features Creedy Carver duck with blackberries, foie gras, macadamia and shiitake mushroom and sweet potato ravioli, stone bass and Baerii caviar. Aperitifs consist of local artisanal gins with bespoke garnishes such as Thunderflower from Teignmouth and Papillon from Moretonhampstead. >>



Lucknam Park (and right)



© HANNAH FREELAND PHOTOGRAPHY

© MARC WILSON PHOTOGRAPHY, 2017

PG Wodehouse eulogised: “the shaded lights, the scent of buttered toast, the general atmosphere of leisured cosiness,” offered by Britain’s grand houses. So often such genteel retreats are mausoleums for the living, but Paschoe House gets the atmosphere right. It doesn’t intimidate. The only time anyone rushes is to get the window seat for breakfast and the freshest and most picturesque kippers.

Monocles are not obligatory and cummerbunds no longer de rigueur.

The National Trust, which celebrated its 125th anniversary in 2020, has three hotels. Rescued from an uncertain future, they were restored and converted to hotels by Historic Hotels who donated them to the Trust in 2008. The former home of a master cutler and pioneer of smallpox inoculation, 1699 William and Mary Hampton Court clone Middlethorpe Hall, overlooking York

racecourse, boasts rococo ceilings and a Jacobean staircase. Hartwell House in Buckinghamshire was where Louis XVIII lived in exile for five years.

Bodysgallen Hall and Spa, between Llandudno and Conwy in north Wales, epitomises the best grand house accommodation. It is the ideal destination for perfectly poached eggs, complimentary shortbread and petit fours, a seventeenth century, box-edged, herb-filled parterre and the place to go when a feeling comes over you “to be embosomed in woods of noble growth, which are suffered to luxuriate their own way, without any fear of the axe.” At Bodysgallen (‘the home among the thistles’ on the edge of Pydew mountain in Snowdonia), the winter mink is conspicuous by its absence. So are the deep side partings, stiff bras, taupe, elbow length gloves and studiously chic cloche hats. Very

largely, Snowdonia is still very much a Marcel wave free zone.

There are not many beads or bobs. No Lady Sybil or Rosamund. Or Bates and Mrs Patmore. Nor sight nor sound of any Dowager Countess. Or any late Edwardians. But you expect to be summoned to dinner by gong. Instead, Nicolette, who has worked at the hotel since its opening on the same day as the wedding of Prince Charles and Lady Diana, calls you to your table and is on hand to ensure napkin and cutlery are correctly situated and to introduce you to strangers. Like the local Llanrwst smoked cheddar cheese. There is the distinct impression that a gong would be vulgar and not quite the thing, being associated with boxing bouts. And rather table d’hôte. The sound of a grandfather clock, a working fire and people quizzing the 12.5% service charge on top of the



© BAILEY COOPER PHOTOGRAPHY



Middlethorpe Hall, and left, at Christmas and New Year



© NIGEL HARPER

£26 afternoon tea are the only disturbing sounds in this stubbornly British place with its atmosphere of old-fashioned endurance and genteel hospitality.

You expect Jeeves to appear any moment to inform you he is only too glad to give satisfaction and remind you that your pleasure is his sole purpose and that there is no time at all at which ties do not matter.

Instead you get Gary. As your manservant, servitor and general factotum. His job is to keep the occasional tables rosiated, the billiard balls dusted (metamorphically) and the gentlemen full of port and the ladies full of self-importance. We all need to be 'ma'am-ed' and 'sir-ed' and addressed formally on occasion.

Gary also provides advice on scone etiquette (jam or conserve first and whipped cream on top). He advises on the best places to visit – the hotel's obelisk and Silver Anniversary and Iceberg rose garden, the thirteenth century Caernarfon Castle, Bodnant Garden, Conwy, Snowdon and, over the 1826 Menai Suspension Bridge, the Isle of Anglesey with the longest place name in Britain Llanfairpwllgwyngyllgogerychwyrndrobwlllantysiliogogoch.

As Matthew at Paschoe House, Gary is on hand to iron *The Times* and press *Country Life* magazine.

Both do a marvellous job, conveying restoratives on salvers and helping you keep up your aristocratic hauteur and creating the impression that your dog and family friendly ancestral home is a huge Grade 1 listed affair. Aiding you to further give off the air of having numerous sumptuously-appointed bedrooms with

electric curtains, interiors famed for the excellence of their joinery, a pedimented porch, a well-filled moat and well-stocked trout lake, a helipad and electric car charging amenities, a covey of constantly curtsying chambermaids, your family motto over a very wide, deep working wood fireplace with stubbornly British chimney breasts and a determinedly oak panelled and high-ceilinged dining area.

And owning not only several grandfather clocks, but also your own clocktower. As well as, of course, easy access to seasonal saunters and red squirrel walks.

From their framed portraits, the periwigged nabobs on the walls perhaps no longer look disdainfully down on you. They seem to envy your spa treatments. Members of the nineteenth century nobility always look like they would have benefited greatly from a bio-slimming, paraben-free, fat-burning body wrap and nails by Jessica. And become less stuffy and uptight after an acrylic infill or 5-D gomme facial. And felt a different person entirely after an in-room chin or advanced bikini wax.

Although they would frown when you announce your helicopter co-ordinates in a loud voice.✿

Websites: www.bodysgallen.com
B&B at Bodysgallen Hall priced from £190 per room per night.
www.paschoehouse.co.uk
www.offpeakluxury.com
www.prideofbritainhotels.com
www.historichousehotels.com
www.edencollection.com

Bodysgallen Hall and Spa



Paschoe House

© BRENT DARBY PHOTOGRAPHY LIMITED



Great Bookham

£495,000

A Grade II listed, approx. 400-year-old cottage located in the heart of Bookham village, once linked to Bookham Gables and previously occupied by the gardener and cook of the house.

Currently used as an office, the cottage has dual use rights for office space or residential use and could make a lovely home. There are currently two reception rooms, kitchen with vaulted ceiling, two first floor bedrooms and a bathroom. **EPC: F**



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Bookham

£1,250,000

This individual detached house is situated at the end of a favoured tree lined road within minutes' walk of Bookham Common and offering potential for a separate annexe. Approached via a gated driveway, the accommodation comprises four reception rooms, kitchen/breakfast room, utility room and three/four bedrooms. The landscaped gardens back south-westerly, measuring approximately 87' x 74' and include a sauna/summerhouse. **EPC: C**



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Unearthing gems

Shirlee Posner introduces *Town & Country* readers to Bada Tapas where small plates of expertly created Korean fusion food are dispatched in style in a quiet side street in the heart of Godalming.



For those who love Asian flavours, sharing plates and an altogether different dining style, then Bada Tapas in Godalming will appeal. Many of the dishes have a healthy vibe and presentation is delightful.

Having lived in Asia for many years, I grieved the lack of pan Asian dining when I returned home in 2005. I love street food, but sometimes require more than a small red plastic stool, floodlights and a melamine table to make a meal more of an occasion.

Intrigued by the idea of a tapas bar based around Korean cuisine, I was not quite sure of the concept, but from the minute we stepped in we were taken with the décor, layout, drinks menu and service at Bada Tapas. Water arrived immediately (infused with cucumber, lemon and fresh mint). The owner is Jihyun Kim: she created the concept and holds it together.

Jihyun came to the UK in 2005 to learn English and met her husband Michal who was working with a wholesale fish company distributing to establishments outside London and particularly in Surrey. When the Godalming fish shop (one of his wholesale

customers) came up for sale, Michal took it on. One of this shops' customers was a Spanish tapas bar in Queen Street which was looking for a new owner and so Bada was born. With no family history in hospitality, Jihyun and her husband decided to stick with the restaurant's current theme of small plates, but give it an Asian fusion twist. They named the business Bada, the Korean word for sea.

The main menu is supported by seasonal blackboard specials which are usually a fish, meat and vegetarian dish. The main menu is split into three sections with snack items appearing first. From more recognisable edamame beans (young green soybeans) steamed and served with a sprinkle of sea salt (£4) to lotus root crisps (£4.50) or a plate of fresh rock oysters at £6 for 12.

The sharing plates' menu is split into three sections: fish, meat and poultry and vegetarian. For me, the fish is the reason to visit. The freshest organic Scottish salmon marinated in teriyaki sauce is cooked to perfection and served with some al dente sugar snap peas for £9, and from the specials' board, a fillet of seabass on

a green curry sauce is £10. Going back to the main menu, the pan-fried scallops with a signature sauce at £10 are not to be missed, served plump, tender and perfectly seasoned. Or try the bulgogi, a classic Korean dish of marinated beef in soy with carrots and mushrooms, served in a lettuce leaf to pick up and eat for £8.50. From the vegetarian side of the menu, choose kimchi pancake or vegetable dumplings, both £7.50, among a mouthwatering range of meat-free options.

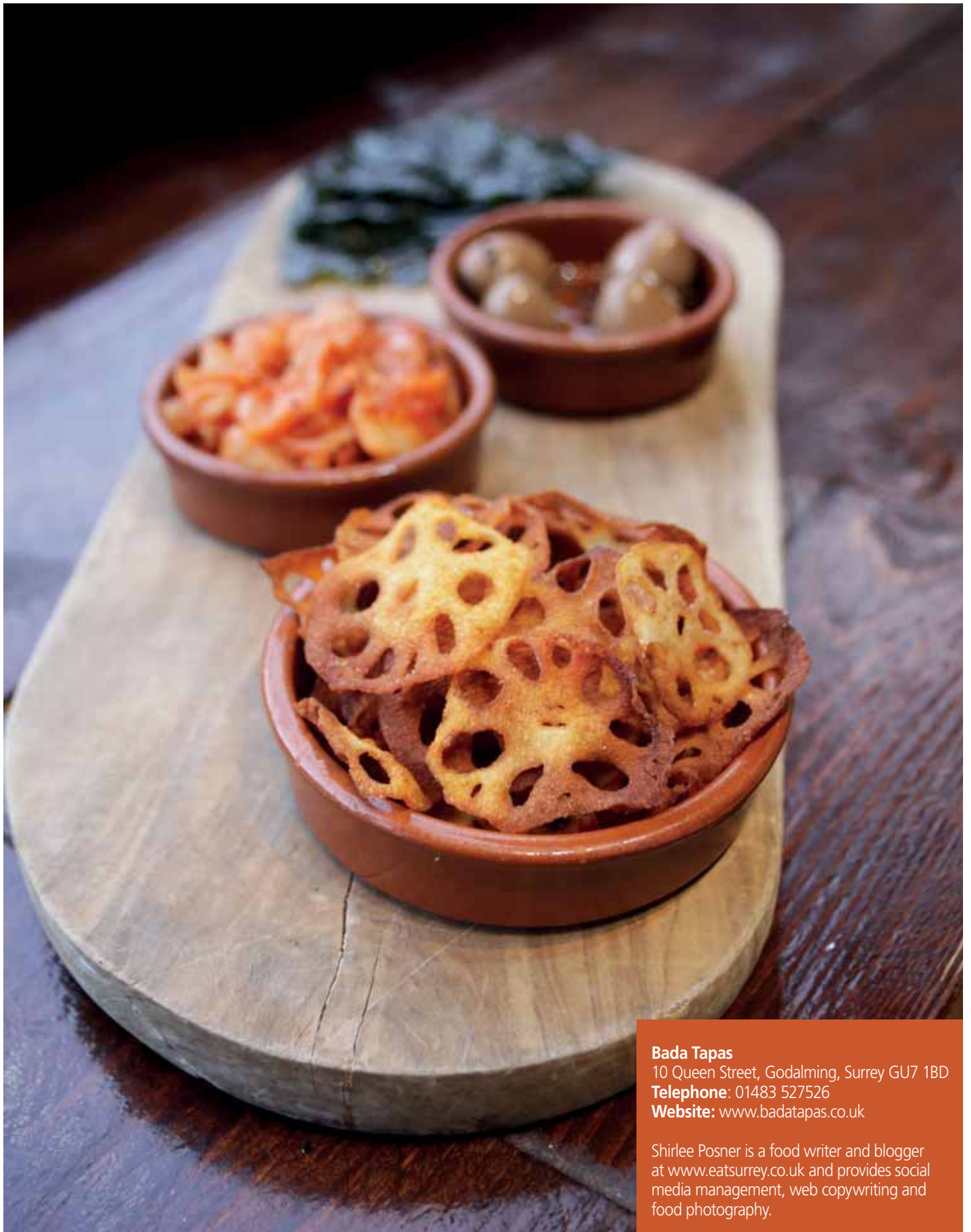
For accompaniments, add sticky rice (£4) or sweet potato fries (£5.50). For fillers, try soy cooked quail's eggs (£5), kimchi (£4) or summer rolls (£7), perfect if avoiding carbohydrates. Accompanied by younger people? Bada Tapas has chicken katsu on the menu too at £7.

For drinks, there are recognisable wines alongside Korean classics (rice wines and sake), and a really interesting cocktail list with wasabi cucumber martini or a chilli margarita.

There's a small dessert menu worth perusal. The berry crème brûlée is perfect. Creamy, but not oversweet and topped with a layer of fruit purée. Other puddings include adzuki bean (red bean) chocolate brownies served with dark chocolate and dates. Very trendy ingredients, plus it is gluten free. Both desserts cost £6.50. Fresh mint tea or barista coffees are also on offer to finish.

Everything at Bada Tapas is prepared freshly from scratch and cooked to order, apart from dishes like the slow cooked pork (delicious). This is a rare treat in a climate where high street chains dominate the casual dining scene.

Go and support this feisty independent for its innovative menu and focus on serving superbly prepared fresh food. ✨



Bada Tapas

10 Queen Street, Godalming, Surrey GU7 1BD

Telephone: 01483 527526

Website: www.badatapas.co.uk

Shirlee Posner is a food writer and blogger at www.eatsurrey.co.uk and provides social media management, web copywriting and food photography.

Lettings

From smart executive-style apartments to stylish modern family homes, Patrick Gardner offers rental homes to suit a variety of tastes and budgets.



Leret Way

Leatherhead

Leret Way, KT22 7JL. Unfurnished

Available September 2020 £1295 pcm

This well-presented, top floor, two bedroom, two bathroom apartment offers spacious and modern living space within this town centre development, located a short walk of Leatherhead mainline station and all local amenities. With under-floor heating, balcony, secure underground allocated parking and communal courtyard garden. **EPC: C**

Leatherhead office 01372 360444



Nightingale Terrace





Nightingale Terrace



Kingston Road

Leatherhead

Kingston Road, KT22 7PE. Unfurnished

Available October 2020 £1250 pcm

A delightful period two bedroom, mid terrace cottage, located within a short drive from Leatherhead town centre and mainline station. Paved courtyard garden and separate enclosed lawned garden, which is detached from the main property. On-road parking. **EPC: C**

Leatherhead office 01372 360444

Leatherhead

Nightingale Terrace, KT22 7JB. Unfurnished

Available October 2020 £1495 pcm

A brand new, two bedroom, end of terrace house with stunning views over school playing fields. Finished to a high specification, including under-floor heating, fully-fitted kitchen and luxury bathroom with separate shower and bath. Enclosed paved patio area to side and rear, and off-street for one car. **EPC: B**

Leatherhead office 01372 360444

Epsom

Hudson House, KT19 8DJ. Part furnished

Available September 2020 £1150 pcm

Modern ground floor, two bedroom, two bathroom apartment in central Epsom location and within a few minutes' walk to shops, mainline station and town amenities. Open plan kitchen/ living area, private patio area and allocated parking. **EPC: C**

Ashted office 01372 271881



Hudson House

Bookham

Oaks Lane, KT23 3FD. Unfurnished

Available October 2020 £2150 pcm

A superb three bedroom, mid terrace town house, built to a high specification within the gated Shanly Great Oaks development of fine homes. This charming development enjoys a convenient location just moments from Bookham station serving Waterloo/Guildford. The property benefits from a superb open-plan, shaker-style kitchen/dining/living area and two luxury bathrooms with Sottini sanitaryware, a garage and off street parking. **EPC: B**

Bookham office 01372 452208



Oaks Lane



Great Bookham

Walnut Tree Close, KT23 4ET. Unfurnished

Available October 2020 £2450 pcm

Patrick Gardner is delighted to offer this elegant and modern four bedroom family home, set in an exclusive development, built by Shanly Homes in 2011, close to Bookham Village. The property is generously proportioned with a beautiful flow, which suits modern living, and offers two reception rooms, a stylish kitchen/dining room, master bedroom suite with en suite shower room and three further good size bedrooms, all with fitted wardrobes and family bathroom. In addition to driveway parking, there is an integral garage. The rear garden is laid to lawn with a paved area and shed. **EPC: B**

Bookham office 01372 452208

Walnut Tree Close





Horsham Road



Cleveland Court

South Holmwood

Horsham Road, RH5 4LT. Unfurnished/part furnished

Available October 2020 £3995 pcm

Accessed through electronically-operated double gates, the sweeping gravel driveway provides ample parking for The Walled Garden, which is a beautiful, traditionally-built, detached residence set in immaculate grounds adjoining National Trust woodland. This property has been finished to an extremely high specification and offers flexible living space over three floors and benefits from underfloor heating throughout the ground floor and bathrooms. There is a stunning bespoke kitchen/dining/family room, a separate study and dual aspect drawing room with bi-fold doors offering views and access to the stunning landscaped, walled gardens. In addition to a laundry room and TV/cinema room, there is also a temperature-controlled wine store in the basement. There are also four spacious bedrooms, two luxury en suites and a separate family bathroom. An oak framed barn at the side of the property offers covered storage for two cars. **EPC: B**

Dorking office 01306 877618



Westhumble

Cleveland Court, RH5 6AF. Unfurnished

Available September 2020 £2295 pcm

An elegant semi-detached house, benefitting from two bedrooms, two en suite bathrooms, large sitting room, open-plan kitchen/diner, utility room, cloakroom and a private rear terrace/garden. The property is well situated for access to Boxhill and Westhumble train station with links into London Waterloo and Victoria. As the former show home, the property sits within a sought-after gated development, surrounded by outstanding communal gardens with allocated parking for two cars. **EPC: C**

Dorking office 01306 877618

Why are Lasting Powers of Attorney so important?

Louisa Clark of TWM Solicitors discusses the reasons for administering a Lasting Power of Attorney.

Lasting Powers of Attorney (LPAs) are legal documents which enable you to appoint those you trust to make decisions on your behalf if you were unable to do so. The decisions they will be able to make are far-reaching, from decisions relating to your property and all of your finances; to decisions relating to your healthcare, treatment and welfare. None of us know what is around the corner and so it is important to have provision in place to make things easier for your loved ones if you were unexpectedly in a position where you were unable to make decisions for yourself, due to ill health, an accident or age-related capacity issues.



If you did not have an LPA (or a valid Enduring Power of Attorney, the predecessor to the LPA), your loved ones would need to apply to the Court of Protection for authority to act on your behalf as your Deputy. This process may take several months to complete, whereas the LPA is available immediately should it be needed. The court process is also more costly than that required to put an LPA in place. However, the crucial difference of applying to the Court is that the choice of who is appointed to act in your best interests rests with the Court, based on the evidence provided, rather than it being your decision.

There are two different types of LPA which cover different decision-making. A Property and Financial Affairs LPA enables those you appoint to make decisions regarding your house, including selling it in the event you required full-time residential care, as well as enabling them to manage your entire finances and pay your bills. A Health and Welfare LPA enables your Attorneys to make

all decisions relating to your health and personal welfare, except for life-sustaining treatment decisions (unless you have expressly authorised this).

At TWM, a member of our specialist Private Client team will be able to help you in relation to putting your LPAs in place, including dealing with registration, so that they are immediately available should they be required. We regularly assist clients with the ongoing running of LPAs and we advise on additional powers to incorporate for your Attorneys, so they are able to use them smoothly. ✨

Our Leatherhead Private Client Team



Allison Crossman

Jeremy Harcourt

Adrienne Young

Louisa Clark

We have a dedicated team of Private Client specialists based in our Leatherhead office, led by partner Allison Crossman, who is ranked in Chambers High Net Worth 2020. Also in the team are senior associates, Jeremy Harcourt and Adrienne Young, and solicitor, Louisa Clark, who all have a broad range of experience in all Private Client matters, including estate administration, Will drafting and elderly client care.

We continue to support families during these difficult times and will be happy to assist you. Our offices are open by appointment, and if you find you are unable to attend, then we are well equipped to take instructions via phone or video conferencing, as appropriate.

Please contact us for further information.

TWM Solicitors

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Website: twmsolicitors.com



Big **wild** Walk

St Martha's Hill, Guildford

© JON HAWKINS



The Wildlife Trusts have launched 30 by 30, a public appeal to raise £30 million to start putting nature into recovery across at least 30% of land and sea by 2030.

Nature has suffered serious declines for decades, with 26% of UK mammals in danger of disappearing altogether. In Surrey, sharp declines have been recorded in many invertebrate species vital to the ecosystem: bumble bees have declined by 42%, ground beetles by 51%, butterflies by 44%, hoverflies by 25%, caddisflies by 42%, freshwater snails, slugs and mussels by 34%. It's not just individual species that are threatened; the collapse in the abundance of nature means many of our ecosystems are not functioning as they should.



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Surrey Wildlife Trust will be working with partners to restore lost chalk grasslands across the North Downs to help boost pollinators and other wildlife.

Whilst Surrey contains beautiful countryside, biodiversity is poor. A third of its wildlife is in decline or at risk of extinction and landscapes, like the North Downs, are becoming wildlife wastelands. "Our vision for Surrey is an abundance of wildlife in people's gardens, alongside footpaths, road verges and through towns with rivers and hedgerows, providing living corridors to enable wildlife to thrive," said Sarah Jane Chimbwandra, chief executive of Surrey Wildlife Trust.

Alison Steadman, actor and ambassador for The Wildlife Trusts, adds: "I am supporting The Wildlife Trusts' inspiring 30 by 30 appeal because

we all need nature in our lives once more. We can all do something to help wildlife thrive again – we must do this for nature, for ourselves and for future generations."

Surrey Wildlife Trusts' 30 by 30 appeal asks people, individuals, corporates and communities to donate at www.surreywildlifetrust.org. The website is packed full of helpful guides and information about how you can support our work and create wildlife friendly areas where you live.

Join the Big Wild Walk fundraiser, 26 October–1 November:
www.wildlifetrusts.org/big-wild-walk

Out and about

Bocketts Farm, Great Bookham

01372 363764 or www.bockettsfarm.co.uk

Brooklands Museum, Weybridge

01932 857381 or www.brooklandsmuseum.com

Horton Country Park Local Nature Reserve,

Epsom 01372 741191 or

www.hortoncountrypark.co.uk

Ice at the Palace, Hampton Court Palace

020 8241 9818 or

www.hamptoncourtpalace.co.uk

RHS Garden Wisley, Woking 0845 260 9000

or www.rhs.org.uk/wisley

Surrey Wildlife Trust 01483 795471

or www.surreywildlifetrust.org

Rural Crafts Association 01428 682292

or www.ruralcraftsassociation.co.uk

Theatres

Dorking Halls 01306 881717 or

www.dorkinghalls.co.uk

Epsom Playhouse 01372 742555

or www.epsomplayhouse.co.uk

Farnham Maltings 01252 745444 or

www.farnhammaltings.com

G Live, Guildford 0844 7701797 or

www.GLive.co.uk

Leatherhead Theatre and Cinema

01372 365141 or

www.theleatherheadtheatre.org

New Victoria Theatre, Woking

0844 871 7645 or

www.ambassadortickets.com/woking

Richmond Theatre 0844 871 7651 or

www.ambassadortickets.com/richmond

Rose Theatre, Kingston-upon-Thames

08444 821556 or www.rosetheatrekingston.org



Norbury Park

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