

THE MODERN HOUSE

ESTATE AGENTS

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Designed by the architect Gilbert Booth in 1934, 'Stillness' is a stunning detached house, located down a secluded, crescent road. Lovingly maintained by the present owner, the five-bedroom house offers generous accommodation, a swimming pool, a roof terrace and mature gardens to the front and rear. Named 'Stillness' in reference to the serenity of its surroundings, this magnificent house is one of the very finest remaining examples of 1930s architecture in Britain.

'STILLNESS' SUNDRIDGE PARK BROMLEY, KENT

£1,295,000 FREEHOLD

The carefully-composed exterior of 'Stillness' is finished in white-painted textured concrete over rendered brick, accentuated by black, curved Crittall windows. The interior retains many original features including an opulent marble fireplace, Tasmanian oak flooring and corniced ceilings.

'Stillness' is Grade-II listed in recognition of Gilbert Booth's superb design, which accentuates natural light, space and the richness of the materials used throughout the interior of the house.

It is situated on Lodge Road, an address well known to scholars of 20th century architecture due to its unusually high number of houses of architectural distinction. Lodge Road itself is a quiet, wooded track in the desirable Sundridge Park district of Bromley. Within a short distance of Bromley railway station (offering direct links to central London) and Sundridge Park golf course, 'Stillness' enjoys an advantageous West Kent location.





SITUATION

Sundridge Park, in the borough of Bromley, is only 12 miles from central London. The area is located on the 'green belt' and is rich in tree-lined streets, woodland areas, parks, fields and golf courses. The M25 is easily accessible and train links both to London and other areas of the country are good. There a number of notable schools in the area and shopping facilities can be found nearby in Chislehurst, Beckenham and Bromley.



Facing page: Front entrance
 Above, clockwise from top:
 Bedroom 2, landing with original
 staircase, dining room



Facing page, clockwise from top left: Living room, living room, kitchen, living room
This page: Bathroom, master bedroom

ACCOMMODATION

GROUND FLOOR

Entrance Hall

3.23m X 1.83m /10'7" x 6'
Corniced ceiling, solid oak flooring, oak doors.

Cloakroom

Low-level WC, ceramic wall and floor tiles, opaque Crittall window to front.

Living Room

6.53m x 6.45m / 21' 5" x 21'3"
(measurements taken at widest point due to slight curve in wall)
An impressive room with views to the pool and marble fireplace with hearth and oak mantelpiece. Fitted oak display cabinet, corniced ceiling, two

cast-iron radiators, wall lights, solid oak flooring. Crittall windows with curved glazing and large French doors leading out to veranda.

Dining room

4.42m x 3.56m / 14'6" x 11'8"
Two oak entrance doors, Crittall window with curved glazing, hardwood pelmet, corniced ceiling, cast iron radiator and solid oak flooring.

Reception Room

3.58m x 2.74m / 11'9" x 9'
Fitted with Crittall window, corniced ceiling and solid oak flooring. Cast-iron radiator.

Storage room

1.78m x 1.04m / 5'10" x 3'5"
Fitted with shelving.

Kitchen

3.71m x 3.51m / 12'2" x 11'6"
Recently fitted fully equipped kitchen with granite work surfaces and integrated breakfast bar. Integral fridge and freezer, space for plumbing and a washing machine and dishwasher. Ceramic floor and wall tiles, corniced ceiling, Crittall windows to one side. Wine cupboard and utility cupboard. Retains original servants' bells (in working order).

Laundry room

Accessed by external door. Currently disused.

Garage

The garage is integral to the front elevation of the property and features original wooden, part-glazed doors. Electrical power points and lighting.

FIRST FLOOR

Landing with solid oak flooring, original wall lights and staircase features, plus linen cupboard.

Master Bedroom

6.53m x 6.48m / 21'5" x 21'3"
(measurements taken at widest point due to slight curve in wall)
A large, well-proportioned room, fitted with Crittall windows with curved glazing. Corniced ceiling, original chrome heater, two cast-iron radiators, solid oak flooring.

Bedroom 2

4.39m x 3.58m / 14'5" x 11'9"
Crittall windows with curved glazing, corniced ceiling, cast-iron radiator, solid oak flooring.

Bedroom 3

5.11m x 3.58m / 16'9" x 11'9"
Crittall windows with curved glazing, corniced ceiling, cast-iron radiator, solid oak flooring.

Bedroom 4

3.68m x 3.05m / 12'1" x 10'
Crittall windows with curved glazing, corniced ceiling, cast-iron radiator, solid oak flooring.

Bedroom 5 (or Study)

2.64m x 2.59m / 8'8" x 8'6"
Crittall windows with curved glazing, corniced ceiling, cast-iron radiator, solid oak flooring.

Bathroom 1

Bathroom suite compromising panelled bath, pedestal washbasin, WC, ceramic wall and floor tiles. Opaque Crittall windows.

Bathroom 2

Recently fitted bathroom suite compromising panelled bath and concealed wall mounted shower unit, glazed shower screen and pedestal washbasin. WC, heated towel rail, ceramic wall and floor tiles. Opaque Crittall windows.

OUTSIDE SPACE

Front

Natural woodland landscape, shielding the house from the road. Trees, shrubs and seasonal flowers.

Driveway and parking area. Rendered brick wall and large wrought-iron gate.

Disused bomb shelter.

Rear

South facing veranda with grey ceramic floor tiles overlooking pool.

Octagonal heating swimming pool, tiled with stainless steel steps. Comes with a winter covering.

Well stocked landscaped garden with a variety of mature trees and shrubs. Paths throughout garden.

Greenhouse to side of main house.

'Stillness' is situated on a plot approximately 0.7 acres in size.

Roof Terrace

17.07m x 11.89m / 56' x 39'
(measurements taken at widest point due to slight curve in wall)
Approached by an internal staircase, the terrace spans the entire roof of the property. Bordered by a low wall with safety railings, the terrace gives wonderful views over the garden to front and rear, the pool and the woods and neighbouring roofs beyond. A small storage room can be found at the top of the internal staircase.

Approximate gross internal area:
200 sq m / 2152 sq ft



Clockwise from top: Swimming pool, rear garden, view of the house and pool from rear garden

Please note that all areas, measurements and distances given in these sales particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. The Modern House has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.



HISTORY



‘Stillness’ was designed by the architect Rolfe Gilbert Booth (usually referred to as Gilbert Booth) in the early 1930s to great acclaim. It was commissioned by a wealthy Bromley resident, J. B. Parnall. ‘Stillness’ sits among distinguished company on Lodge Road, a notable stretch that features a number of houses of architectural distinction including a particularly fine 1935 home by Godfrey Samuel. The house has been well maintained by a number of occupants since it was first constructed, not least by the current owner who has furnished it to an exacting standard with the assistance of Astoria Art Deco of Leigh-on-Sea.

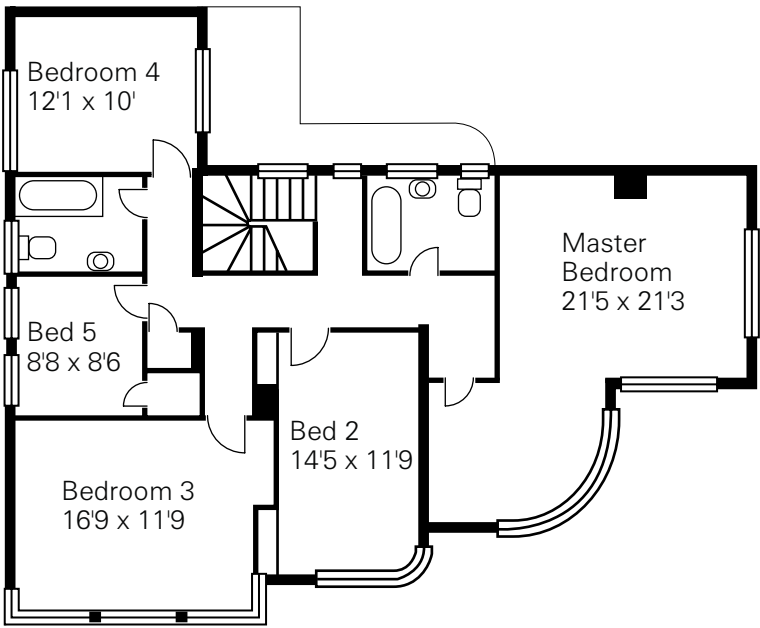
‘Stillness’ has proved popular with film location finders over the years and the house recently featuring in the BBC series *Randall and Hopkirk (Deceased)*.

The house was Grade II listed in 2003 with the Listings Inspector writing the following report: “I have carefully considered the architectural and historic interest of this case and in my view the criteria for listing are fulfilled. ‘Stillness’ is a Moderne Movement large detached house. It is covered in pebbledash render and is two storeys with flat sun roof with original metal balustrade. There are original metal Crittall windows throughout with tiled window ledges. The entrance front faces North West with one wide and two narrow windows over the front door, a tall staircase window and plain original door with horizontal glazing flanked by two windows and original integral garage L-wing with original double doors and flat canopy between front door and garage. The house was arranged to take maximum advantage of a south-westerly aspect with two flat sections at either end of the house and two full height curved sections in between for maximum sunlight. There is French window access by steps with metal handrail into the garden. The interior retains the original layout, staircase, oak architraves and skirting boards, oak floorboards and the original servants’ bells. All the original door handles, finger boards, door locks, window catches, light fittings and switches also survive. The living room retains and original fireplace with marble surround and the master bedroom contains an original electric wall fireplace. The house features in *The Modern House Today* by Nick Dawe and Kenneth Powell, 2002, and it is described as ‘powerfully composed and well detailed’ and also, ‘finely fitted interiors make this perhaps the most complete and impressive example of its style in Britain’. As a remarkably intact 1934 Moderne Movement house, ‘Stillness’ meets the listing criteria.”

Above: Aerial view picture taken in the 1970s, rear view picture taken in the 1950s

FLOORPLANS

FIRST FLOOR



GROUND FLOOR

