



# Brook Gardens

Coombe | Surrey

GUIDE PRICE £2,850,000 STC





# Brook Gardens

Coombe | Kingston upon Thames | Surrey | KT2

A fabulous five double bedroom family home with an en suite dressing room and well appointed en suite bathroom to the principal bedroom with two further en suites and a family bathroom. Boasting excellent living accommodation and a kitchen/breakfast room with a delightful West facing landscaped rear garden.

**LOCATION**  
Brook Gardens is within the Malden and Coombe Private Estate allowing all residents to pass through Warren Road and other estate roads. To the end of the road are the views of the Coombe Wood Golf Course but has no access onto the course. It is within a very short walk from Norbiton Train Station and the bus stops to the 57 bus route are also positioned on Coombe Lane West easily accessible to Brook Gardens.

The immediate area offers a wide range of recreational facilities including boating on the River Thames, Polo at Ham, Golf at Coombe Hill, Coombe Wood and The Royal Wimbledon golf courses. The Roehampton and David Lloyd tennis and sports clubs are nearby as is the All England Lawn Tennis Club. There is horse racing at Sandown, Kempton, Ascot and Windsor.

Kingston Gate is within easy reach giving easy access to the 2,360 acres of The Royal Richmond Park, an area of outstanding beauty, providing a picturesque setting in which to picnic, go horse riding, jogging or just take a leisurely walk. Theatres at Richmond and Wimbledon are also popular alternatives to the West End together with an excellent choice of restaurants.

There are also numerous schools for all ages, private, state and a variety of international schools all within the proximity of Brook Gardens with school bus pick up points leading to other schools further out into Surrey such as the ACS in Cobham, LEH for Girls and Hampton Boys school, etc. Holy Cross Prep, Rokeby School for Boys and Marymount International Schools on George Road are easily accessible on foot through Orchard Rise and the snicket at the end leading into The Drive connecting to George Road at the upper level. A great way to start the day with a healthy walk going to school, that is in addition to being within walking distance to the Coombe Hill Infant and Juniors schools.







#### THE PROPERTY

Approached across a mono block paved forecourt with space for several cars to a panelled door leading into a spacious marble tiled floor with a stone mosaic freeze with ornate corning and recessed spotlights. This wonderful area leads to all the principal ground floor rooms and to the first floor with a spindle staircase. It also enjoys from a large picture window an aspect over the ornamental fountain to the front garden.

To the front is a spacious family room with a feature fireplace and surround sound speaker points with two glazed doors leading into the formal drawing/dining room featuring a central vaulted ceiling and access via casement doors to the bay window to the rear terrace. Another feature of this room is the Herringbone wood flooring, elevated recessed fireplace, and double-sided aquarium, viewed also from the breakfast room area.

The integral garage is also accessible from the entrance hall which is of great convenience. A luxuriously appointed guest cloakroom and beautifully appointed kitchen offering a wide range of built-in appliances is also accessible from the hall. There is also a double aspect laundry room with a wet kitchen to the side of the house accessible from the front and rear gardens with a range of additional built-in cupboards.

The first floor with a spacious landing is home to four double bedrooms, two with luxuriously en suite shower rooms and a well appointed family bathroom. The second floor is approached from a glazed door and screen via a separate stairwell to an unexpected principal suite with a separate

dressing room illuminated by a port hole window the front of the house, dressing area/landing with access to built-in storage, full en suite bathroom with separate shower cubicle and free standing bath, low level WC, bidet and counter sunk wash hand basin with ample storage. The bedroom area has a stunning 2.74 metre ceiling height with further built-in storage units and a central wall with a glazed panel.

#### Outside

The garden has been beautifully landscaped with an elevated decked terrace with a stunning feature wall and marble paved terrace which leads to the rear garden. To the far end of the garden is a cluster of Silver Birch trees and another central stone feature. The garden is quite secluded with leafy surroundings and very mature.

The property is presented in very good order and allows any incoming purchaser to move in the house straight away with NO CHAIN.

#### TERMS

TENURE Freehold  
 GUIDE PRICE £2,850,000 STC  
 LOCAL AUTHORITY Royal Borough of Kingston upon Thames  
 COUNCIL TAX BANDING H £4,565.34 (2023-24)  
 EPC RATING D (65)  
 MALDEN AND COOMBE FRONTAGE CHARGE

NOTE: No warranty is given concerning this property, its fittings, equipment or appliances as they have not been tested by the Vendors' Agents. Measurements are approximate and no responsibility is taken for any error, or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particular or elsewhere. No part of this publication may be reproduced in any form without prior written permission of Coombe Residential Ltd. All rights reserved.







# BROOK GARDENS KT2 KINGSTON

APPROXIMATE INTERNAL FLOOR (LIVING) AREA

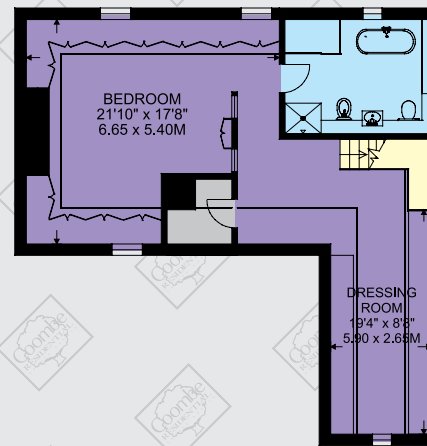
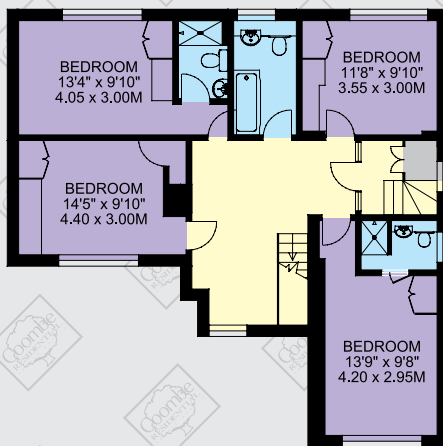
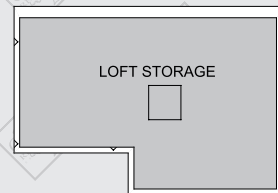
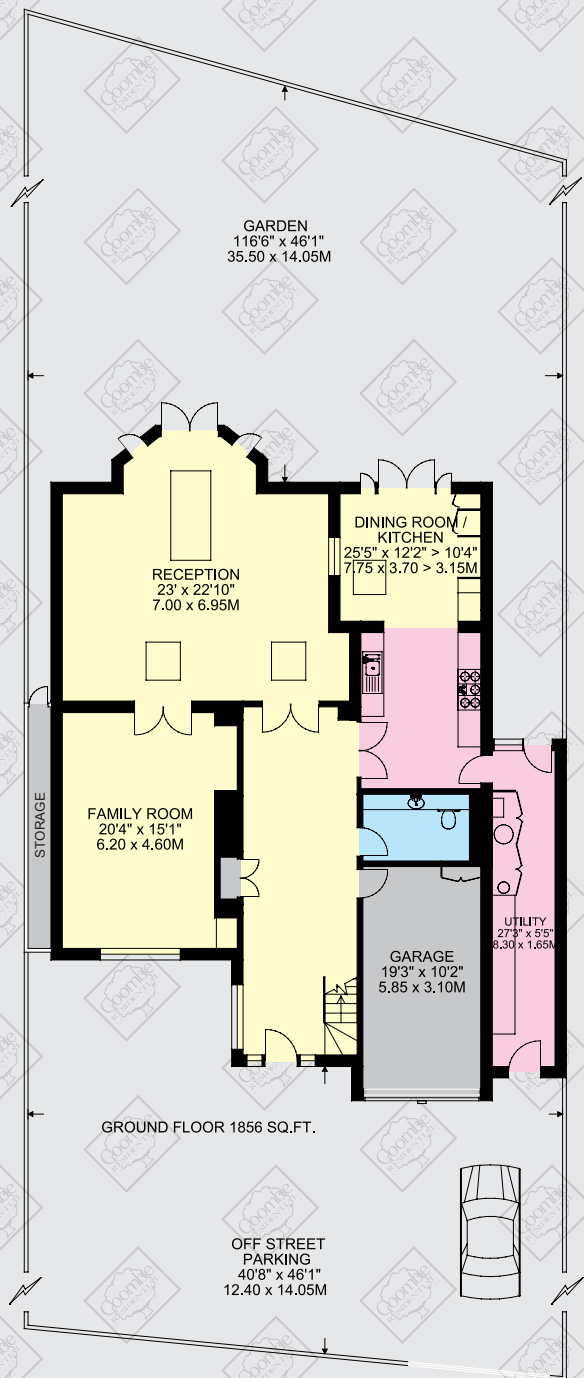
■ = 3615 SQ.FT. / 335.8 SQ.M.

APPROXIMATE ADDITIONAL AREAS

□ = 332 SQ.FT. / 30.8 SQ.M.

TOTAL AREAS SHOWN ON PLAN

3947 SQ.FT. / 366.6 SQ.M.



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