

Coombe Hill Road

Coombe | Surrey

GUIDE PRICE £2,000,000 STC

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Coombe Hill Road

Coombe | Kingston upon Thames | Surrey | KT2

A six bedroom secluded detached house in the heart of the Coombe area which was constructed in the 1960s and has over the years been further updated by the current owners. It boasts a traditional red brick 12' high wall which surrounds the whole plot and the driveway leading to the property from the private Coombe Hill Road. The generous accommodation comprises reception rooms, a kitchen/breakfast room with a South facing garden, six bedrooms, two with en suites, a functioning sauna on the top floor and double garage. This house is offered on the market after 17 years with no onward chain.



The Property

Approached down a shared lit tarmacadam driveway plus a motion sensor security light, which leads to the part paved driveway with space for three cars, leading to portico with part glazed door and two lights to...

Entrance Porch Terracotta tiled floor, double radiator panel, windows to side and rear with door to rear, low voltage lights, glazed door to...

Entrance Hall Coving, double radiator panel with fixed wall mounted shelf above, cloaks cupboard housing alarm control box.

Drawing Room One Double aspect, coving, two double radiator panels, double sided fireplace for log effect gas fire, spotlights, two arched openings to...

Drawing Room Two Triple aspect room with two sliding French doors to rear garden, fixed glazed panels to both sides, coving, two double radiator panels, double sided fireplace for log effect gas fire, spotlights.

From Drawing Room sliding doors to...

Dining Room Side aspect with French doors to patio, coving, double radiator panel with fixed wall mounted shelf above.

Family Room Front aspect, built-in base cupboard, coving, double radiator panel, spotlights.

Guest Cloakroom White suite comprising low level WC and countertop wash hand basin with mixer taps inset into vanity unit below. Wood laminate flooring, ½ wood panelling with tiled walls above.

Kitchen/Breakfast Room Range of wall and base units with laminate worktop with one and half graphite sink with mixer taps and drainer, tiled splash back. Range of integrated appliances includes two Neff ovens, Neff 4-ring induction hob with Elica integrated hood above, Bosch fridge/freezer and space for Siemens dishwasher. Door to deep larder with tiled floor, shelving, housing boiler. Rear aspect, tiled floor and part panelled ceiling, double radiator panel and spotlights, arched opening to...

Conservatory Rear aspect via glazed façade with French doors and fixed panels to rear garden, tiled floor, two double radiator panels, door to...

Small Lobby Tiled floor, down lighters, doors to Garage and front driveway.

Location

Coombe Hill Road is one of the most popular private roads on the exclusive Coombe Hill Estate. Situated between the town centres of Kingston and Wimbledon, their excellent shopping facilities are both within easy reach as is the A3 trunk road offering fast access to Central London and both Gatwick and Heathrow airports via the M25 motorway network. Train stations at New Malden, Norbiton and Raynes Park provide frequent services to Waterloo with its underground links to points throughout the City. The nearest tube station is Wimbledon. The immediate area offers a wide range of recreational facilities including three golf courses, tennis and squash clubs. There is pedestrian access to Richmond Park which is an area of outstanding beauty, providing a picturesque setting in which to 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, public, state and international.

Accommodation Comprises

Entrance Porch | Entrance Hall | Double Drawing Room | Dining Room | Family Room | Kitchen/Breakfast Room | Conservatory | Six Bedrooms, Two with En suites | Family Bathroom | Family Shower Room | Sauna

Amenities Include

Gas Central Heating & Hot Water | Double Glazed Windows | Integrated Double Garage | Forecourt Parking | Two Separate Boilers | Secluded South Facing Garden



Utility Room Tiled floor and ½ tiled walls, window to front, shelving, space and plumbing for washing machine and tumble dryer, ceiling drying rack, double radiator panel.

Easy rising staircase to...

First Floor

Landing Bespoke stained glass window to side, airing cupboard with light.

Bedroom Two Double room with front aspect, built-in wardrobes, coving, radiator panel, sliding door and a step down to...

En suite Shower Room Coloured suite comprising low level W.C. with concealed cistern, counter top wash hand basin with mixer taps inset into laminate top with vanity unit below, mirror fronted medicine cupboard above with shaver socket, shower cubicle with mixer tap and shower attachment, light above. Tile-effect floor and fully tiled walls, mirror fronted wall and radiator panel.

Bedroom Three Double aspect, built-in wardrobes with mirror fronted sliding doors, coving, radiator panel.

Family Shower Room White suite comprising low level W.C., counter hung wash hand basin with mixer tap inset into vanity unit below and mirror with light and shaver socket above, large corner shower cubicle with glass door, mixer tap and fixed shower above. Tiled floor and fully tiled walls, two wall mounted glass shelves, coving, and chrome ladder rack heated towel rail.

Bedroom Four Side aspect, built-in wardrobes, built-in base cupboard with drawers, two wall mounted shelves. Coving, radiator panel.

From Corridor, door to Small Lobby.

Master Bedroom Side aspect, built-in wardrobes with mirror fronted sliding doors, coving, double radiator panel, spotlights.

Family Bathroom White suite comprising low level W.C. with concealed cistern, low level bidet, 'His & Hers' wash hand basins with mixer taps inset into a composite worktop and tiled splash back, with vanity unit below, panelled bath with mixer taps and hand held shower attachment, fully tiled corner shower cubicle with glass sliding door, mixer tap, shower attachment and fixed shower above. Further cupboards to side with worktop and wall mounted shelving

above with mirrored backing, full mirror fronted wall with down lighters above basins and bath, tiled floor and tiled walls, under floor heating, chrome ladder rack heated towel rail, radiator panel, shaver socket.

Bedroom Five Double aspect with views to side and to rear garden from decked terrace accessed via French doors, three built-in cupboards. Wood flooring, coving, radiator panel.

From Landing staircase to...

Second Floor

Landing Window to front, fully functional Sauna (needs to be reconnected), door to walk-in store room with light and access door to under the eaves storage. Two further access doors to under the eaves storage, door to...

Bedroom Six Rear aspect, two built-in wardrobes, built-in desk with wall mounted mirror above, radiator panel, access door to under the eaves storage, door to...

En suite Shower Room Coloured suite comprising low level WC with concealed cistern, countertop wash hand basin with mixer taps inset into laminate worktop with vanity unit below, shower cubicle with shower attachment, extractor fan and single low voltage light. Wood-effect floor and fully tiled walls, wall mounted mirror fronted medicine cupboard.

Outside

Garage Integrated double garage with Dutch gable detail, remote controlled up and over door, stainless steel sink with drainer, mixer tap and shelf under, skylight, extensive shelving.

Rear Garden A 12' high wall all around the perimeter of the garden provides tranquillity and seclusion. Paved patio and path around the whole house leading to front driveway with wrought iron gates. Mainly laid to lawn, with mature trees and shrubs, corner shed, Pergola.

Terms

Tenure Freehold

Guide Price £2,000,000 stc

Local Authority Royal Borough of Kingston upon Thames

Council Tax Banding H

Coombe Hill Road Maintenance Charge £500 per annum

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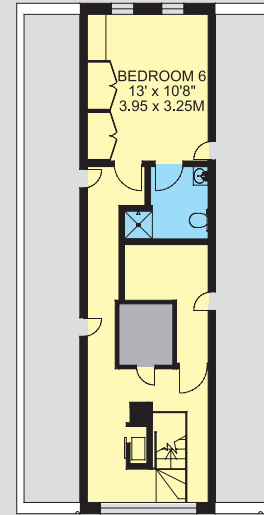
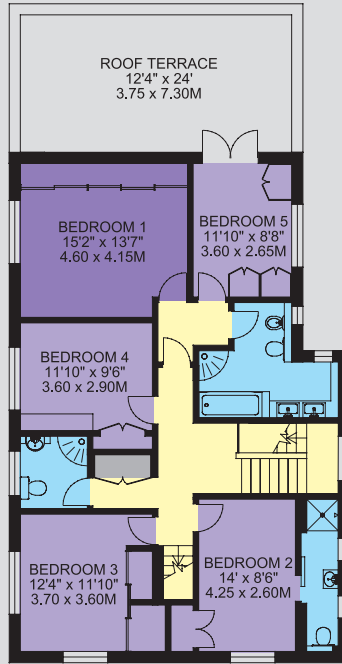
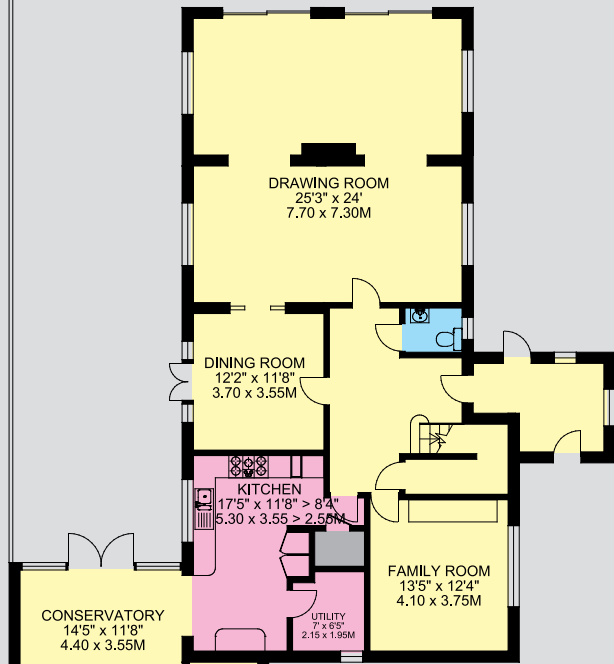


COOMBE HILL ROAD

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■ = 3720 SQ.FT / 345.6 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 □ = 424 SQ.FT. / 39.4 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 4144 SQ.FT. / 385.0 SQ.M.



GARDEN
 43' x 81'
 13.10 x 24.70M



GARAGE
 21'2" x 20' > 17'
 6.45 x 6.10 > 5.20M

DRIVEWAY
 32'6" x 52'2" > 31'6"
 9.90 x 15.90 > 9.60M



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