



The Wall Cottage

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Coombe Hill Road, Kingston upon Thames, Surrey

OFFERS IN EXCESS OF £2,750,000 STC



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Coombe Hill Road, Kingston upon Thames, Surrey, KT2 7DY

A unique opportunity to acquire a characterful detached property which is offered on the market for the first time in nearly 40 years. The Wall Cottage is located on a corner plot of approximately 0.25 acre, in a sought after and highly regarded road within the exclusive Coombe Hill Estate. It offers extensive accommodation on two floors, with a large south facing York stone patio and garden. This five bedroom family home started off as a much smaller dwelling built circa 1860, and circa 1930, has undergone various extensions and additions to develop into the large family home that it is today. Impressively, it has retained many original features, such as the exposed ceiling beams, ornate picture rails and fireplaces with original brick surrounds.

Location

Coombe Hill Road is a sought after location within the Coombe Hill Estate and is positioned within walking distance of George Road, home to three private popular schools; Holy Cross Prep School for girls, Rokeby School for Boys and Marymount International Baccalaureate school (day and boarding) for girls. The property is within walking distance of two exclusive golf courses and the 2,360 acres of The Royal 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. Coombe Hill Road is situated between the town centres of Kingston and Wimbledon both with excellent shopping facilities within easy reach, as is the A3 trunk road offering fast access to Central London and 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.

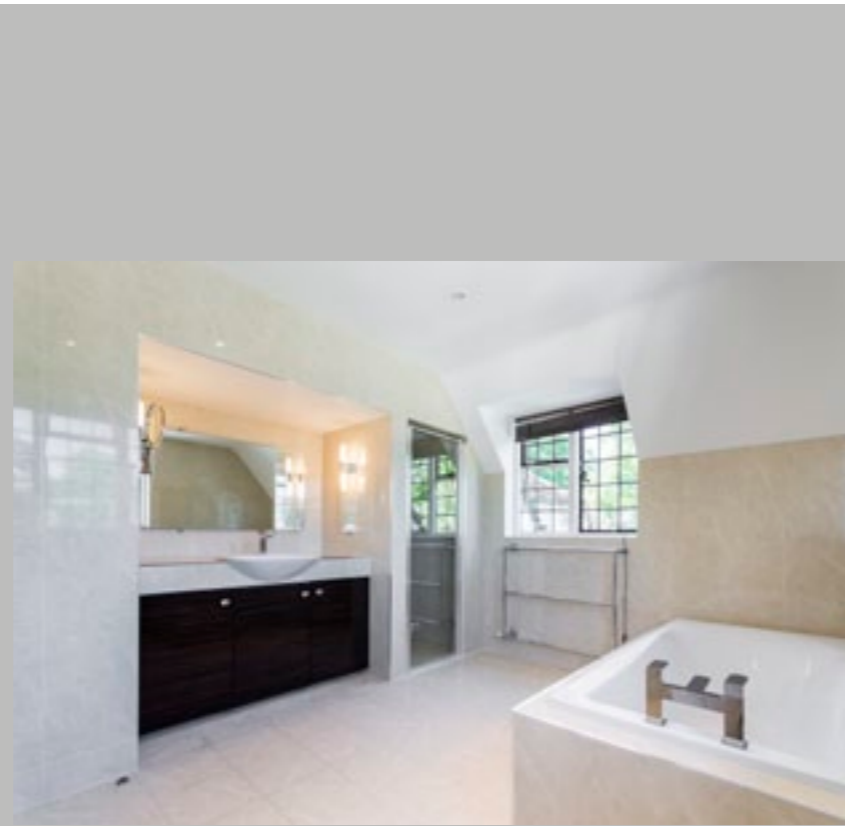
Accommodation Comprises

Entrance Hall | Drawing Room | Dining Room | Kitchen/
Breakfast Room Open Plan onto Family Room | Study |
Study/Play Room | Utility Room | Guest Cloakroom | Master
Bedroom Suite with En suite Dressing Area & Bathroom | Four
further Bedrooms | Two Family Bathrooms

Amenities Include

Underfloor Heating to Master Bathroom | Double Length
Garage | Gated Forecourt | South Facing Rear Terrace & Lawns
| Original features retained





The Property

From Coombe Hill Road, the initial view of the property is from behind an imposing original boundary wall which forms part of the external wall of the property. The arched solid oak front door opens into a bright entrance vestibule, which is flooded with natural light from a skylight above. This leads into an entrance hall with French doors at the end opening onto the patio and garden.

A practical room at the front of the property is the triple aspect, spacious study/playroom which benefits from access via a half glazed door to the side garden.

The large drawing room has a wide bay window with views onto the beautifully landscaped rear garden. It is a lovely room for entertaining offering two distinct seating areas. It benefits from original features such as a brick fire surround, an ornate plate rail and exposed ceiling beams.

The formal dining room, has French doors that open onto a lovely, secluded side garden.

The open plan kitchen/breakfast/family room is located to the rear of the property. It has wood strip flooring, exposed ceiling beams and an original brick fireplace. This charming space has large windows with views to the York stone patio and the rear and side gardens.

The utility room is accessed from the entrance hall. The guest cloakroom and another study are both accessed from this inner hallway at the end of which is a glazed door that provides access to a gated forecourt and garage.

An easy rising staircase with solid oak balustrade leads up to the first floor where all five double bedrooms are located. There is a deep airing cupboard and a storage cupboard on the landing. Access to the loft is from one of the double rooms which has a pull down ladder.

The spacious, rear aspect master bedroom suite boasts stunning views over the garden, fitted furniture, a walk-in dressing room with ample fitted mirror fronted wardrobes, and a modern en suite bathroom. This comprises a white

suite with a wash hand basin with mixer tap, set into a tiled worktop with vanity unit below. A low level WC with concealed cistern, a large bath inset into tiled surround with mixer tap, and a separate walk in shower. There is a large heated towel rail, and a modern stainless steel radiator. The bathroom is fully tiled and benefits from underfloor heating.

The other four bedrooms are all doubles with large windows providing ample natural light. There are also two other family bathrooms on this floor, both with white suites.

Outside

Garage Electronic wooden gates from Coombe Hill Road open onto the forecourt which leads into a deep double length garage with up and over doors. The garage has windows to the side and to the rear. The rear part of the garage (with its high vaulted roofing structure and double aspect windows) has the potential for being converted into further living space such as a granny flat, gym, music room, games room, home office etc.

Patio and Rear Garden The initial view through the glazed French doors at the end of the Hallway, lures one towards the large York stone patio and beautiful garden that lies beyond.

The rear patio offers a wonderfully large yet secluded space for entertaining. It is bordered with shrubs and flowering plants and has steps that lead down to a lawn area bordered by a fish pond, shrubs and mature trees. The garden area wraps round the side of the property, past a mature Yew tree leading up to a solid oak garden gate that opens onto Coombe Hill Road.

Terms

Tenure Freehold

Offers in excess of £2,750,000 STC

Local Authority The Royal Borough of Kingston upon Thames

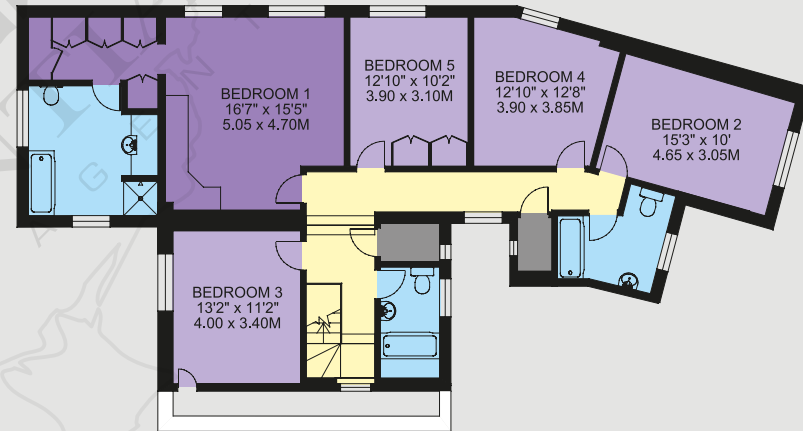
Council Tax Banding H

Coombe Hill Road Maintenance Charge £500.00 per annum

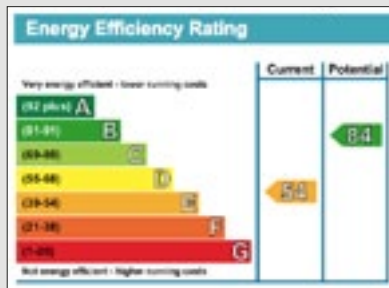


THE WALL COTTAGE COOMBE

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■ = 3284 SQ.FT / 305.1 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 □ = 497 SQ.FT. / 46.2 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 3781 SQ.FT. / 351.3 SQ.M.



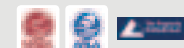
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