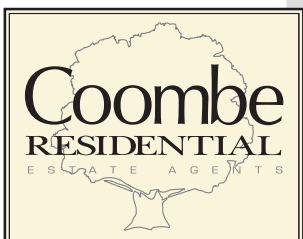


THE DRIVE

Surrey



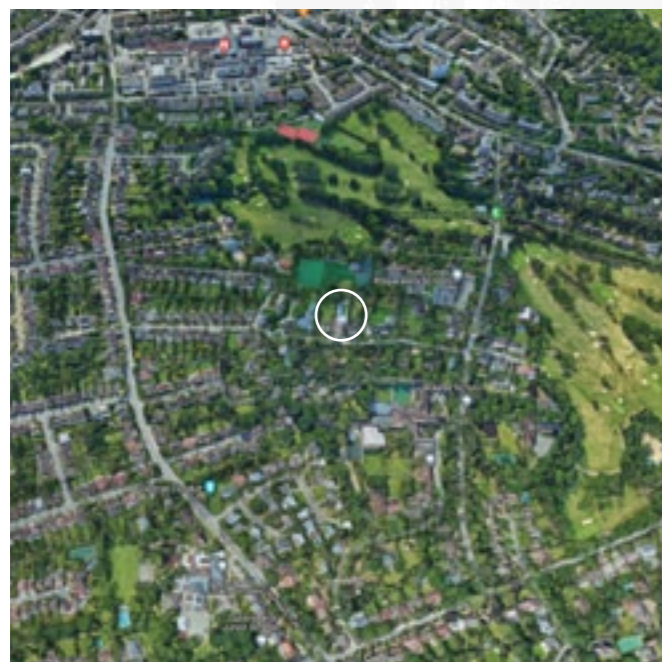
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THE DRIVE

Coombe | Kingston upon Thames | Surrey | KT2

A magnificent recently built detached contemporary home built in the classical style affording exemplary luxury finishes throughout, featuring a spectacular palatial curving staircase with galleried hall, fabulous open plan living entertainment space, fully integrated kitchen/breakfast room with further ancillary kitchen/utility room. Situated in this most desirable of locations tucked away in the heart of the Coombe Estate.



LOCATION

The Drive is conveniently located close to Kingston and Wimbledon town centres with their excellent shopping facilities. The A3 offering fast access to central London and both Gatwick and Heathrow airports via the M25 is also close at hand. The nearest train station at Norbiton is within walking distance along Coombe Lane West which is approached via a footpath towards the end of The Drive through to Orchard Rise. This provides frequent services to London Waterloo and Vauxhall (approximately 20 minutes) with underground links throughout the city.

The immediate area offers a wide range of recreational facilities including three golf courses and tennis and squash clubs. Richmond Park, the largest of the capital's eight Royal Parks at 2,368 acres of natural beauty, is close by and provides a picturesque setting in which to picnic, go horse riding, cycling, jogging, or just to take a leisurely walk. Theatres at Wimbledon and Richmond are popular with local residents, with many a new production debuting here before launching in the West End and both also have an excellent choice of restaurants. There are numerous private, state and International schools for all ages within the immediate vicinity, including Coombe Hill Infant and Junior School, Rokeby School for boys, Holy Cross Prep School for girls and Marymount International to name but a few all within minutes walking distance.

With ample bedrooms 4-6 depending on layout preference, seven bathrooms (two in garden building) optional layout possibilities providing a truly flexible home. Principle suite having a stunning terrace with stone balustrade, luxury en suite bathroom and large dressing room. The gated front drive provides security with parking leading to a 16 metre underground garage. Situated in generous gardens and grounds of 0.41 acres.

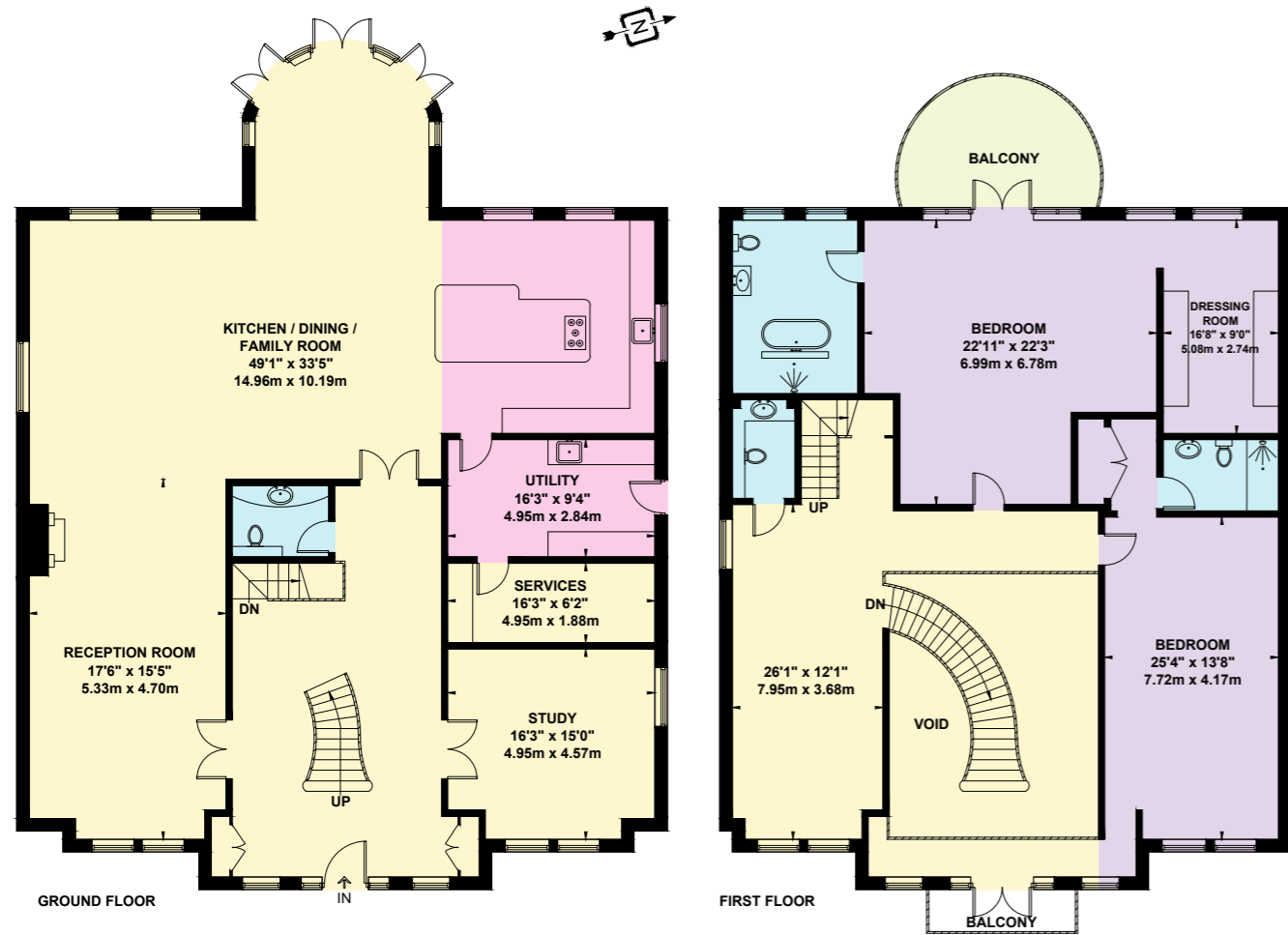
- ◆ Reception Hall
- ◆ Open Plan Reception Room leading to Kitchen/Dining/Family Room
- ◆ Study
- ◆ Utility Room
- ◆ Plant Room
- ◆ Principle Bedroom with En suite Bathroom & Dressing Room
- ◆ All Bedrooms with En suite Bath/Shower Rooms
- ◆ Games Room
- ◆ Guest Cloakroom
- ◆ Self-contained Studio with Shower Room & Kitchenette
- ◆ Gymnasium/Spa Room
- ◆ Steam Room
- ◆ Large Rear Garden Terrace
- ◆ CCTV & Integrated Media System
- ◆ Underfloor Heating
- ◆ Up to 4 metre high ceilings
- ◆ Approximate Internal Area - 9,023 ft² / 838.3 m²





THE DRIVE

Coombe | Kingston upon Thames | Surrey | KT2

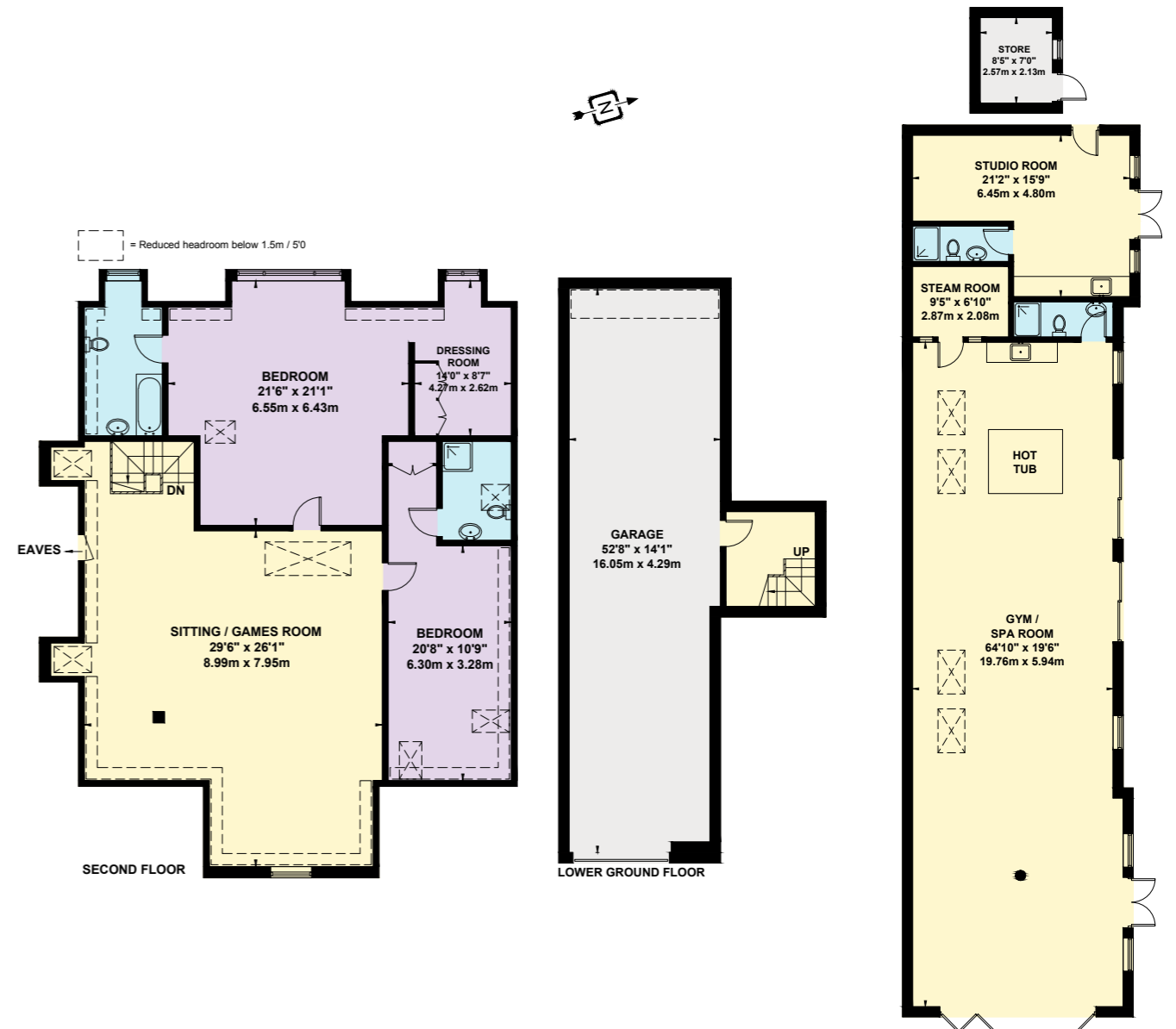


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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

THE DRIVE

Coombe | Kingston upon Thames | Surrey | KT2



Approximate Internal Floor (Living) Area - 7,260 ft² (674.5 m²)
 Outbuildings - 1,763 ft² (163.8 m²)
 Total Areas Shown on Plan - 9,023 ft² (838.3 m²)
 Approximate Plot Size: 0.41 of an Acre

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GROUND FLOOR - 2,593 ft² (240.9 m²)

Reception Hall	
Reception Room	17'6" x 15'5" (5.33 x 4.70 m)
Kitchen/Dining/Family	49'1" x 33'5" (14.96 x 10.19 m)
Study	16'3" x 15'0" (4.95 x 4.57 m)
Utility Room	16'3" x 9'4" (4.95 x 2.84 m)
Plant Room	16'3" x 6'2" (4.95 x 1.88 m)
Guest Cloakroom	

FIRST FLOOR - 2,139 ft² (198.7 m²)

Principle Bedroom	22'11" x 22'3" (6.99 x 6.78 m)
Dressing Room	16'8" x 9'0" (5.08 x 2.74 m)
Bathroom	
Bedroom Two	25'4" x 13'8" (7.72 x 4.17 m)
En suite Shower	
Landing	26'1" x 12'1" (7.95 x 3.68 m)

SECOND FLOOR - 1,730 ft² (160.7 m²)

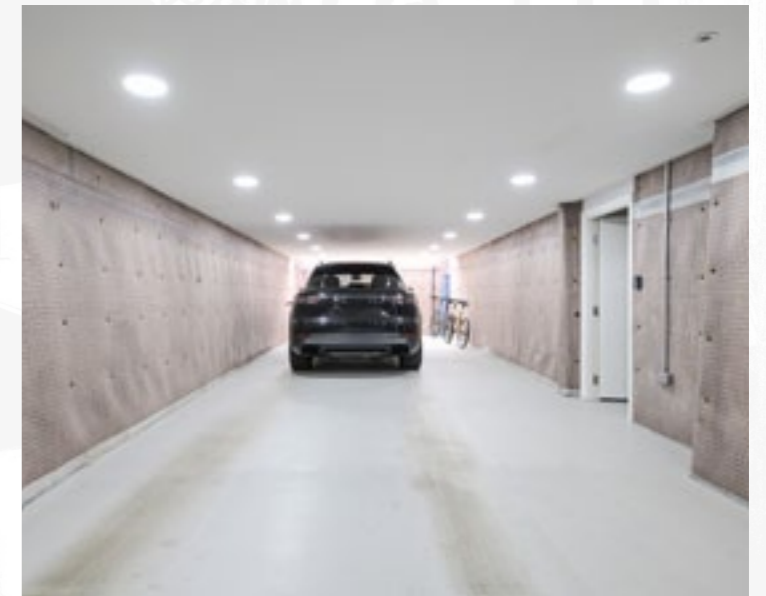
Bedroom Three	21'6" x 21'1" (6.55 x 6.43 m)
Dressing Room	14'0" x 8'7" (4.27 x 2.62 m)
Bathroom	
Bedroom Four	20'8" x 10'9" (6.30 x 3.28 m)
En suite Shower	
Games Room	29'6" x 26'1" (8.99 x 7.95 m)

LOWER GROUND FLOOR - 798 ft² (74.2 m²)

Garage	52'8" x 14'1" (16.05 x 4.29 m)
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OUTBUILDING - 1,763 ft² (163.8 m²)

Gym/Spa Room	64'10" x 19'6" (19.78 x 5.94 m)
Steam Room	9'5" x 6'10" (2.87 x 2.08 m)
Shower Room	
Studio	21'2" x 15'9" (6.45 x 4.80 m)
Shower Room	





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