

1 Moor Park Gardens

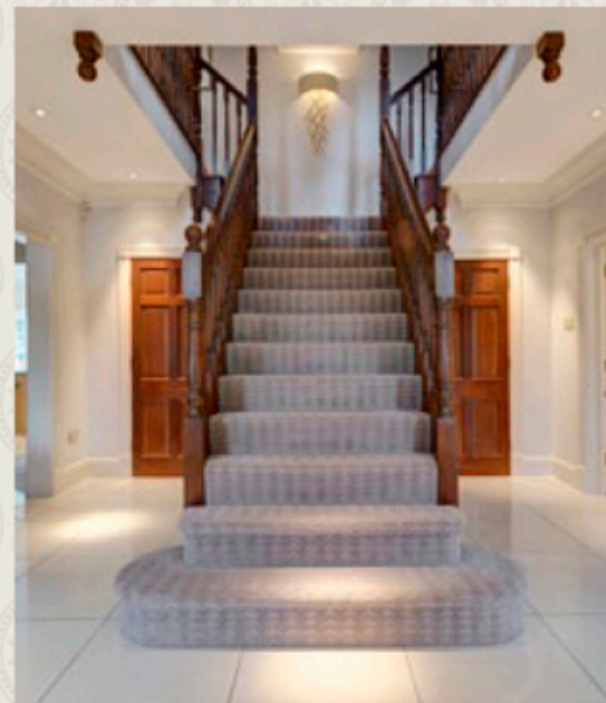
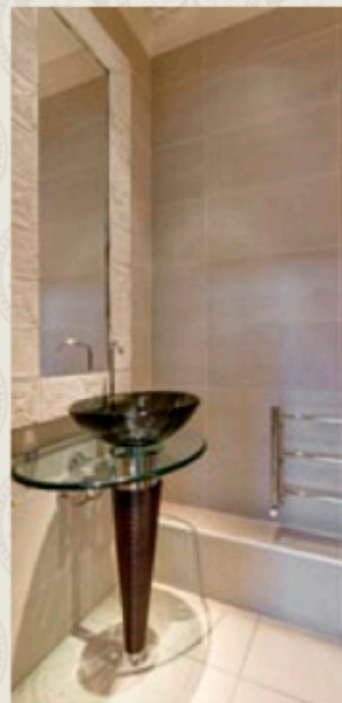


Coombe, Kingston upon Thames, Surrey



Location

Moor Park Gardens lies between two town centres, Kingston and Wimbledon. Both have excellent shopping facilities, from department stores housing concessions found in famous West End streets and specialised boutiques to a wide range of restaurants meeting the palates from across the world. The A3 trunk road offers fast access to central London and both Gatwick and Heathrow airports via the M25 motorway network. The nearest train stations at New Malden and Norbiton are within easy reach, and the 57 bus route runs along nearby Coombe Lane West to Kingston and Wimbledon from which there are frequent services to Waterloo with underground links from Wimbledon to points throughout the city. The immediate area offers a wide range of recreational facilities including five golf courses, tennis and squash clubs and many leisure centres. The 2,360 acres of Richmond Park, an area of outstanding beauty is easily accessed from Kingston Gate, Ladderstile Gate and Robin Hood Gate, providing a picturesque setting in which to picnic, go horse riding, jogging or just take a leisurely walk. Theatres at Wimbledon and Richmond are also popular alternatives to the West End. There are numerous excellent local schools for all ages, private, state, and a variety of international educational establishments within the immediate vicinity.



1 Moor Park Gardens

Coombe, Kingston upon Thames, Surrey, KT2 7UD

The Property

Approached via remote control, wrought iron gates to a tarmac forecourt with off-street parking for at least six cars. The front forecourt is bordered by mature shrubs, climbers, with a variety of trees with an additional high fence perimeter above the brick wall surround.

Four-pillared with a shell shaped canopy leading to the solid front door with two side glazed windows leading into...

Entrance Hall Porcelain tiled floor, two radiator panels, corning, recessed low voltage lighting, door leading to cupboard with ample hanging and shelving.

Guest Cloakroom Suite comprising low level WC with concealed cistern and glass wash hand bowl with mixer tap on a glass pedestal with wall mounted mirror above. Tiled floor and fully tiled walls, chrome ladder rack heated towel rail, extractor fan, recessed low voltage lights.

From Entrance Hall, double doors leading to...

Drawing Room Double aspect with windows to the front, French doors to the rear, marble fireplace with a Carrara marble slab surround and base, with a gas coal effect, corning, recessed spotlights, dimmer switches, two double radiator panels, double doors leading to the...



Dining Room Rear aspect with French doors to the rear garden, ceiling rose, encased double radiator panel, dimmer switches, single door leading to the...

Kitchen/Breakfast Room Range of Maple wall and base units with a central island, black granite work surface, with a glass breakfast table seating six people. Ceramic tiled splash back, 1½ bowl kitchen sink with an in-sink extractor, water softener below. The range of built-in appliances comprises GAGGENAU charcoal grill, BOSCH 4-ring hob with a stainless steel splash back, and ATAG extractor hood above, a 90cm wide KUPPERBUSCH oven, SIEMENS microwave oven and MIELE steam oven, ATAG American fridge/freezer. Ceramic tiled floor with under floor heating, French doors to the rear garden, recessed spotlights, coving, entry phone, smoke detector, and wired for sound. Two Georgian glazed doors leading to the...

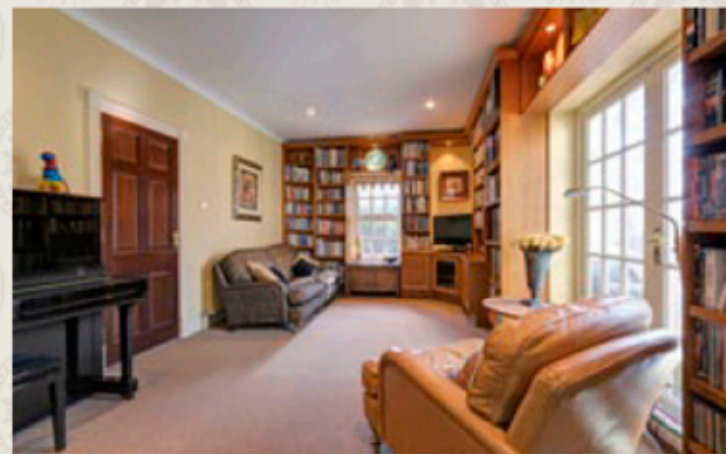
Conservatory Ceramic tiled floor, two sides of glass, double glazed, French doors to the rear garden, blinds to the conservatory roof and sky lantern, two double doors leading to the Library which is also approached from the Kitchen.

Library Side aspect, full range of floor to ceiling built-in cupboards with shelving and space for a TV, double radiator panel, coving, recessed spotlights, door to inner hall with separate access to the front. Under stairs cupboard with built-in shelving.

Inner Hall Ceramic tiled floor, double radiator panel, coving and recessed spotlights. Entry phone. Door leading to double garage with electric up and over door and windows to the rear. Cupboard housing the foam lagged hot water cylinder.

From Entrance Hall, easy rising staircase with balustrade gallery leading to the...

Galleried Landing Windows to the front, ornate coving, two upright radiator panels, recessed spotlights.



Master Bedroom Westerly aspect with views over the rear garden, Georgian glazed doors to a variety of built-in cupboards with shelving and hanging, coving, recessed spotlights, double radiator panel, double doors leading to...

Dressing Room Range of built-in cupboards with glazed doors offering a variety of shelving and hanging, door to fully equipped Nordic sauna. Views to rear garden, coving, recessed spotlights.

En suite Bathroom White suite comprising shell-shaped low level WC and bidet, 'His & Hers' pedestal wash hand basins with mixer tap and wall mounted mirror fronted medicine cupboards above, sunken Jacuzzi bath with mixer tap and retractable shower hose within a tiled surround and fully tiled walls with coving and recessed spotlight, fully tiled enclosed shower with body jet and glass sliding doors. Tiled floor and fully tiled walls, further wall mounted tall mirror fronted cupboard with drawers below and shaver socket, double radiator panel, recessed spotlights, extractor fan.

From Landing, opening to small lobby with cupboard housing hot water cylinder. Door to...

Bedroom Two Rear aspect, built-in cupboard with glazed doors with shelving and hanging, coving, recessed spotlights, double radiator panel, door to...

En suite Bathroom White suite comprising low level WC, pedestal wash hand basin with mixer tap, tiled bath with chrome mixer taps and hand held shower attachment. Tiled floor and fully tiled walls, recessed spotlights, single radiator panel and extractor fan.

Bedroom Three Front aspect, built-in cupboard with glazed doors, shelving and hanging, coving, recessed spotlights, single radiator panel, door to...

En suite Shower White suite comprising pedestal wash hand basin with mixer tap, low level WC, corner shower cubicle with hand shower attachment. Tiled floor and fully tiled walls, low single radiator panel, extractor fan.



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Approximate internal area = 4,993 ft² / 463.8 m²
 Approximate additional areas = 405 ft² / 37.6 m²
 Total areas = 5,398 ft² / 501.4 m²

Ground Floor

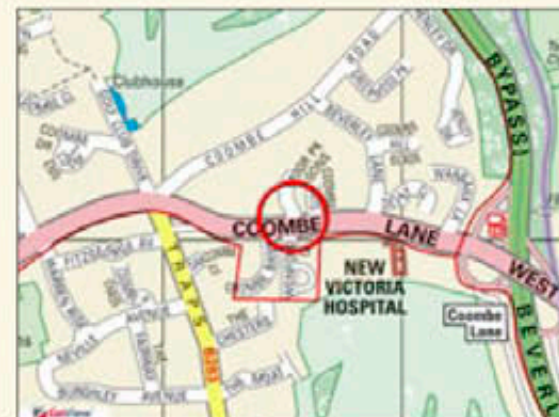
- Reception Hall
- Drawing Room - 29'2" x 17' (6.90 x 5.20 m)
- Dining Room - 16' x 12'10" (4.90 x 3.90 m)
- Library - 19'8" x 11'6" (6.00 x 3.50 m)
- Kitchen/Breakfast Room - 19'4" x 16'5" (5.90 x 5.00 m)
- Conservatory - 19'8" x 12'4" (6.00 x 3.75 m)
- Study - 14' x 11'8" (4.30 x 3.55 m)
- Utility Room
- Guest Cloakroom
- Garage - 19'8" x 18' (6.00 x 5.50 m)

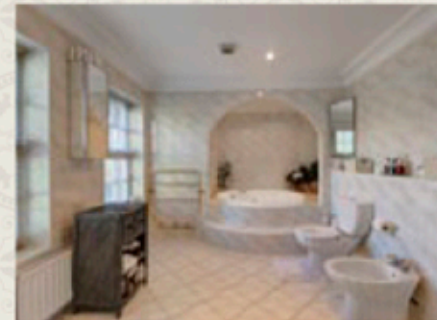
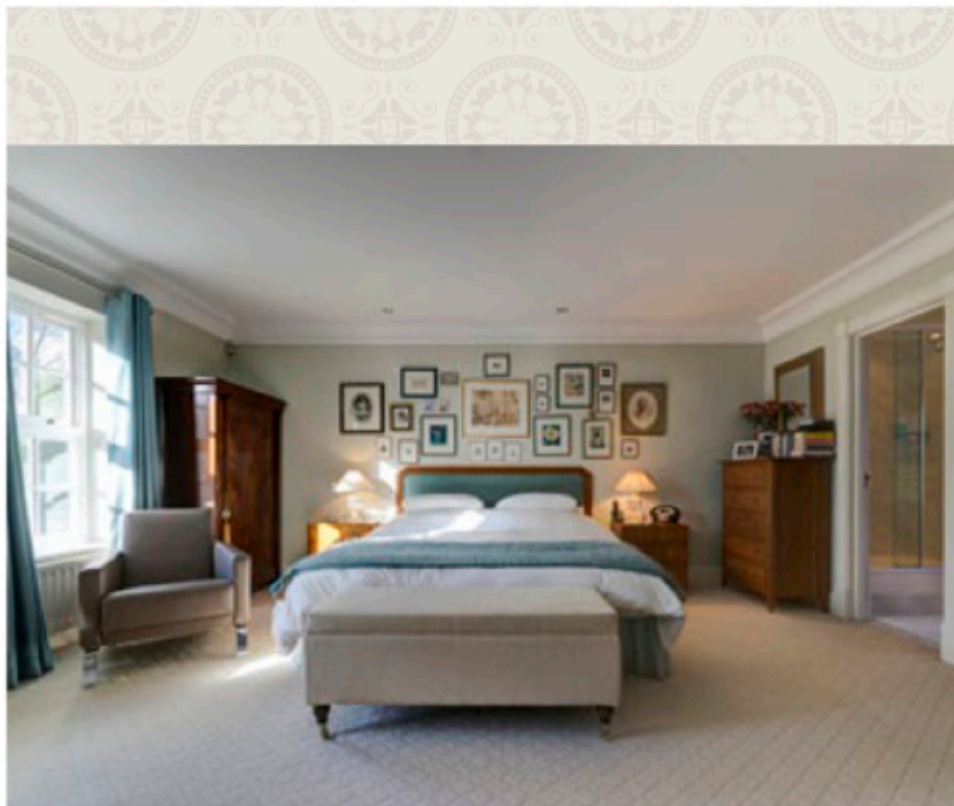
First Floor

- Master Bedroom - 18'6" x 17'3" (5.65 x 5.25 m)
- En suite Bathroom
- Dressing Room - 14'9" x 12'10" (4.50 x 3.90 m)
- Sauna
- Bedroom Two - 19'6" x 12'10" (5.95 x 3.90 m)
- En suite Bathroom
- Bedroom Three - 18'3" x 10'8" (5.55 x 3.25 m)
- En suite Shower Room
- Self Contained Annexe:
 - Reception Room - 16'5" x 16'5" (5.00 x 5.00 m)
 - Bedroom - 11'6" x 10' (3.50 x 3.05 m)
 - En suite Bathroom

Second Floor

- Bedroom Four - 18'4" x 13'7" (5.60 x 4.15 m)
- En suite Bathroom
- Bedroom Five - 16' x 16' (4.85 x 4.85 m)
- En suite Bathroom





From Landing, easy rising staircase to...

Second Floor

Galleried Landing Ornate coving, recessed spotlights, two upright radiator panels.

Bedroom Four Velux window to rear with leafy aspect, built-in work surface, glazed doors leading to a cupboard with shelving and hanging with further doors leading to the water tanks within the eaves, double radiator panel, recessed spotlights.

Walk-in Dressing Room Shelving space.

En suite Bathroom White suite comprising low level WC, bidet, pedestal wash hand basin with mixer tap, tiled panelled bath with mixer tap and hand shower attachment. Tiled floor and fully tiled walls, double radiator panel, shaver socket.

Bedroom Five Velux window to rear with leafy aspect, built-in work station, glazed doors to two deep cupboards with hanging and shelving, two pairs double radiator panels, recessed spotlights. Door to...

En suite Bathroom White suite comprising tiled panelled bath with mixer tap, hand held shower attachment, bidet, low level WC, pedestal wash hand basin with mixer tap, shaver socket, double radiator panel, fully tiled walls and floor, coving, recessed spotlights, extractor fan.

Utility Room Door leading to the side. Space and plumbing for the washing machine and tumble dryer, range of wall and base units, 1½ half bowl white enamel sink with drainer and mixer tap, coving, recessed spotlights and ceramic tiled floor.

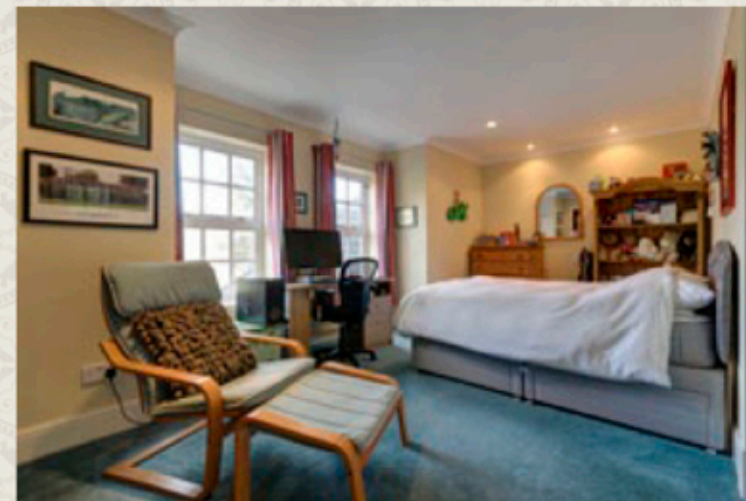
Annexe Stairs leading to the Landing.

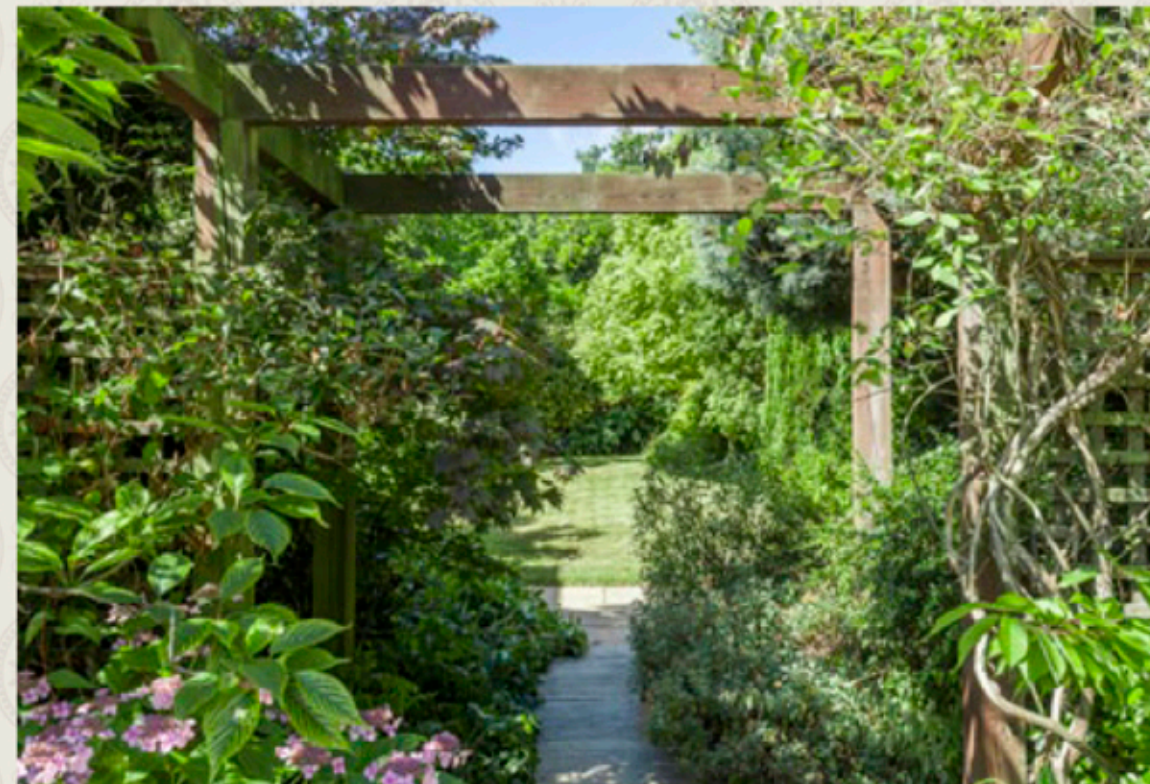
Landing Velux window, double radiator panel.

Living Room Double aspect with views to forecourt, two single radiator panels with thermostatic valves, recessed spotlights.

Bedroom Views to the rear garden, double radiator panel, spotlights, variation of built-in cupboards.

En suite Bathroom White suite comprising tiled panelled bath with mixer tap and hand shower attachment. WC, pedestal wash hand basin with mixer tap, shaver socket, single radiator panel and extractor fan.

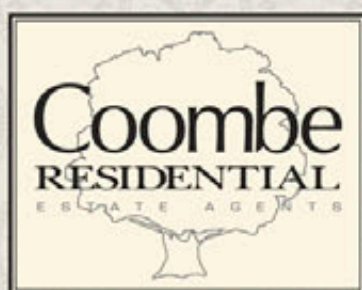




Rear Garden Approached by either side of the property with paved paths and a brick edge leading to the rear garden. Indian sandstone terrace spanning the rear width of the property, feature pond, mainly laid to lawn, close bordered fencing and part-brick wall, outside lights, retractable sun blind, a variety of trees, magnolia. Further steps leading to the front with a pergola. The garden is west facing.

Terms
Tenure Freehold
Guide Price £2,750,000 STC
Local Authority Royal Borough of Kingston upon Thames
Council Tax Band H
EPC Rating D

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